

**Minutes
Avon City Council
April 3, 2017**

CALL MEETING TO ORDER

Mayor John Grutsch called the meeting to order at 6:00 PM. The Pledge of Allegiance was recited.

THE FOLLOWING MEMBERS WERE PRESENT:

John Grutsch – Mayor, Jeff Meyer, Jim Stang, Julie Jarnot, Kurt Marthaler – Councilors;
Corey Nellis – Police Chief; Jon Forsell – Utilities Superintendent; Casey Jansky – Public Works Supervisor
Jodi Austing-Traut, City Clerk-Administrator
Absent: None

CALL MEETING TO ORDER

Pledge of Allegiance

LOCAL BOARD OF APPEALS AND EQUALIZATION

Deb Haus of the Stearns County Assessor's Office was present to give the city council information about property sales in the Avon area. New construction for all construction in Avon totaled \$3,471,500 (up from last year's \$2,325,900). No one was present to contest their valuation. The Local Board of Appeals and Equalization hearing was kept open until 6:42 pm.

Motion Kurt Marthaler to close Local Board of Appeals and Equalization meeting at 6:42 pm second Jim Stang and carried.

PUBLIC ACCESS FORUM

Denis McGuiness, of the Avon Area Lakes Association was present to request the city council's participation in the development of a rain garden. The AALA received a grant in the amount of \$2,300 as a memorial and the family has requested the funds be used toward the installation of a rain garden, preferably adjacent to Middle Spunk Lake. Denis will work with Casey Jansky and the Parks Board to determine the best location for a rain garden.

Frank Haynes, Helping Hands Outreach was present to share with the council the potential for bus service from Avon to St. Cloud every Friday beginning in July. The service would be open to everyone, not just senior adults. The fee would be \$3 per ride/one way between Avon and St. Cloud plus \$1 from location to location within St. Cloud. If the city or service clubs were interested in participating financially, the cost for riders could be reduced. Details need to be worked out regarding where tokens would be sold and where the bus would actually stop in Avon. Staff will work with Mr. Haynes to pin down the specifics.

Jamie Becker, semi-truck owner and resident of Ochotto Lake Drive addressed the city council with concerns that there have been a number of police calls and complaints regarding his semi-truck being parked on a residential street. Budde Trucking offered to work something out with Mr. Becker to park the semi-truck. Mr. Becker was advised by the city council to contact Budde Trucking.

Buttweiler Storage Facility Storm Water Plan John and Paul Buttweiler and Jeff Lange were present to request that the city council waive the requirement for an engineered storm water management plan. They presented information and data to support their claim that there would be little to no impact to adjacent properties or the general storm water management system in the city. They have been working with Stearns County Environmental Services to determine the wetland boundaries. All storm water management facilities to be installed, including elevations and drainage plan, were delineated on a site plan and addressed in a memo to the city council. The plan includes the installation of a silt fence, two holding ponds, a rain gutter system to direct rainfall into the holding ponds, and seeded grass areas with erosion control blankets as needed. It was noted that this is an older platted lot which was previously zoned single family residential. Residential construction on this lot would not have required any storm water management facilities. The size of the structure is 30x170. The parking area is 36x170. Total surface coverage is not expected to exceed 27%.

Motion Kurt Marthaler to approve the storm water management plan as submitted for the Buttweiler Storage Facility second Jim Stang and carried.

CONSENT AGENDA

1. Council Minutes of March 6th, 2017
2. Planning Commission Minutes of March 21st, 2017
3. Paid Check Register, Manual Claims, Capital Expenditures, Quarterly Expenditures
4. Legal Fees, Engineering Fees, Auditor/Acct. Fees
5. Pay Equity Compliance Report
6. Stearns County Tax Capacity Rates
7. Lions Club Event Permit – Spunk Days
8. Resolution 2017-08 Approving Gambling License – St. Benedict’s Church
9. AgStar Grant Agreement \$1,000 – Strategic Plan
10. Receive MBAF Grant \$1,000 – Strategic Plan
11. Resolution 2017-09 Authorizing Document Signers for Lot Sale

Motion Kurt Marthaler to approve consent agenda second Julie Jarnot and carried unanimously.

COUNCIL BUSINESS

Avon Estates Apartment Homes – Purchase Agreement

City Attorney Mike Couri gave a summary of the main elements of the purchase agreement.

- The city agrees to sell the Lot 1 Block 11 for \$1.00.
- The developer agrees to construct a minimum of 36 units in two phases on Lot 1 Block 11. There is a reversion clause included.
- The developer agrees that while there will be no rent subsidy on these units, the developer will income qualify the tenants so that the city will be able to capture both the school district and the county’s portion of the property taxes to use toward making our bond payments on Avon Estates (at least 20% of the units must be occupied by tenants whose income is 50% or less of the area median income or 40% of the units are occupied by tenants with income of 60% or less of the area median income).
- SAC/WAC fee will be \$1,500 per unit for the complex to be built on Lot 1 Block 11.
- Developer has the first option on Lot 5 Block 12 (option expires July 31, 2022).
 - The city agrees to sell this property for \$1 as well.
 - Developer agrees to construct a minimum of 12 market rate units on the option property.
 - As in the first two phases, the developer agrees to income qualify so city retains school district and county taxes to make bond payments.
 - SAC/WAC will be tiered. The sooner they pull their building permit, the less the SAC/WAC will be. Starting at \$2,000 and tapering up until 2024 by which time if they have not pulled a permit, the SAC/WAC will need to be renegotiated.

Councilor Meyer was concerned about the level of subsidy being offered by the city. Mayor Grutsch explained that in this market, it is imperative to get construction going in Avon Estates. The city is set to benefit greatly from this project with the tax increments and general increase in property taxes. Corey Gerads explained that entry level apartment housing draws young couples and families into town. As they become established in the community they are likely to purchase or build a home here and stay in our community.

Motion Kurt Marthaler to approve the Purchase and Option Agreement and authorize the Mayor and City Clerk/Administrator to sign all related documents second Jim Stang and carried with Jeff Meyer opposed due to his concern for the level of subsidy being offered by the city.

ISSUES BY STAFF

Administration - Avon Estates Marketing and Update – Mayor Grutsch expressed his interest in developing an Avon Estates committee. Council will begin to look at ideas for the development of the next phase.

Public Works - Written Report and Requests for Approval

Request for street sweeping (\$5500) and striping (up to \$1551).

Motion Jeff Meyer to approve street sweeping (\$5500) second Julie Jarnot and carried unanimously.

Motion Kurt Marthaler to approve striping (up to \$1551) second Jim Stang and carried unanimously.

The city hall generator is not operating effectively. During the last power outage a number of pieces of equipment and electronics malfunctioned and burned up due to the generator's output ranging from 208 to 218. The generator is a 1982 model which was built for military use, not for today's sensitive electronics.

Police - Written Report

Chief Nellis notified the council that pull cords have been installed on the PD garage door openers so that in the event of a power outage doors can be manually opened. Chief also mentioned that call volume was significantly higher in the past thirty days.

Water/Wastewater - Written Report and Requests for Approval

Request for approval to spend \$1800 on paint for exterior buildings at wastewater plant as well as \$2400 for labor for seasonal worker to complete the work.

Motion Jim Stang to approve \$1800 expense for paint for wastewater plant and for \$2400 for labor, second Kurt Marthaler and carried unanimously.

Strategic Planning Meetings set for Monday May 8th and Wednesday May 10th from 6pm to 8pm.

Joint Planning Board meeting will be held on Monday April 10th at 7:00pm at the Avon Township Hall.

ADJOURNMENT:

Motion by Kurt Marthaler to adjourn the meeting at 8:08 pm; Second by Councilor Jarnot and carried unanimously.

Respectfully Submitted,
Jodi Austing-Traut City Clerk/Administrator