

CITY COUNCIL MINUTES – OCTOBER 16, 2018

A CALL TO ORDER: The Regular City Council meeting was held October 16, 2018 in the city council room of the New Germany City Hall. Mayor Van Lith called the Council meeting to order at 7:00 p.m., those present were: Mayor Van Lith, Councilpersons Shirley Jaeger, Ty Turnquist, and Cathy Ruschmeier. Others present were: City Clerk – Twyla Menth. Audience members were: Justin Black & Brody Bratsch with SEH, Allision Streich with Carver County CDA, Dave Pink and Joe Lemmerman.

B. CITIZEN COMMENT: No comments.

C. APPROVAL OF AGENDA: Turnquist moved and Jaeger seconded approving the agenda. The motion carried, unanimously. 3/0

D. APPROVAL OF MINUTES: Jaeger moved and Turnquist seconded approval of the October 2, 2018 minutes. The motion carried, unanimously. 3/0

E. SHERIFFS REPORT: Monthly report was available for review.

F. FIRE DEPARTMENT REPORT:

- Van Lith reported they had training last night October 15, 2018 on the Genesis Rescue tool; was great for the new fire fighters.

G. TREASURE REPORT:

- The Treasury report noted that the General fund balance was \$1,419,632.43, which includes the CD's balance of \$48,880.26. Jaeger moved and Turnquist seconded approval of the Treasure report. The motion carried, unanimously. 3/0
- Monthly bank reconciliation and quarterly report was reviewed.

H. APPROVAL OF CLAIMS: Turnquist moved and Jaeger seconded approving the claims in the amount of \$28,387.54. The motion carried, unanimously. 3/0

I. WATER SEWER REPORT: Leak at Lindstrom Park was repaired.

J. ITEMS TO BE DISCUSSED:

1. Allison introduced herself to Council and explained the Small Cities Development Program which is through DEED; CDA helps write the grant and receives the Administration fee portion for the grant writing. Allison has been meeting with Cities throughout Carver County on the programs available; new use for small cities that would benefit low- and moderate-income house, 48% LMI. They also look at urgent community development needs. Allison and Brenda would do the preliminary application which would require meeting the following standards;

1. Federal objective – which New Germany meets
2. Significant need/cost effectiveness – New Germany meets
3. Document strong degree of readiness – at worst case scenario it may be 2019 we apply but should try for 2018.

Justin with SEH explained an option of the Facility Plan Phase 2; option of pumping to Mayer. SEH has laid out the 5 tasks associated with the research of connecting to Mayer or if even a possibility. From the existing wastewater ponds to Mayer facility is 2.3 miles explained Justin. In this research they would meet with Mayer explore the options if connecting to Mayer is even an option; by SEH doing this research the City finds out if this is an affordable option. Timewise this is the best option to move forward with growth. Van Lith questioned constructing a third pond option; Justin noted the phosphorus issue is still there and needs to be addressed. Van Lith and Turnquist agreed it is an option that needs to be explored. Turnquist also noted they need to think of the best long-term option for the City of New Germany; all options need to be explored. Ruschmeier noted the City needs to explore all options and going to Mayer may be a positive option for New Germany. Ruschmeier moved and discussion continued. Justin noted the fee for all 5 tasks is \$5,000, at anytime if options are exhausted then the fee would be less, but not to exceed the \$5,000. Council discussed if a Special Meeting prior to submittal date which is November 15 for the pre-application. SEH will move forward to have everything completed by the November 7 meeting date; CDA agreed to have everything ready and submitted by November 15. Allison noted the final application would be in April of 2019; worst case it would be application for the next year. Turnquist

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questioned how this would impact the Met Council agreement; Justin explained this is all part of the research in the Facility Plan 2, we would just be moving a part of the Facility Plan 2 up (connecting to Mayer). Jaeger asked on the dredging; Justin explained this too is all part of the complete research in Facility Plan 2. Van Lith reminded Council that Ruschmeier had made a motion; Jaeger seconded approving SHE to research the connecting to Mayer in the amount of \$5,000 as stated in the agreement with SEH. The motion carried. 4/0 (Ruschmeier present).

2. Joe Lemmerman and Dave Pink were present to discuss some questions on Trophy Lakes that they had previously submitted to the Planning Commission. Joe explained they would like to divide the lots (lake lots) into ½ acre lots instead of the 1 acre lots as they are at this time; Council did not see any issues, they would be responsible for all financial fees associated with sub dividing the lots. Joe also explained they would like the ordinance amended that states you can have a primary and then an accessory; they would like an accessory first (under 1200 sq. feet). Pink and Lemmerman feel by not allowing an accessory will limit the way they could market selling the lots. The Council had a discussion and it was decided it would not be in the best interest of the city to allow this use. Lemmerman also was inquiring if the City would want the road or make this a public development. Ruschmeier stated the City is not in a financial position to invest any money, the City would prefer a developer with experience although the City Engineer Justin Black would be an asset to work with on this development. Ruschmeier noted that they want to work with whomever to see this a success but it has to work for all parties involved; the city is not opposed to working with someone. Lemmerman also noted they would provide a new developers agreement; discussion on if the Council or the City Attorney would draw the new agreement. It would be up to Lemmerman choice of attorney to supply the proposed new developers' agreement, it would then go to the City Attorney for review; this is all Lemmerman/Pink expenses. Lemmerman and Pink had questions on the building eligibility on Out lot G; it was thought this area was to be used to place the Trophy Lake Monument in the original developer's agreement. Turnquist noted there is no land that is unbuildable, you have wet land tradeoffs, rezoning would need to be updated in the Comp Plan. In the state building code, it is the primary before the accessory noted Turnquist. Building permits are issued with the principal structure and allowed use of activities is in the performance standard of the City building code. Possibly a workshop is need to discuss all options; Council is willing to work with developer but is not willing to amend the principal/ accessory. Ruschmeier noted they are a reasonable Council to work with and the City wants the revenues, Ruschmeier assured them Council wants to work with the developer and the developers plan. Van Lith stated he did not see any issues other than the majority of the Council was firm on the accessory before a primary and would not allow amending any ordinances on allowing accessory first. Lemmerman/Pink would like to see it rezoned and possible have a commercial building in this area. It was then discovered in the abatement agreement from the bank that Out lot G is part of the 12 Non-Lake Lots in the abatement agreement and the City has first right to purchase the 12 Non-Lake lots in the agreement. Lemmerman noted this is very useful information as the Bank was including them in their purchase agreement. Council discussed the best guess of when sewer capacity issue would be resolved; hopes of 2022/2023 is the best guess.

3. 2019 Carver County Police contract was reviewed. Turnquist moved and Ruschmeier seconded approving the 2019 Police Contract. The motion carried, unanimously. 4/0

4. Resolution 2018-21 A Resolution Appointing Election Judges for the General Election. Jaeger moved and Turnquist seconded approving Resolution. The motion carried, unanimously. 4/0

Van Lith – yay

Jaeger – yay

Turnquist – yay

Ruschmeier- yay

K. BUILDING PERMIT UPDATE: None to report at this time.

L. COMPLAINT LOG: Nothing at this time.

M. PW REPORT: Van Lith reported the pay loader has a flat tire which will need to be replaced along with cutting blades and welding repairs. Van Lith also thought it would be in the best interest of the City to explore the snow removal options; have three-four companies bid, review the RFP limits. Clerk would

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like to meet with Steve and come up with specifications for the snow removal. Van Lith reported Rick is almost completed the lawncare for 2018.

N. PARKS REPORT: Dad's Belgian Waffle Breakfast this Sunday. Commercial Club meets Monday night and will be bringing all the Halloween Party Supplies down.

O. MAYORS REPORT: Nothing more to report.

P. CLERKS REPORT: Clerk explained the research she has done on the 12 Non-Lake lots at Trophy Lakes and what the options would be for the City in regards to the Abatement Agreement. Clerk still had some research on affordable housing scores and will report back to Council.
October 23 – Budget Workshop, 7 PM.

Q. OLD BUSINESS: Nothing at this time.

R. NEW BUSINESS: Nothing at this time.

S. ADJOURNMENT: Jaeger moved and Hartwig seconded to adjourn meeting at 8:25 PM. The motion carried, unanimously. 4/0

Respectfully Submitted, _____ Twyla Menth, City Clerk-Treasurer