

MAPLE LAKE CITY COUNCIL

September 5, 2006 - Minutes

The Maple Lake City Council was called to order at 7:03 p.m. by Mayor Messina in the Council Chambers of the City of Maple Lake.

MEMBERS PRESENT: Dircks, Kelly, Messina, and Northenscold.

ABSENT: Mooney.

OTHERS PRESENT: City Attorney Rhonda Pagel, City Engineer Jeremy Mathiasen, Economic Developer John Meyer, and City Clerk/Treasurer Linda Hruby.

Approval of Agenda

A motion was made/seconded/passed, (m/s/p), Messina/Kelly, to approve the agenda with the following changes Under New Business: Remove c. Waverly Lion's – Benefit Raffle and under Old Business: Add b. Angelus Village.

Consent Agenda

A motion was m/s/p, Kelly/Northenscold, to approve the Consent Agenda including Approval of the August 15, 2006 Minutes; Approval of Disbursement List #06-17 and #LS09-05-06; Approval to Grant Application for Exempt Permit – Gambling Premises for the Sons of the American Legion Post 131 on October 13, 2006; Approval for Council and Staff to Attend LMC Regional Meeting in Monticello on September 28, 2006; Approval of the following Transfers: \$125,000 from TIF 1-12 Fund to 1997 Improvement Bond Fund, \$15,453 from Water Fund to Spruce Avenue Debt Service Fund, \$50,392 from Water Fund to 2003 Street Improvement Fund, and \$61,591 from Sewer Fund to 2003 Street Improvement Fund; and Approval to Close Out Excess Balances from Spruce Avenue Capital Improvement Fund to Spruce Avenue Debt Service Fund.

New Business

Margaret Donohue – Transportation Alliance

Donohue, Legislative Director of the Transportation Alliance, was present. Donohue stated that there is a Constitution Amendment on the November ballot to dedicate existing sales tax that people pay when purchasing motor vehicles to highway and public transit around the state. Since 1981 more than \$6 billion has been diverted to other purposes. Only 54% of the sales tax currently collected is spent on transportation. This amendment would ensure that 100% of the sales tax would be spent on transportation. A discussion was held regarding the percentages that could be spent on transit versus highway. The specific percentage would be determined by the legislature subject to the minimums specified in the amendment. Donohue requested the Council's support and endorsement. This matter was tabled until the September 19, 2006 meeting.

Loren Kohlen – Floor Drains in Garages

Kohlen reported that the city has had a problem with floor drains in garages, stating the the MPCA and state plumbing code division requires anything that goes through a plumbing fixture needs proper treatment. Floor drains in garages don't have proper treatment unless they go through the sanitary sewer, which most cities don't allow. Floor drains typically should discharge through the surface and

cannot drain on easements, someone else's property or directly towards a wetland. Kohnen stated that there is one property in Maple Lake that is not in compliance and this issue will be corrected. A memo from Sawatzke recommended floor drains should be day-lighted in back yards. This matter will be discussed at the next consultant's meetings and suggestions will be made for an ordinance amendment.

Heritage Development Grocery Project

Meyer presented the Council with a one page handout showing the parameters and options the City could offer Heritage Development to entice a grocery store to Maple Lake. If the parameters were changed by Heritage Development, the City's offer would also change. A motion was m/s/p. Dircks/Northenscold, directing staff to forward the parameters and options to Heritage Development.

Elevator Site

Meyer informed the Council that the City has received a grant from the State of Minnesota Department of Economic Development (DEED) to purchase property, demolition, and infrastructure improvements to construct affordable apartments. Part of this process could include infrastructure improvements on Birch Avenue. The grant includes placing a 24 unit apartment on the elevator site. The Housing and Redevelopment Authority (HRA) would build and own the building. The HRA would hire a group to oversee the project.

Tricia Manuel was present with the following concerns and questions: Undesirable location for an apartment, no long-term residence due to railroad tracks, children too close to downtown and railroad tracks – safety and children issue, has the City Planner been contacted, has Planning Commission looked at this plan, how were costs determined – property costs, demolition costs, etc., current housing market, Meyer's expenses for this project, city owning an apartment complex – city should not be in competition with other housing, and tax dollars being used for this project.

Peter Jude also expressed the following concerns: city ownership of the apartment complex, whether this housing complex would ensure an infrastructure grant for Birch Avenue, location of apartment complex, and potential problems with children living in the complex.

Meyer stated that a condition of the grant is the housing component and that it is a public project. Meyer has contacted the City Planner, but this issue will be discussed at the next consultant's meeting. Meyer has contacted various contractors and the owners in determining grant request amount. The grant amount of \$138,000 has a match of \$138,000 from TIF funds which will be collected over a period of time. There is no guarantee that the City will receive a grant for the infrastructure for Birch Avenue. However, this project would increase the City's chances of obtaining the grant for the infrastructure. The operational budget of the HRA will determine if the apartment complex is built. It cannot be a taxpayer liability.

Messina stated this grant application was the result of a request from Gary Swearingen, Chamber President and business owner, to have the City ascertain if there was any grant money available to help with the infrastructure for Birch Avenue. If the Chamber does not approve of this project, they should notify the City.

The City Council meeting recessed at 8:23 p.m. and reconvened at 8:32 p.m.

A motion was m/s/p, Dircks/Kelly, authorizing Meyer to meet with DEED representatives to discuss any flexibility in the housing requirement in the grant award.

Capital Improvement Plan

Mathiasen stated the Feasibility Study included five improvements targeted as high priority items as follows: a. SCADA/Alarm System, b. Second Water Filter and Generator, c. Maintenance/Renovation at Wastewater Treatment Plant (M/R WWTP), d. Trunk Sewer Re-Routing near Bolduan Park, and e. Storm Sewer Improvements near Bolduan Park.

Mathiasen stated all lift stations have red lights which turns on when there is a high sewer level alarm or if the station is not working properly. Staff also performs a daily check at each lift station. The full SCADA/Alarm System could transmit information to Public Works facility and adjustments could be made there. This system could be installed at lift stations where needed at a cost of \$15,000 per lift station for a total cost of \$85,200. The Mission Control System (MCS) is an internet based system which does not have all the abilities of the SCADA, but is cheaper at a cost of \$11,000 for all lift stations, with an annual user fee of \$2,520. Currently there is a demo MCS system installed at the 6th Street Lift Station, but there are a lot of bugs in the system resulting in false alarms. The SCADA/Alarm System could have a life of 10-20 years. The MCS system is not a long-term solution and would have a 3 year contract. The SCADA/Alarm system would be compatible to the SCADA/Alarm System being installed at the Water Treatment Plant (WTP) with the new filter.

The WTP has 1 filter in operation which had problems meeting the water demands this past summer. It is running at full capacity and does not have backup support. An on-site generator is also necessary. The generator would allow the City to participate in an off-peak power supply, which could reduce monthly energy bills. The estimated cost is \$936,000. A SCADA is also included in this cost. The MCS system could not be used at the WTP.

The M/R WWTP includes the conversion required with the addition of the joint facility. The majority of the existing site will be removed. When the new facility is operational, any overflow will be sent to the existing Equalization Basin, which will remain in place. The estimated cost is \$848,355. The schedule for this project will depend on when the new joint facility becomes operational.

The Trunk Sanitary Sewer Re-Routing in Bolduan Park is another component of the joint facility. The estimated cost is \$297,600.

The Storm Sewer Improvements at Bolduan Park involves a request from residents to eliminate a drainage problem. In 2005 a small holding pond was created in connection with the Well No. 4 Project. This pond needs an outlet to drain the pond. This outlet will be routed east, across the softball fields to an existing lowland requiring an easement agreement with Wayne Paumen. The estimated cost is \$49,404.

Mathiasen met with Meyer and Hruby concerning financial issues for the above projects. Mathiasen has targeted 3 projects as high priority as follows: Second Water Filter and On-Site Generator, SCADA/Alarm Systems for Lift Stations, and Storm Sewer Improvements at Bolduan Park.

A motion was m/s/p, Northenscold/Kelly, to adopt **Resolution #R2006-37**, to accept the Feasibility Study for the 2006 Sewer and Water Capital Improvements dated August, 2006. All present voted aye.

A motion was m/s/p, Messina/Dircks, to adopt **Resolution #R2006-38**, authorizing the City Engineer to prepare Plans and Specifications for the Second Water Filter and On-Site Generator and for the SCADA/Alarm System for lift stations. All present voted aye.

A motion was m/s/p, Messina/Dircks, to adopt **Resolution #R2006-39**, authorizing the City Engineer to request quotes for the Storm Sewer Improvements at Bolduan Park. All present voted aye.

A motion was m/s/p, Messina/Kelly, instructing consultants and staff to prepare a financial package for the second water filter, on-site generator, SCADA/Alarm system and storm sewer improvements at Bolduan Park.

Well #4 – Final Acceptance

A motion was m/s/p, Messina/Kelly, to accept the municipal improvements for Well No. 4 Pumping Facility and authorize final payment of \$7,293.00, per engineer's recommendation.

2003 Street Improvement Project – Final Acceptance

A motion was m/s/p, Messina/Dircks, to accept the municipal improvements for the 2003 Street Improvement Project and authorize final payment of \$75,539.16, per engineer's recommendation.

6th Street Lift Station – Change Order #2

Mathiasen stated that a change order for the 6th Street Lift Station project is required due to overrun on street quantities. A motion was m/s/p, Dircks/Kelly, to approve Change Order #2 for the 6th Street Lift Station in the amount of \$5,175, per engineer's recommendation.

Pete Mavencamp – Walking Trails

Mavencamp was present regarding the trail system next to his property, asking when the trail would be completed to connect the Paumen Additions and Danielson Addition. Mathiasen stated that the lots adjacent to Mavencamp's property are to be graded for the trail. Mavencamp also requested that trees be planted in the industrial park as he understood screening was required. Pagel stated that she would have to check the ordinance to ascertain if trees are required on the industrial land since there is no residential development abutting that property. Mavencamp also stated that a silt fence was placed on his property. Mathiasen will look into this matter.

Resolution Supporting Great River Regional Library Branch

A motion was m/s/p, Kelly/Dircks, to adopt **Resolution #R2006-40**, in support of a Great River Regional Library branch in the City of Maple Lake to be located in the new city hall and commit funding needed to meet the expenses for services as outlined in Exhibit A. All present voted aye.

Resolution Approving 2007 Proposed Budget of \$1,133,790 and Proposed Tax Levy of \$497,287

A motion was m/s/p, Kelly/Dircks, to adopt **Resolution #R2006-41**, adopting the 2007 Proposed Budget of \$1,133,790 and 2007 Proposed Tax Levy of \$497,287. All present voted aye.

**Old Business/Directive
Franchises**

Nothing new.

Angelus Village

Messina reported that the City received a letter from Rick Heid requesting an extension of time for rezoning this property. A motion was m/s/p, Northenscold/Dircks, tabling the rezoning application for Angelus Village until the applicant is ready to proceed.

Administrative Issues

None.

Open Forum

None.

Adjournment

A motion was m/s/p, Dircks/Kelly, to adjourn the meeting at 9:14 p.m.

Attest,

City Clerk/Treasurer