

Pursuant to due call and notice thereof, an Avon City Council Meeting was duly held at City Hall on the 2nd day of February 2, 2015 at 7:00 p.m.

THE FOLLOWING MEMBERS WERE PRESENT:

Hugh Knox – Mayor; Jim Stang, Jeff Manthe, Chuck Pelkey and Jeff Meyer – Councilors
Jim Thares, City Clerk/Administrator

CALL MEETING TO ORDER:

Pledge of Allegiance

PUBLIC ACCESS FORUM: No one came forward.

CONSENT AGENDA:

#1 Council Minutes – January 5, 2015

#2 Claims Register

#3 Capital Expenditures, Legal Fees, Engineering Fees and Detailed Reports

Motion by Councilor Pelkey to approve the Consent Agenda. Second by Councilor Meyer. Motion passed unanimously.

OTHER MINUTES:

Planning Commission Minutes – January 20, 2015

COUNCIL BUSINESS:

City Financial Review – David Drown, DDA, provided background information on past bond issues and the debt service obligations. Tax Increment Financing District #1-1 was reviewed. Allowed increment uses were clarified. Future potential bond re-fundings were discussed. The year-end 2014 bonded indebtedness statement was also reviewed. The possible timing of street reconstruction project was briefly discussed. Water-Wastewater Funds were reviewed. The Water Fund needs to be monitored for possible rate increases in the near future. Lot sales and new home goals were in Avon Estates were noted. The current goal is 8 new homes per year. The assisted living facility and the apartment project will definitely help.

Comprehensive Plan Amendment – The recommended Parks and Open Space components adjustments were explained by Planning Commission Chair, Katie Reiling. She also clarified the proposed zoning ordinance amendment regarding flashing signs in the various zoning districts. **Motion by Councilor Stang to approve the Comprehensive Plan amendment adding additional Parks and Opens Space information and the proposed zoning amendment regarding flashing signs. Second by Councilor Manthe. Motion passed unanimously.**

Vacate Drainage and Utility Easement 207 Chinook Avenue SW

Lake Wobegon Trail Association Presentation – Cliff Borgerding, LWTA

Cliff Borgerding updated the Council on the Lake Wobegon Trail Association's activities and promotional events for the Trail. The trail is inter-connected with other trails in the area. The Caramel Roll Ride and the Lady Slipper Ride are popular and draw many bike riders into the community from throughout the Midwest. Weather has been an issue occasionally and that reduces participants. The Association is working hard to promote the trail and its amenities on internet and brochures and QRA signage along the trail. They have no paid staff at this time. The funds are limited and go quickly for the few promotional events that they pursue. The goal is to get each City along the route to contribute a small amount to help the Association. Councilor Pelkey spoke about a private group ride that is being organized for later this year. Councilors agreed that the trail is an important amenity in the community. **Motion by Councilor Stang to authorize a 2015 donation of \$500.00 to the Lake Wobegon Trail Association. Second by Councilor Pelkey. Motion passed unanimously.**

Consider Renewing Marketing Agmt. w/ Hirschfeld Real Estate Services - 112 Avon Ave.

Ray Schmidt, Public Works Director, reviewed an option to add onto the Public Works building to create a new Police Dep't. vehicle storage facility. The goal is to have a functional storage building for the Police Department. It was noted that there are other options that could also be considered. Ray offered to get an updated concept and cost information to the Council. It was noted that selling the police storage building suggests the need to review the capacity of other City facilities like the Fire Hall, Public Works building and Water-Wastewater Treatment Plant site. Council agreed to hold a workshop in March to further discuss these plans. City Clerk-Administrator Thares said there have been several recent inquiries for the property, although the prospects have not yet submitted anything to Brendan Mooney, the realtor. Councilor Meyer reaffirmed the goal of selling the building to a buyer who can redevelop the building and site to the City's standards. **Motion by Councilor Pelkey to authorize renewal of a six-month marketing agreement for 112 Avon Ave. with Hirschfeld Real Estate Services. Second by Councilor Manthe. Motion passed unanimously.**

Avon Estates Update

#1. Consider Assessing SAC-WAC fees for Jeff and Christine Manthe (306 Estate Drive)

Councilor Manthe stepped down from the Council dais and left the room. City Clerk-Administrator Thares noted that requests by property owners to assess the SAC and WAC fees against real property in Avon Estates has been considered and approved two previous times by Council. **Motion by Councilor Stang to approve assessing SAC and WAC fees in the amount of \$10,400 to Jeff and Christine Manthe's real property at 306 Estate Drive and further authorize staff to prepare an Assessment Certification Resolution. Second by Councilor Meyer. Motion passed 4-0.**

#2. Consider Avon Estates Lot Price Adjustments

City Clerk-Administrator Thares reviewed the proposed variable prices for the 11 lots included in the recent listing agreement approved by Council. He said the price increases are intended to gradually increase so the lots are still attractively priced while allowing the City to recoup additional funds for bond payments. The County valuations were the starting point for the recommendations along with review by Matt Indieke, Central MN Realty. The TIF incentive is recommended to remain at \$13,000 for qualifying buyers. Essentially, after the incentive discount, lot prices will vary with the lowest price being \$17,900 and the highest being \$19,900. Councilors discussed the desire to retain the ability to negotiate on lot prices if warranted. **Motion by Councilor Stang to approve the lot price sheet to be attached to the Marketing Agreement approved on 1-6-2015 and keep the TIF incentive at \$13,000 for qualifying buyers. Second by Councilor Meyer. Motion passed unanimously.**

Councilors discussed the central area with the small platted lots and Park. The small lot concept was ill advised and there is not a strong market for this style of lot and home with a detached garage. The park feature in the middle is a great amenity and should be a draw for a regular sized lot and home with a front loaded garage. The goal is to add lot inventory without incurring additional public infrastructure costs. There is also electric service on the west side of this area resulting in four or five lots being immediately added to the inventory. The circular road could become part of the park and the entrance roads could be modified for pedestrians and bikes only. **Motion by Councilor Stang to authorize staff to work up a concept re-plat of the central block area and bring to the Planning Commission for review and approval. Second by Councilor Pelkey. Motion passed unanimously.**

ISSUES BY STAFF:

Public Works Department – Ray noted the report in the Council packet.

Police Department – Corey Nellis, Police Chief, reported that one of the Department's tasers is malfunctioning. He is proposing to purchase a new Taser X2 at a cost of \$1,906.80. **Motion by Councilor Pelkey to authorize the purchase of a new Taser X2 at a cost of \$1,906.80. Second by Councilor Manthe. Motion passed unanimously.**

Water/Wastewater Department – Jon Forsell, Utilities Supervisor, reported on a need for a new heater in the Wastewater Treatment Plant garage workshop. **Motion by Councilor Stang to authorize the purchase of a new Reznor Heater with installation from Grutsch Plumbing in the amount of \$2,195.00. Second by Councilor Manthe. Motion passed unanimously.**

OTHER:

Councilor Meyer volunteered to get the certification training for the Local Board of Appeals and Equalization (LBAE) coming up on March 25th. City Clerk-Administrator Thares reported that due to time constraints not much follow up had been done on the solar concept at this time. It was recommended that staff consult with Blattner Energy. Jon Forsell said he would like to form a utilities committee of Councilors and staff. Councilors Stang and Meyer indicated they would be willing to be on the committee. Jon will bring a formal approval to a future council meeting.

ISSUES BY COUNCIL: Councilor Stang inquired about the crosswalk plans on Co. Road 50 near Columbia Gear and on Barracuda near the school. Ray explained the plans to mark these areas.

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

Respectfully Submitted
Jim Thares, City Clerk/Administrator