

**COUNCIL MEETING MINUTES**  
**September 24, 2018**

The Council meeting was called to order at 6:00 p.m. by Mayor Werner. The Pledge of Allegiance was recited by those in attendance. Present for the meeting: Mayor John Werner; City Councilors John Goman, Greg Andrews, Suzanne Herstad and Bob Quade; Deputy Clerk Carley Hungerford; and attached list of public.

**PUBLIC DISCUSSION:** Darrel Johnson, 5776 Rice Lake Rd stated he has a customer who is purchasing property at 4779 Arnold Rd who wishes to have water and sewer installed but would like the trunk fees assessed to his taxes, so he can pay over time. John G. asked if there are utilities near there. Darrel stated yes, at the rear of the property on the Mather Rd. John W. stated he could not connect to the Brian Rd. as that is a private line. John G. stated he and Toni are planning to discuss this and similar situations with the City attorney to see what can be done. John G stated as older laterals begin to fail inspection, people will be faced with \$15,000 to \$20,000 repairs, and many don't have the funds available, so they are looking into some sort of installment plan. Suzanne stated she would like the homeowner to contact the city also. Darrel stated he will. John W. stated we are always looking for new customers on the system, but this a legal question.

**CORRESPONDENCE:** None

**CONSENT AGENDA:**

Minutes: September 10, 2018 Council minutes, September 11, 2018, and September 18, 2018  
City Hall Roof Construction minutes

Resolution: Resolution 18-09-19 Recognizing National Pregnancy and Infant Loss Awareness Day

Executed Claim: General fund checks – 12840 thru 12875  
Fair Housing Authority – none

Suzanne made a motion to accept the consent agenda, with a second by Bob. All vote in favor. Motion carried.

**NEW BUSINESS:**

**PUD Concept Plan for Rice Lake Development:** Mel Olson, Rice Lake Development, LLC, introduced himself, his partner David Pollard, and Tom Demaris from Northland Consulting, and stated they have a third partner, Steven Broadway who could not be at the meeting. Mel stated they have purchased 24 acres on Rice Lake Rd, ½ mile north of the Sunset on the West side of the Rd, next to the pallet plant and the concept is individually-owned storage units, including the land underneath each of them. They plan to build it in two phases. Mel stated they are currently waiting for the wetland delineation to be completed, so they are requesting approval of their concept plan from City Council. David stated they are planning on 30 foot by 54-foot buildings, with various color options from owners, selected from a pre-approved list. David stated the idea is to have storage available for people who live in residential areas and need a place to keep their RV, etc.; or for small contractors who may need somewhere to park their work vehicle or store supplies. John W. stated, per the previous meeting, this concept fits the area, due to airport regulations, which limits the area to only businesses and not housing. John W. stated he noticed they planned to rough-in plumbing. David explained that they have a utility corridor planned in the design for when utilities become available; but it will be dry until then. David stated the small building in the southeast corner is designated as a common bathroom with key fob access for the time being, and there will be a well and septic or holding tank installed for that. John W. stated this type of development qualifies to apply for a grant up to 50% of the funds needed to extend water and sewer mains up Rice Lake Rd. John G. asked if they plan to pave the roads, because oftentimes people end

up asking the city to take over their private roads. David stated they do plan to pave the road once they have completed construction, in order to avoid damage while working. David stated they will have an association with rules in place. Tom stated the plan is for a 16-foot one-way road around the development. John W. stated the road would need to be built to city standards, including a 66-foot right-of-way, if they ever wanted the city to take it over. Tom stated that is not the intent. Bob asked who takes care of plowing and lawns. David stated the association will handle common areas and each owner will be responsible for their own yard. Suzanne asked who owns the properties and pays property taxes if they don't sell right away. Mel stated Rice Lake Development. Greg asked about outside storage. David stated it won't be allowed. Tom asked if the council has any questions for him regarding the PUD, as it is a new process for the City. John W. stated it is a good fit, and understands they want to bring things forward before getting too far along and risking the City disapproving of anything. Tom stated that St. Louis County has given their initial sign-off on the plan to add a frontage road parallel to Rice Lake Rd. to add additional access points. Greg asked if MSA will be the engineer once they start running utilities. Tom stated they will get plans ok'd by MSA, but Northland will be designing the private system. Suzanne made a motion to accept the concept plan for the Rice Lake Development PUD, with a second by Greg. All vote in favor. Motion carried.

### **UNFINISHED BUSINESS:**

**Closing Fair Housing Checking Account:** John W. presented a request from Toni to close the Fair Housing Checking account that was opened back in 1986, and deposit the \$90,766.17 into General Checking, stating that the monies remaining in the account have been designated to pay back a bond required by the state for the lift station 6 and 7 removal project. Toni's request states that a separate bank account is not required, as we can differentiate funds in Banyon accounting system. Bob asked where the funds in the account came from. John W. stated initially funds were received as a federal grant for the East Calvary Sewer Project in 1985. Suzanne made a motion to close the Fair Housing checking account with a second by John G. All vote in favor. Motion carried.

**October calendar:** Carley shared a copy of the October calendar.

### **COUNCIL REPORTS:**

- John G. stated they are doing an assessment of the utility system throughout the city, using LGA money we got last year in the amount of \$30,000. Justin is currently looking for and working on repairs to faulty valves. John stated that 3 leaking valves have been replaced so far, which will reduce our lost water costs. John stated all of the problems will be identified this year, and repair work will continue, on the sewer side, two burp boxes on West Calvary Rd. have failed and repairs to those are in progress.
- Suzanne stated she and other councilors went to MN Rural Waters Expo in Waconia on September 12<sup>th</sup> and it was a good learning experience. Suzanne stated she attended the P&Z meeting on September 18<sup>th</sup> where the Rice Lake PUD was initially presented and learned that the PUD option is used to bypass some of the stricter zoning requirements.
- Greg stated he also attended the P&Z meeting and is pleased with the Rice Lake Development plan so far.
- Bob stated he has attended several Roof Construction Meetings, the MNRWA Expo, the P&Z meeting, and utilities meeting, and MIC meeting. Bob stated the MIC is finishing up a bike and pedestrian count as well as truck route study for the area. Bob stated we received a \$100 donation from the community club for a new tree at city hall. He purchased an oak tree which cost \$125.
- John W. stated he went to the State Fiscal Futures Committee meeting in St. Paul, where they set priorities for the legislature's funding for the coming session. John stated the county and MIC are coming to a meeting scheduled for October 22<sup>nd</sup> to discuss plans for the Rice Lake Rd. and Martin Rd. intersection and would like public involvement at that meeting. John stated the City has the final say as to what happens and it will ultimately come to a vote. John stated he has received a couple question in reference to LGA monies and why it isn't being put towards

tax relief and such. John stated Senator Bakk warned us not to put it into taxes, because then taxes will need to be raised to make up the difference in the future, if LGA is not received. John stated the LGA money has been used to payoff 2016 storm bond debt, pay for the City Hall roof, make improvements at the Fire Hall, repair the utility system, and add to the fire department equipment fund. John stated the funds reduce the amount we need to levy for.

Having nothing further to discuss, Greg made a motion to adjourn the meeting with a second by Suzanne. Mayor Werner adjourned the meeting.

Respectfully submitted,



John Werner, Mayor

10-8-18

Date



Carley Hungerford, Deputy Clerk

10/8/18

Date

City Council Meeting  
 Date: September 24, 2018

	Name:	Address:	phone and/or email address:	X-speak
1	Sharon Turing	4640 Schultz Rd		
2	Jane Yurion	4640 Schultz		
3	Gayme Skirrow	4219 Kingston Rd		
4	Daniel J. J. J.	5776 Rue Lake Rd		
5	Tom J. J. J.	1021 21st DUM MW	218-727-5595	
6	MEC Olson	8744 West Bank Road, Aurora, MN	218-575-1808	
7	Nellie Scheffler	5234 48th Rd		
8	DAVID POLLARD	4527 SOMERSET Pl. Duluth	218 349 6767	
9	Robert Sample	Calverly		
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