

Pursuant to due call and notice thereof, an Avon City Council Meeting was duly held at City Hall on the 4th day of January 2016 at 7:00 p.m.

THE FOLLOWING MEMBERS WERE PRESENT:

Hugh Knox – Mayor; Jeff Manthe, Jeff Meyer, Julie Jarnot – Councilors
Jim Thares, City Clerk/Administrator

CALL MEETING TO ORDER:

Pledge of Allegiance

PUBLIC ACCESS FORUM: Terry Pflipson, 398 Chinook Avenue, SW, inquired about the status of a possible new apartment development in Avon Estates. He feels this is a critical need in the community that needs to be addressed. Mayor Knox reported that the Council recently approved a purchase agreement for a the dale of a parcel in Avon Estates to a developer that would feature a 20-unit apartment building. The City and the developers are working on a TIF agreement to help finance the project. Mr. Pflipson believes the housing is needed and the methods that are available to cities should be used to make it happen.

CONSENT AGENDA:

- #1 Council Minutes – December 7, 2015
- #2 Claims Register
- #3 Capital Expenditures, Legal Fees, Engineering Fees and Detailed Reports
- #4 Approve July and September 2016 Council Meeting dates [July 11 and September 12, 2016]

Motion by Councilor Manthe to approve the Consent Agenda. Second by Mayor Knox. Motion failed on a 2-2 vote with Manthe and Knox voting for and Meyer and Jarnot voting against. The reason that Councilor Jarnot voted against was due to the Claims Register not being included in the delivered Council packet.

OTHER MINUTES:

- Planning Commission Minutes – December 7th, 2015
- Planning Commission Minutes – December 15th, 2015

APPOINT NEW COUNCILOR TO FILL VACANT SEAT (Vacated by Pelkey)

Motion by Councilor Manthe to appoint Jesse Springer, 615 Chinook Avenue, SW as the new Councilor to fill the position vacated by Chuck Pelkey. Second by Councilor Jarnot. Motion passed unanimously.

SWEARING INAPPOINTED COUNCILOR (Jesse Springer)

City Clerk/Administrator Thares administered the oath of office to the Councilor Springer.

COUNCIL BUSINESS:

Council Annual Appointments – Mayor Knox made appointments to standing committees and boards. It was noted that the process to expand the EDA to 9 members will require an Ordinance change with a public hearing involved which can occur later in 2016. The Planning Commission will also appoint one of their members to the Joint Planning Board (Avon and Avon Township JPB).

Discuss Sewer Charges - John and Sarah Arneson, 102 Casa Avenue

Sarah Arneson reviewed the sewer charges for the last year and asked the City to consider the period average of the charges during that time to compute the most recent disputed sewer bill. Discussion ensued regarding the current cycle of discounting sewer charges during the seasonal lawn irrigation period. This is the first year that they have used an irrigation system. She said they put in black dirt and a newly seeded lawn that required heavy watering late in the year. Jon Forsell, Water-Wastewater Director, said because of the new lawn which followed

the construction of the shed/garage, it could possibly fall under the policy that was approved by Council in October 2015 allowing an extra period of sewer discount for new construction projects. It was recommended that the Arnesons work with Jon and Kathy to sign up for the allowed discount.

Consider Authorization to Seek Quotes for Lodging/Hospitality Demand Study

Councilor Manthe noted that it is common for City's and EDA's to complete this type of Study to determine the need for lodging facilities. City Clerk/Administrator Thares said funds have been budgeted for the study in the 2016 budget. If a new lodging facility is developed, the expected investment would be in excess of \$2,000,000. Councilors agreed that would be a positive thing to meet the needs of our local growing businesses as well as the greater community. **Motion by Councilor Manthe authorizing obtaining quotes for a lodging/hospitality study. Second by Councilor Jarnot. Motion passed unanimously.**

Avon Estates Update

City Clerk/Administrator Thares said the TIF review steps were not a point where anything of substance could be presented to the City Council yet. It has been determined that the Workforce Housing grant is not going to be a funding option due to the development site being in the Avon Estates Housing TIF District. The City needs the parcel to remain the District for the full remaining life of 22 +/- years to help pay off the infrastructure bonds. The goal will be to bring something to the Council in February for consideration at that time. Councilors asked for a side by side comparison with the previous proposal submitted by Harold Jesh that was approved by Council in 2014.

ISSUES BY STAFF:

Public Works Department – Casey reported on the issues with the furnace in the Community Meeting Room at City Hall. The furnace is about 35 years old and it needs at least \$900 + of repairs. A new furnace would cost \$2,600.00. Councilors agreed that the best option is to replace the furnace. **Motion by Councilor Meyer to authorize the City to purchase a new furnace along with install from Grutsch Plumbing and Heating in the amount of \$2,600. Second by Councilor Springer. Motion passed unanimously.**

Casey requested Council to consider authorizing purchase of a new haul trailer for the skid-steer loader. It is also possible to use this to haul snow as well. City Clerk-Administrator Thares indicated that the liability of using the older trailer is problematic if an accident were to occur the City may not have be covered due to the knowledge of the risks and the issues with the trailer. **Motion by Councilor Springer to authorize the purchase of a new haul trailer from Midsota Mfg. in the amount of \$8,316.00. Second by Councilor Manthe. Motion passed unanimously.**

Next Casey reported that the White 2001 Dodge pickup has been needing increasing amounts of repair costs. The City spent \$4,000 on repairs on this vehicle in the past 18 months. It has 105,000 miles on it. He has looked at a new ½ ton pick-up truck as a replacement. This type of truck would be to pull the trailer with a skid loader on it. He would like authorization to continue to talk to Blattner Energy regarding a purchase of a expiring leased pickup or Albany Chrysler-Dodge for a used vehicle. **Motion by Councilor Springer to authorize purchase of a new pick-up in an amount not to exceed \$22,000. Second by Councilor Manthe. Motion passed unanimously.**

Police Department – Corey Nellis, Police Chief, explained his situation with a family illness and expressed hope that this issue will be figured out soon. He is using his vacation hours to attend to these family matters right now. He thanked Officer Chad Klocker for his willingness to cover many of the shifts/hours.

Water/Wastewater Department – Jon Forsell, Utilities Supervisor, reported on the issues with a 50hp blower at the Wastewater Treatment Plant. This is vital piece of equipment that will need to be rebuilt to a new condition. The cost to repair and rebuild it is \$4,500. The cost of a new one is \$9,000. **Motion by Councilor Jarnot to authorize the repairs to the Blower in the amount of \$4,500. Second by Councilor Meyer. Motion passed unanimously.**

City Engineer – Randy Jenniges and April Ryan, SEH, presented the Storm-Water Drainage Study information to the Council. The study covers the area at the south end of Barracuda Avenue, the drainage pond south of McDonald’s and the wetland drainage basin south of 6th Street (north of I-94). The results of the study indicate a lack of fall (very flat drainage shed) and issues with storage capacity and ultimate drainage routes. The water table is very high in this area and that is a compounding issue. Connecting the drainage basin to Middle Spunk Lake is an option that could work because there is over three feet of drop in this route. Modifying the level of Minnie Lake is not going to be an option because this lake is naturally high and the amount of water that would need to be moved out to allow for proper drainage from the City ponds/storage basins is very large (over three feet). This study is a solid first step. Further study of the inverts needs to occur as well as additional discussion/review of acceptable solutions. Councilors discussed the drainage history and possible solutions. Randy said he and April would continue to refine the study and develop short-term and long-term solutions.

OTHER:

Councilor Meyer inquired about lot sales at Avon Estates. City Clerk-Administrator Thares responded that there have not been any new sales yet in 2016. He did indicate that it looks like two (2) lots in Waters Edge were in the early steps of being sold to prospective buyers by the County.

Acceptance of a Donation – **Motion by Councilor Jarnot to accept a \$1,000 donation from Clifford Johnson, Cold Spring, for use in Parks and Beautification projects. Second by Councilor Manthe. Motion passed unanimously.**

ISSUES BY COUNCIL: Mayor Knox summarized a recent meeting with a group of business owners regarding fees and ordinances. It was noted that the group would like to have the City waive SAC and WAC fees as a form of assistance for development projects and to reduce engineering associated fees for projects. The group would also like to allow the City Engineer to complete engineering proposals for private party development projects in the City rather than have an independent engineer complete the work and have the City Engineer review it. Councilor Meyer said he believes the City would be best served to seek quotes or bids from various engineers on the different work components conducted by the City. City staff noted the City Engineer is simply enforcing the ordinance. Randy Jenniges noted that in his work for the City, he and SEH are completely committed to providing top-notch service and products when called upon. The role of the City Engineer is to ensure projects comply with the ordinance and meet standards. That can be a difficult message for some private developers to hear in certain instances.

ADJOURNMENT: Motion by Councilor Jarnot to adjourn the meeting at 9:35 p.m. Second by Councilor Manthe. Motion passed unanimously.

Respectfully Submitted
Jim Thares, City Clerk/Administrator