

## MAPLE LAKE CITY COUNCIL

June 18, 2019 Minutes

### CALL TO ORDER

The meeting was called to order at 7:00 by Mayor Borell

### ROLL CALL

**Council Members Present:** Todd Borell, Deb Geyen, Heather Kadlec, Kirk Larson, and Kristen Logas.

**Absent:** None

**Others Present:** Public Works Director Jerry Sawatzke, City Engineer Phil Gravel, City Attorney Dave Anderson and City Administrator Sabrina Hille

### OPEN FORUM

City of Maple Lake resident John Rivers, spoke about his desire that he wanted to be proud of the community. He came to address the junk issues throughout the town. He stressed that a good image will help the community grow and prosper. He talked about putting pressure on members of the community to make sure they are adhering to the nuisance ordinance. Mayor Borell stated that the county is taking care of the issue at the court level. John Rivers stressed the power of image, and how Maple Lake can go forward.

### AGENDA APPROVAL

A motion was m/s/p, Geyen/Kadlec, to approve the agenda with the correction to 8.c. to Receive and Approve Feasibility Report on Congress St NW and Marie St, also to remove 9. B.

### CONSENT AGENDA

- a. Approval of the 6/4/2019 Special Meeting Minutes
- b. Approval of the 6/4/2019 Workshop Meeting Minutes
- c. Approval of the 5/21/2019 Minutes
- d. Approval of 6/18/2019 Disbursement List, May Check Register, May Financials and Liquor Financials
- e. Approval of Road Closure of Birch Ave from Division Street to 1<sup>st</sup> Street E for the Movie on Birch on July 27, 2019
- f. Liquor Report – Ang Berthiaume
- g. Approval of Economic Development Report
- h. Approval of Engineer's Report
- i. Approval of P & Z Report

A motion was m/s/p, Larson/Logas, to approve the consent agenda. All present voted in favor.

### WRIGHT COUNTY SHERIFF'S DEPARTMENT

Wright County Deputy gave a report, since May 21<sup>st</sup>, there has been 95 cases in the city of maple lake, which included multiple different categories of cases. There were 16 citations given for traffic violations and there were 88 calls received. Councilmember Kadlec asked if there was any day time break ins within Maple Lake, since there has been some in Wright County and it seems to be concentrated to cities on Highway 94.

## **DEPARTMENT REPORTS**

### **Administrative Report – Sabrina Hille**

Sabrina Hille discussed how administration has been working on getting settled and learning with the new City Administrator role. Staff has been busy learning, teaching, and adjusting. Administration has also been working on zoning enforcement and starting on the budget process.

### **Maintenance Report – Jerry Sawatzke**

Jerry Sawatzke talked about working on parks and preparing for the State Baseball Tournament. Mowing and parks is the majority that Public Works has been spending time on, and will continue to do so.

## **NEW BUSINESS**

### **Approval to Hire Stantec Planning Services Consultant**

Staff made a recommendation to hire Stantec Planning Services.

*A motion was m/s/p, Geyen/Kadlec, to hire Stantec Planning Services Consultant. All present voted in favor.*

### **Approval of 710 Thiel LLC Development Subordination Agreement**

City Attorney Dave Anderson was at the meeting to discuss and advise regarding the development subordination agreement. Dave discussed the development needs funding to construct the improvements of the land. The bank needs a subordinate agreement which states the City's support of the development. The bank with this agreement would then be able to foreclose on the property and it would be owned by the bank. The only risk the city would face, would be losing the land by it being foreclosed.

Councilmember Geyen asked on the requirement needed for building, and Dave Anderson addressed the concern by stating that this agreement would support and keep the need to develop the land.

Councilmember Geyen asked if there was a foreclosure, would the land value change, and if the bank would get the land. Dave Anderson, stated that would be the risk for the city. As the bank would be able to sell the land at market value if there was a foreclosure.

*A motion was m/s/p, Logas/Kadlec, to adopt 710 Thiel LLC Development Subordination Agreement. All present voted in favor.*

### **Resolution Approving to Receive Feasibility Report on Congress St NW and Marie St**

Phil Gravel stated that the feasibility study, was updated from the last meeting to include Marie Street. There would need to be approval of the resolution to Approve and Receive the Feasibility study, and call for a public hearing on July 16<sup>th</sup>. On July 2<sup>nd</sup> there would be an approval of the plans and a bid ordering. Dave Anderson, spoke up to discuss the risk would only be if the council did not move forward, the ordering and paying of the study would be a cost to the city. Dave gave his input on waiting until after a public hearing, but this timeline would make sure that the project can be done within 2019. The risk is paying for plans and specifications.

Dave Anderson stated that the resolution will need to be amended, and there will only need to be one resolution.

Dave gave the wording adding a 3. For Resolution 2019-15, which states the council orders for a call of plans and specifications.

A motion was m/s/p, Borell/Geyen, to adopt **Resolution 2019-15** approving the receipt of 2019 Street Improvement Feasibility Report, and a Call for a public hearing on July 16, 2019, and amending with a new number 3 which states that the council orders for a call of plans and specifications. All present voted in favor.

Councilmember Geyen discussed the time frame for a company to come and complete the project. Geyen expressed concern on the issues it could bring for Public Works.

Councilmember Kadlec asked the schedule for the street improvements. Phil stated that the city does not have a plan, and they usually begin looking at roads they hope to improve within the fall.

#### **Assessor Update**

Ken Yager was here to give an update, he handed out. There were 73 permits for the past year, and there was one new house.

Median selling price, \$161,100, and selling at 7% over the median. Homes had sold consistently within the City of Maple Lake. Town home values have gone up in the sales, and they have increased in over \$50,000 in the last 4 years. The market is coming back to the 2004 and 2005 levels. Every house for sale has a contingent offer on them besides a townhome.

Councilmember Larson asked about the goal of getting a SAC and WAC, charges. And they discussed the available lots, and if the city has reached the goal and what the number was for SAC and WAC. Council discussed how this would need to be changed for the charges and the goals/budget of the city.

#### **Council Workshops – Mayor Borell**

Mayor Borell talk about the sidewalk ordinance through the city and allowance of items on the city of Right of Way.

The farmers market was discussed, and the individual who was going to go forward with taking the task, then hit some health issues and is no longer able to take on the Farmer's market.

#### **OLD BUSINESS**

##### **Miscellaneous/Other Business**

##### **Nuisance Ordinance Violations**

They discussed that there was letters sent out to properties before the clean-up, which after the clean up day has passed, there has been another contact. Councilmember Geyen was wondering if the city is able to do anymore to move the process along, to decrease the amount of stuff brought in.

Councilmember Geyen talked about the ordinance wording and how the city would be able to move forward. Dave Anderson stated that the he needs to be shown before if there is an item that needs to be researched.

John Rivers asked about the definition of "General Welfare" and what the city is able to do, he wants to know. Dave Anderson stated that he is not able to answer the question without the definition in front of him.

Councilmember Geyen wanted to discuss the letter and information that Xcel gave to cities and not using the poles for seasonal decorations. There was information received from Xcel Energy that cities are unable to place seasonal decorations on Xcel poles.

**Dates to Remember/Announcements**

- Liquor Store Committee Meeting, June 19, 2019 at 5:00 pm
- Park Board Meeting. June 24, 2019 at 5:00 pm
- Personnel Committee, June 25, 2019 at 7:00 pm
- City Offices will be closed Thursday July 4, 2019 in observance of Independence Day
- Council Workshop, Tuesday, July 02, 2019 at 7:00 pm
- Chamber of Commerce, Wednesday, July 03, 2019, Noon, at Bethlehem United Church of Christ
- City Council Tuesday, July 16, 2019 at 7:00 pm
- 2020 City of Maple Lake Budget Meeting July 23<sup>rd</sup> 7:00 pm

**Adjournment**

A motion was m/s/p, Logas/Kadlec, to adjourn at 7:46 p.m. All present voted in favor.

Attest,



City Administrator