

Minutes
Avon Economic Development Authority
and
Avon City Council
November 6, 2023

THE FOLLOWING MEMBERS WERE PRESENT

Jeff Manthe – Mayor, Aaron Goebel, Katie Reiling, Doug Schaefer, Mark Schulzetenberge - City Councilors
Jim Sand and Tim Burg - Avon EDA
Justin Kurtz – Water Wastewater Foreman, Chuck Pelkey – Public Works Foreman, Corey Nellis – Chief of Police
Jodi Austing-Traut, City Clerk-Administrator

The Pledge of Allegiance was recited and the meeting was opened at 6:30 pm.

ECONOMIC DEVELOPMENT AUTHORITY

Consider Commercial Redevelopment (CRD) Loan to Central MN Elite Wrestling – Samantha and Patrick Jonas presented their application and project summary. Mrs. Jonas stated that as they were beginning the project, the windows and front door broke and they were forced to replace them faster than intended in order to keep the building secured. The back door has not yet been replaced. Reiling questioned whether being a non-profit would exclude them from eligibility. Austing-Traut suggested that the CRD loan is more for aesthetic/site improvements and energy efficiency improvements with the goal of eliminating slum and blight. The CRD loans do not have any job creation/retention requirements. Jonas explained the specific elements and opportunities of the wrestling program and the facility itself. Tim Burg stated that he feels that this will support the community and dress the main street up as well. Jonas pointed out that over 90% of the work done on the building was done by local contractors in order to support local businesses.

*Motion Sand to approve the application for a \$10,000 CRD loan for Central MN Elite Wrestling
Second Reiling
Motion Passed Unanimously*

PUBLIC FORUM

Jared Johnson of Albanytel/Albany Fiber Communications was present to update the council on the fiber installation project that will be constructed in the City of Avon in spring. Mayor Manthe suggested that during construction, there be plenty of communication between the company and the property owners.

Donovan Notch of the Avon Boy Scouts was present to state that he is working on his Eagle Scout Project. Notch asked permission to construct a dugout at Stratford Park. Council consensus to allow the project. Notch will work with city staff to get through permitting process.

Mike Apel was present to report on the Avon Community Center project. Feasibility study will wrap up in a week or so. Over the Hills Club is working with a consultant to develop a website specifically for the community center. Apel requested permission to utilize the city's logo. Goebel stated that there would need to be a disclaimer that the website is not directly affiliated with the City of Avon and any opinions expressed thereon are not necessarily the opinion of the Avon City Council.

Beth Willenbring was present on behalf of the Albany/Avon Soccer Club. The program is vibrant and growing. Willenbring requested the City Council's consideration of developing soccer fields somewhere in the City. Mayor Manthe suggested that there is field space in Avon Estates that could be a potential. Goebel stated that there could be a youth field between the baseball fields in Stratford Park. Dan Zimmermann suggested that the soccer club bring a proposal to the parks board.

CONSENT AGENDA

1. Council Minutes of October 2, 2023
2. Receive Fire Department Minutes September 2023
3. Receive Planning Commission Minutes October 17, 2023
4. Paid Check Register, Manual Claims, Capital Expenditures, Payroll Deposits
5. Legal Fees, Engineering Fees, Auditor/Acct. Fees

6. Resolution 2023-42 Authorizing Signers for a Real Estate Transaction (sale of L4B1 Serenity/42.26494.7003)
7. Resolution 2023-43 Delegating Part of the Clerk/Administrator's Bookkeeping Duties to Melanie Ebnet
8. Resolution 2023-44 Delegating Authority to make EFT Transfers
9. Approve Commercial Redevelopment (CRD) Loan to Central MN Elite Wrestling
10. Resolution 2023-46 Approving Ordinance 236 Amendment to Comprehensive Plan Future Land Use Map
11. Resolution 2023-45 Approving Final Plat of Avon Estates Southern View Plat 3

Motion Goebel to approve consent agenda

Second Schaefer

Motion carried unanimously

COUNCIL BUSINESS

Angie Dalby – Request for Condemnation of Apartments at 107 Avon Ave North. Ms. Dalby provided an update. One resident that was living in the apartment has been evicted. There is now a new resident staying there. Chief Nellis stated that he accompanied a county inspector to the property. The county inspector stated that he did not see any specific issues with the building at this time. The inspector further stated that as long as the residents that are living there do not have safety concerns at the property, there is not an effective reason to pursue the issue further at this time.

Dan Zimmermann – Baseball Parking Lease Agreement and Cable Installation to Blattner Field

Zimmermann gave some history on the ballfield and St. Benedict's Church and verbal agreements that have been in place regarding the use of the properties. Zimmermann presented an updated draft lease agreement for the council's consideration. Goebel asked if there was some kind of expense that the church is trying to recoup that might be the motivation for them asking for \$1,000/year. Zimmermann explained that the church does pave their parking lot, which is not included in the lease, but at times, the public is parking in their lot for events at the ballfield. Zimmermann stated that the lease agreement also gives the city first right of refusal to purchase the property should the church want to sell within the next 20 years. Zimmermann further advised the council that the Lakers ball team would be able to come up with the \$20,000 for the 20-year lease payment. Goebel suggested the city participate in the cost as well since the pickleball club and others may also utilize the parking area.

Motion Schaefer to approve the lease agreement with the city contributing \$5,000 toward the lease payment and the Lakers contributing the remaining lease payment(s)

Second Manthe

Passed Unanimously

Jeremy Mathiasen, City Engineer gave project updates related to the 2023 CIP Street Project. The construction activities have been completed for the season and will pick up again in the spring. LRIP grant application will be submitted in the next few weeks. The deadline is December 8th.

Mathiasen presented an invoice to Braun Intertec for \$1723.50 for pavement testing.

Motion Schaefer to approve payment of \$1,723.50 to Braun Intertec

Second Schulzetenberge

Passed Unanimously

Mathiasen presented draft construction documents for Avon Estates Southern View Plat 3.

ISSUES BY STAFF

Administration

Administrative Assistant Hiring Update

Melanie Ebnet started on Monday October 23rd and has been a very good fit for the city. Melanie will work 72 – 80 hours per pay period through the end of the year and we will evaluate whether that can be cut down to a 64-hour work period going forward or if her hours will stay at 72 per pay period.

Consider Adjustment to Sewer Rate

In April of 2023, the sewer rate was raised \$1.00 to \$6.03/1,000 gallons with the intention that the council would invoke another incremental increase to \$7.32/1,000 gallons as suggested by the MN Rural Water rate study that was completed earlier this year. Austing-Traut will put notice of the increase in the next utility bill and newsletter to be effective beginning December 1st which will show up in the February billing.

Motion Reiling to raise the sewer rate from \$6.03/1,000 gallons to \$7.32/1,000 gallons effective December 1st to be billed out beginning on the February 2024 bill

Second Manthe

Passed Unanimously

Consider Developers Agreement for Avon Estates Southern View Plat 3

Austing-Traut advised council that the sale of the property went through and C&L is now requesting approval of the Developer Agreement in hopes that they can get sewer and possibly water installed this fall.

Motion Manthe to approve developer's agreement for Avon Estates Southern View Plat 3 contingent upon receipt and engineer's approval of the project manual, and receipt of Letter of Credit

Second Schulzetenberge

Passed Unanimously

Public Works

Pelkey presented his report and request for \$3623.98 to Ramler Trucking for DOT Snowplow and requested the council consider quote for asbestos testing at the fire hall prior to the expansion project commencing.

Motion Schaefer to authorize approval of \$3,623.98 to to Ramler Trucking for DOT work on the snowplow

Second Goebel

Motion Passed Unanimously

Motion Schaefer to authorize approval of \$1,092 +21/layer if needed to Resource Solutions for asbestos testing

Second Reiling

Motion Passed Unanimously

Police Department

Chief Nellis presented his report and stated that the speed signs are in. Poles on which to mount them are on order and will come with an additional expense. Chief gave an update on a number of trainings that the police department has taken part in. Chief Nellis recently received a notice from DHS that there is a possibility that the city's ballistic shields/panels being used by the Avon PD may not be up to the standard that was presented when they were purchased. Chief will look further into this matter and update council as needed.

Fire Department

Austing-Traut requested council consider an Agreement to Provide Rural Fire Protection for a portion of St. Wendel Township. The city has contracted with St. Wendel for the past several years. This is an extension of the same contract terms with updated pricing.

Motion Reiling to authorize approval an Agreement to Provide Rural Fire Protection for a portion of St. Wendel Township

Second Goebel

Motion Passed Unanimously

ISSUES BY COUNCIL

Adjourn

Adjourned at 9:10 pm.

Respectfully Submitted,
Jodi Austing-Traut

City Clerk/Administrator