

**Minutes
Avon City Council
April 7, 2025**

THE FOLLOWING MEMBERS WERE PRESENT

Jeff Manthe – Mayor, Mark Schulzetenberge, Sarah Grutsch, Aaron Goebel - City Council
Justin Kurtz – Water Wastewater Foreman, Chuck Pelkey – Public Works Foreman, Corey Nellis – Police Chief
Jodi Austing-Traut, City Clerk-Administrator
Absent: Katie Reiling

The Pledge of Allegiance was recited and the meeting was opened at 6:00 pm.

Local Board of Appeals and Equalization – Deb Haus and Kathy Korte, Stearns County Assessor’s Office
Haus explained the process of appeals and equalization. Haus further explained that 20% of properties within the city are viewed on-site each year. Stearns County’s website offers a tool to view recent sales over the past two-year period. Property tax refunds are available to certain property owners. This information is available on the Department of Revenue’s webpage. Homestead exclusion amount increased for some property tax payers. Properties valued at under \$517,200 may receive at least some level of homestead exclusion benefit. New construction was around \$198M countywide. New homes were up about 8% from last year. Avon’s average ‘off water’ values went up around 3%-7% whereas ‘on water’ properties increased around 7%-12%. Commercial properties averaged a 3% increase.

Motion Schulzetenberge to close the LBAE hearing at 6:58 pm
Second Goebel
Passed Unanimously

Public Hearing on Amendment to Section 73.08 of City Code Related to Golf Cart Operation in the City was opened at 6:30 pm. None were present to speak.

Motion Goebel to close the public hearing at 6:59
Second Manthe
Passed Unanimously

Public Forum - Kathy Dezeller – Linneman Lake Road Residents Water Quality Issue
Residents of Linneman Lake Road were present with concerns about water quality, in particular high iron levels which are causing yellow water. For the past 16 to 17 years there was no issue with the water in this neighborhood. This has only begun to occur over the past three years. Residents expressed that more frequent flushing seems to be helpful. Justin Kurtz, Water/Wastewater Foreman, explained the direction the water runs through the city and how the water system works. There was no obvious reason for the increased iron levels and no immediate solution, aside from additional flushing. Staff will do some water testing and will continue to work with engineer and council to determine the best course of action.

CONSENT AGENDA

1. Council Minutes of March 3rd, 2025
2. Receive Joint Planning Board Minutes of March 4, 2025
3. Receive Joint Planning Board Ad Hoc Committee of March 4, 2025
4. Receive Fire Department Minutes of February 24, 2025
5. Paid Check Register, Capital Expenditures, Payroll Deposits, Quarterly Reports (email only)
6. Call Special Meeting for Monday April 14th (Award Bids for 2025 CIP Streets / EDA to Consider Spunky’s Loans)
7. Gambling Permit for Avon Fire Relief Association June 21st Raffle
8. Resolution 2025-14 Vacating Drainage and Utility Easement in Serenity Village
9. Outdoor Event Permit – Avon Lions for Spunktacular Days June 20-21, 2025
10. Approve Liquor Licenses and Tobacco Licenses 2025
11. W Gohman Pay Application 14L \$4,814.60 for Labor Fire Hall 2025
12. W Gohman Pay Application 12M \$11,281 for Materials Fire Hall 2025

13. Resolution 2025-15 Adopting Ordinance 242 Amending Section 73.08 of the City Code Related to Golf Cart Operation in the City of Avon

*Motion Grutsch to approve consent agenda
Second Goebel
Passed Unanimously*

COUNCIL BUSINESS

W. Gohman – Craig Guggenberger and Bill Trout were present representing W. Gohman. Chief Swenson gave an update regarding the concrete work at the Avon Fire Hall. The concrete was technically poured to specification (density/thickness etc) however, there was some concern with the physical appearance of the concrete due to the application of the sealer. One option was to polish and reseal the concrete. This cost would be about \$27,000. W. Gohman has offered \$7,000 toward that solution. Another option, and the recommendation from the building committee, is to simply reseal the concrete. The red chalk lines that created some staining of the floor should disappear over time. The resealing will make the floor surface more even and the chalky areas should be eliminated and be made more consistent with the rest of the floor.

Kevin Cox – C&L Excavating

Phase I all 42 lots are all sold. Five lots that are still bare will be built out by the end of 2025. Phase II - of the 10 lots, 8 are already sold. Phase III includes 37 lots. The mylars are ready for recording. Developers Agreement for Phase II included the Phase III property description as an outlot. A final developer's agreement for Phase III will just need to have new title (Avon Estates Eastern View) inserted along with construction dates and letter of credit numbers put in.

*Motion Goebel to authorize City Clerk and Mayor to sign developer's agreement for Avon Estates Eastern View
Second Schulzetenberge
Passed Unanimously*

Jeremy Mathiasen, Stantec - Engineering Update

Mathiasen explained the drainage plan for the 1st St SE project and presented Resolution 2025-16 Approving Plans & Specs and Authorizing Ad for Bid for 2025 Trunk Storm Improvements.

*Motion Goebel to approve Resolution 2025-16 Approving Plans & Specs and Authorizing Ad for Bid for 2025 Trunk Storm Improvements
Second Grutsch
Passed Unanimously*

Approval of Engineering Invoices

*Motion Schulzetenberge to approve payment of invoices to Stantec Engineering as presented
Second Grutsch
Passed Unanimously*

ISSUES BY STAFF

Administration

Council discussed ongoing stormwater runoff issues on 2nd St NW at Lumber One / Grutsch Plumbing. Chuck Pelkey, Public Works Foreman, stated that this is also a problem for the city maintenance shop property. The road is not maintained by the city. This is likely a civil matter but since it does affect the city's property as well, Austing-Traut will check with city attorney for an opinion.

Planning/Zoning

Planning Commission met on Wednesday, April 2nd to discuss an IUP for PID 42.26536.000. Mixed residential and commercial use is allowed within the district with the council able to place conditions on the permit. Council considered conditions for IUP as recommended by Planning Commission including annual review, proof of business operations, and notification to the city if a business ceases to operate at the location.

***Motion Schulzetenberge to approve the IUP for 42.26536.0000 (Ehresmann) with conditions as presented
Second Grutsch
Passed Unanimously***

Consider Appointment of Tayler Heinen of Novae to Planning Commission
Council consensus to appoint Tayler Heinen to the Planning Commission to replace Aaron Goebel.

Public Works

Pelkey and Kurtz presented their written report and city council considered several quotes.

Sand for Sand Filter \$2516.20 from Red Flint Sand & Gravel. This is the sand company that carries the type of sand required for our sand filter.

***Motion Manthe to approve purchase of sand for \$2516.20
Second Schulzetenberge
Passed Unanimously***

Pelkey explained that the city spends around \$4100/year for street sweeping. This is usually done throughout the city the week prior to Spunktacular Days. Storm drains also get plugged and can freeze up at various times of the year. Pelkey is looking to purchase a leaf/lawn vacuum to clean the curb/gutter areas as well as storm drains. Street sweeping would still be done for the parade route prior to Spunktacular Days, but the rest of town curb/gutter areas and storm drains could be cleaned out more frequently by city staff. The less expensive model has poor reviews and there were concerns about its ability to handle our needs.

***Motion Goebel to authorize purchase of the DR Pro 330 Leaf and Lawn Vacuum for \$2800 with the attachment
Second Manthe
Passed Unanimously***

The flooring at City Hall is in need of replacement. The tiles in the back meeting room are coming up and are no longer able to be properly cleaned. There is also asbestos in the glue beneath the tiles. Staff presented quotes from both MCI and Hennen Flooring. Quote from Hennen Flooring for \$23,620.98.

***Motion Schulzetenberge to approve the bid for Hennen Flooring for \$23,620.98
Second Goebel
Passed Unanimously***

Police Department

Chief Nellis presented his written report.

Fire Department

Austing-Traut presented a Waiver of Liability for Gym Use and requested approval to allow City Staff and Stearns County Deputies to utilize the gym space in the new fire hall. All users will be required to sign a waiver. Council consensus to allow staff and deputies to use the equipment, with a waiver. Fire Department is also looking for approval to purchase exercise equipment from Scheels. Scheels is offering a \$1,500 donation toward the equipment making the price of the equipment \$7854.

***Motion Goebel to purchase the exercise equipment from Scheels for \$7854
Second Manthe
Passed Unanimously***

ISSUES BY COUNCIL

Adjourned at 9:30 pm.

Respectfully Submitted,
Jodi Austing-Traut - City Clerk/Administrator