

ARLINGTON CITY COUNCIL  
MEETING MINUTES  
JANUARY 17, 2007

The meeting was called to order at 6:30 p.m., Mayor Kreft presiding.

Members present: Borchert, Griep, Reetz, Vrklan

Members absent: Wills

Also Present: Administrator Krueger, City Attorney Arneson, P&Z Administrator Jenness, Byron Jost of Pettipiece & Associates

Motion by Griep, seconded by Vrklan, and passed by unanimous vote to approve the agenda with the following addition:

6. d2) Resolution No. 6-2007 - Cooperative Agreement.

Motion by Reetz, seconded by Griep, and passed by unanimous vote to approve the minutes from the January 2, 2007 meeting as presented.

Motion by Griep, seconded by Vrklan, and passed by unanimous vote to approve the bills as presented. The Statement of Funds for December was reviewed.

Mayor Kreft presented his goals for 2007 as follows:

**2007 Mayoral Goals**

**1. Improve our Police Department**

Together, the Mayor, City Council, Police Committee, Police Chief, Police Department, and City Administrator, must clarify our relationships, as defined by the City Charter, City Ordinances, and historical precedent. As a council, we must clearly assign expectations to each entity, and periodically review the execution of those expectations.

Immediately, we must restore a full-service department. With the public good and safety as our constant guide, we will also explore long-range options to improve our Police Department. Some options might include contracting a portion of city police service, and redefining the role(s) of each entity involved.

**2. Initiate a Comprehensive Plan for the City of Arlington**

A Comprehensive Plan includes long-range plans for land-use and zoning, utilities, parks and green space, economic development, housing, transportation. A Comprehensive Plan is a document, that also provides legal justification for land use decisions and ordinances, and helps ensure that growth will make Arlington, not only bigger, but better.

The comprehensive planning process will necessitate coordination and cooperation between the City Council, city committees, city staff, city departments, and citizens. We will be shaping the future of our city, and deciding what we want the City of Arlington to be in twenty years and beyond.

**3. Implement a schedule of reporting by city committees and others to the City Council**

Appearances by representatives of our committees, accompanied by associated city staff, can only serve to strengthen our relationships, improve our information sharing, and widen our lanes of communication. Below is a proposed rotating schedule of appearance for 2007:

Annual/Bi-Annual Schedule for Committees to Report to City Council (1<sup>st</sup> meeting of the month unless otherwise specified & by a minimum of 2 representatives):

February:	Cemetery, Hospital-1 <sup>st</sup> Meeting, Rail Authority-2 <sup>nd</sup> Meeting
March:	Library
April:	Fire Dept.-1 <sup>st</sup> Meeting, Planning & Zoning-2 <sup>nd</sup> Meeting
May:	EDA

June:	Ambulance-1 <sup>st</sup> Meeting, Parks/Trails-2 <sup>nd</sup> Meeting
July:	Cemetery
August:	Library-1 <sup>st</sup> Meeting, Historical Society-2 <sup>nd</sup> Meeting
September:	EDA
October:	Planning & Zoning
November:	Parks/Trails.

P&Z Administrator Jenness stated that a public hearing had been held regarding Steve Trocke's request for a variance to construct a well and holding tank on his property located on 6<sup>th</sup> Avenue SE. Jenness explained that Ordinance No. 133 requires any property within 500 feet of city sewer to hook up, which Trocke's property is 465 feet from the nearest access. He stated that Trocke would like to add a bathroom onto the building that he is currently using for his construction business. Trocke had obtained an estimate in the amount of \$20,000 for connecting to city services, but this would be a financial burden on him. Jenness added that there are currently no plans to extend city services to the area. The Planning & Zoning Board was recommending approval of the variance with the following conditions:

- 1) When city water and sewer service is extended to the property down 6<sup>th</sup> Avenue SE or through the Trocke Development, the property must connect to city water and sewer;
- 2) When the property is sold or transferred, the property must connect to city water and sewer;
- 3) Private well shall be tested bi-annually and results of test submitted to the city;
- 4) Sewage Holding Tank Pumping Agreement and pumping verification shall be submitted to the city.

Motion by Reetz, seconded by Borchert, and passed by unanimous vote to accept the Planning & Zoning Board's recommendation to approve the variance request from Steve Trocke to construct a well and holding tank on his property on 6<sup>th</sup> Avenue SE with the above conditions.

P&Z Administrator Jenness presented the 2006 Building Permit Report. He stated that a total of \$35,961.65 permit fees had been collected. He gave a brief comparison to the numbers from last year; there were fewer new constructions and permits in general, but the valuations were up. Jenness commented that the city is currently using the 1997 fee schedule and should consider adopting a newer schedule.

Mayor Kreft recessed the regular meeting to hold a public hearing.

At 7:00 p.m. Mayor Kreft called to order the public hearing regarding the City of Arlington's application for the Small Cities Development Grant program. Byron Jost of Pettipiece & Associates was present to answer questions and explained how the grant application process works. He stated that the City had submitted an application last year, which turned out to be unsuccessful. He added that the SCDG program had changed and explained what the changes were. Jost commented that due to the changes in the program, the cities of Arlington and Gaylord were submitting a joint application for the rehabilitation of commercial and residential areas within each city and had made it through the preliminary application process. He stated that the full application is due on February 1<sup>st</sup>. He explained that if the application is approved, over \$600,000 will be provided to rehabilitate 15 households, 6 rental properties and 15 commercial properties in the cities of Arlington and Gaylord (combined). He also explained the program design as follows:

Commercial: 40% Small Cities Grant (10-year deferred loan at 0% interest)  
20% Local (City, Arlington Industries)

40% Owner/Lender  
Housing: 70% Small Cities Grant  
15% Local (City, EDA)  
15% Owner/Lender

\*In reality, households with any affordability will be asked to pay for up to 30% of their project costs, and those with no additional affordability would be eligible for 100% SCDP grant.

Rental: Has not been determined yet, but will probably be 60% SCDP.

He stated that a Local Government Resolution and a Resolution Designating a Grant Applicant for the 2007 Sibley County SCDP Application and Approving a Cooperative Agreement Policy need to be approved to accompany the application itself. Both of these documents define what each city is responsible for and how the funds would be divided. Jost explained that the administrative costs will be absorbed by the grant. He explained how the program works once it's approved by the State.

Mayor Kreft adjourned the public hearing and reconvened the regular meeting.

Motion by Reetz, seconded by Borchert, and passed by unanimous vote to approve the administrative fee not exceed \$3,020 for Pettipiece & Associates to complete the full grant application process.

Motion by Vrklan, seconded by Reetz, and passed by unanimous vote to approve the City of Arlington's commitment of \$40,360 and the EDA's commitment of \$10,440 for a total commitment on behalf of the City Arlington of \$50,800.

Councilmember Griep introduced the following resolution and moved for its adoption:

**RESOLUTION NO. 5-2007**

**LOCAL GOVERNMENT RESOLUTION  
City of Arlington / Sibley County**

BE IT RESOLVED that the City of Arlington act as the legal sponsor for project(s) contained in the Business and Community Development Application to be submitted on January 31, 2007, and that the Mayor and City Administrator are hereby authorized to apply to the Department of Employment and Economic Development for funding of this project on behalf of the Cities of Arlington and Gaylord.

BE IT FURTHER RESOLVED that the City of Arlington has the legal authority to apply for financial assistance, and the institutional, managerial, and financial capability to ensure adequate construction, operation, maintenance and replacement of the proposed project for its design life.

BE IT FURTHER RESOLVED that the City of Arlington has not violated any Federal, State or local laws pertaining to fraud, bribery, graft, kickbacks, collusion, conflict of interest or other unlawful or corrupt practice.

BE IT FURTHER RESOLVED that upon approval of its application by the state, the City of Arlington may enter into an agreement with the State of Minnesota for the above referenced project, and that the City of Arlington certifies that it will comply with all applicable laws and regulation as stated in all contract agreements and described on the Compliances Section (FP-11) of the Business and Community Development Application.

NOW, THEREFORE BE IT RESOLVED that the Mayor and City Administrator, or their successors in office, are hereby authorized to execute such agreements, and amendments thereto, as are necessary to implement the project(s) on behalf of the applicant.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember Reetz and upon poll being taken thereon the following voted in favor thereof: Borchert, Griep, Reetz, Vrklan; and the following voted against the same: None; and the following abstained from voting: None; and the following were absent: Wills.

Adopted by the City Council of the City of Arlington this 17<sup>th</sup> day of January, 2007.

SIGNED:

WITNESSED:

/s/ James R. Kreft  
Mayor

/s/ David L. Krueger  
City Administrator

Whereupon said resolution was declared duly passed and adopted and was signed by the Mayor whose signature was attested by the City Administrator.

Councilmember Vrklan introduced the following resolution and moved for its adoption:

**RESOLUTION NO. 6-2007**

**DESIGNATING A GRANT APPLICANT FOR THE 2007  
SIBLEY COUNTY SCDP APPLICATION AND  
APPROVING A COOPERATIVE AGREEMENT POLICY**

WHEREAS: The Cities of Arlington and Gaylord have recognized a common problem in providing safe and sanitary housing, and providing for commercial building stabilization to the residents of their communities, and

WHEREAS: significant waiting lists for housing, rental and commercial rehabilitation have been developed, and these waiting lists are distributed among the cities as follows;

<u>City</u>	<u>Housing Rehab</u>	<u>Rental Rehab</u>	<u>Commercial Rehab</u>	
Arlington	35	4	17	
Gaylord	<u>30</u>	<u>5</u>	<u>10</u>	
Total:	65	9	27	and;

WHEREAS: private lenders have committed funds to assist in housing, rental and commercial rehabilitation, and the Cities of Arlington and Gaylord have also committed funds to assist with commercial rehabilitation activities; and

WHEREAS; The City of Arlington has been invited by the Department of Trade & Economic Development to submit a FULL APPLICATION on behalf of the Cities of Arlington and Gaylord to provide housing, rental and commercial rehabilitation as defined in the Small Cities Development Program Full Application, and such activities are to be completed within thirty (30) months of project award.

**NOW THEREFORE BE IT RESOLVED**, that each of the undersigned cities agree that the City of Arlington is hereby designated as the official applicant/recipient for the SIBLEY COUNTY 2007 SMALL CITIES DEVELOPEMNT PROGRAM to be submitted on or before February 1, 2007,

**BE IT FURTHER RESOLVED** that the undersigned cities recognize the need to deliver these funds on an equitable basis to the residents within the participating cities and also in a timely manner to comply with the grant delivery requirements. To assure availability to residents in each of the participating communities a preliminary unit goal has been developed and consists of the following goals by city:

<u>City</u>	<u>Housing Rehab</u>	<u>Rental Rehab</u>	<u>Commerc. Rehab</u>
Arlington	10	3	9
Gaylord	<u>10</u>	<u>3</u>	<u>6</u>
Total:	20	6	15

To achieve the Owner Occupied and Residential Rental Rehabilitation goals the Program's rehabilitation policies will provide that direct contact with all those on the submitted waiting list take place upon grant award and allow up to six (6) months for any owner or rental rehabilitation applications to be submitted from residents of each community. After this six (6) month period, the policies will allow applications for funds to be committed in either participating city. In all circumstances, the grant administration policies shall allow that individual applications shall be processed on a 'first-come-first-served' basis to assure that all grant funds are delivered within the approved grant period. The applicant will be "on the list" when they have determined to be income-eligible.

To achieve the Commercial Rehabilitation goals the Program's rehabilitation policies will provide that direct contact with all those on the submitted commercial waiting list take place upon grant award and allow up to twelve (12) months for any commercial rehabilitation applications to be submitted from properties in both cities. After this twelve (12) month period, the policies will allow applications for funds to be committed in either participating city willing to designate a 'commercial rehabilitation project area.' Under all circumstances, the grant administration policies shall allow that commercial rehabilitation applications shall be processed on a 'first-come-first-served' basis to assure that all grant funds are delivered within the approved grant period. The property owner will be "on the list" when they have proven ownership and of the property.

**BE IT FURTHER RESOLVED** that, if required by DEED, within two (2) months of grant award, the undersigned participating cities will agree to a COOPERATIVE AGREEMENT for the above outlined rehabilitation program. Any cities failing to agree to the COOPERATIVE AGREEMENT will become ineligible for participation under this rehabilitation program.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember Borchert and upon poll being taken thereon the following voted in favor thereof: Borchert, Griep, Reetz, Vrklan; and the following voted against the same: None; and the following abstained from voting: None; and the following were absent: Wills.

Adopted by the City Council's on the dates indicated below:

City of **Arlington** this 17th day of January, 2007

By: /s/ James R. Kreft  
Mayor, James R. Kreft

Attest: /s/ David L. Krueger  
City Administrator, David L. Krueger

City of **Gaylord** this \_\_\_\_\_ day of January, 2007

By: \_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_  
City Administrator

Administrator Krueger presented a revised Lot Acquisition Assistance Program Policy for the EDA. He highlighted the changes that had been made and approved by Attorney Arneson. It was the EDA's intention to have a better, more complete application process. Upon approval, Assistant Director Schultz will make sure all contractors are provided a new copy of the policy. Reetz questioned if some kind of report could be provided to the Council a few times a year that showed lot loan activity. Administrator Krueger stated that this is already being done and provided to the EDA at their regular meetings, which a copy could be made for the Council.

Motion by Reetz, seconded by Griep, and passed by unanimous vote to approve the revised Lot Acquisition Assistance Program Policy as follows:

**LOT ACQUISITION ASSISTANCE PROGRAM POLICY**

The Arlington Economic Development Authority hereby adopts the following policy:

## GOALS:

1. The City of Arlington desires to promote Arlington as a great place to live and a safe place to raise a family.
2. The City wishes to help stimulate new housing starts. Lot pricing must be based on the realistic value of the property and be competitive in the Arlington market.
3. The lot acquisition assistance program will be limited in scope. A limited number of lots will be assisted and the terms of assistance will require security and repayment provisions.

## RULES:

1. The City Council has authorized allocation of a maximum of \$120,000.00 to the EDA to fund the lot acquisition program. A maximum of \$30,000.00 shall be allocated to the purchase of any lot.
2. The EDA retains, in its sole discretion, the power to decide which lots, if any, shall benefit from this lot acquisition program. The EDA also absolutely retains the authority to change this policy from time to time, to best meet the needs of the City of Arlington. The EDA shall also change this policy from time to time in order to adjust to the directives and funding allocations of the City Council toward this project.
3. The goal of this program is to stimulate development of housing that might not otherwise be built. Therefore, no lot acquisition shall be funded from this program upon which a "made to order" house is being constructed for a designated advance purchaser. Lots will be acquired under this program only for the purpose of constructing affordable, entry level housing or "model" or "spec" (speculation) homes built to attract primarily first-time home purchasers and/or new residents to the community.
4. Lots will be acquired under this program only for the construction of residential structures intended for resale to owner-occupants. This program shall not fund any lot purchases intended for commercial use or residential rental units. In the discretion of the EDA, this program may be used to acquire lots for the construction of "twinhome" units, defined as two single family residences, sharing a common wall and built on one lot.
5. It is the intent of the EDA to stimulate construction of good quality homes that enhance the attractiveness of the community and promote the stability of property values. Therefore, lots shall be acquired under this program only for the construction of new dwelling units fully constructed on the site with new materials. No manufactured or mobile homes, trailer homes, basement homes or temporary structures of any kind shall be constructed on any lot acquired under this program. Modular homes, being defined as homes constructed at least partially with components put together off-site, may be allowed in the discretion of the EDA, if said homes in the reasonable opinion of the EDA will equal the quality of construction and appearance of homes built entirely on-site, and reasonably conform to the appearance of other homes in the same neighborhood.
6. It is the intent of this program to stimulate the immediate construction of new residences. It is not the intention of this program to stockpile lots for future development. Therefore, lots will be funded only with the commitment of the developer to complete construction of a residence on a lot as soon as weather permits after acquisition of the lot, but no later than 365 days after the developer has taken title to the lot, as further setout in paragraph 9 below.
7. The EDA shall not be directly involved in the negotiation of price or the purchase of any lot. However, the EDA reserves the right, in its own discretion, to provide or withhold funding for the purchase of any lot based on the EDA's determination of the needs of the city, the appropriateness of the planned construction both as to design and pricing, and the appropriateness of the price of the lot. The appropriateness of the price shall be determined by the EDA by review of the estimated market value of the lot as set by the County Assessor, the historic asking price of the lot owner, the presence and cost of street, curb and gutter, and utility improvements, and any other factors the EDA deem relevant. The EDA may fund part or all of the cost of acquisition of a lot, up to the \$30,000.00 maximum funding limit per lot. If the EDA approves the use of this program to acquire a lot for the construction of twinhomes, as defined in paragraph 4 above, the same maximum funding of \$30,000.00 for the lot shall apply.
1. Funding provided under this program shall be subject to full repayment upon the resale of the lot following completion of construction, or two years after the funds have been advanced, whichever happens first. **In the case of any twinhomes lot, full repayment of the loan must be made when the first of the two residential units on the lot is resold.** Repayment shall be secured by a properly recorded real estate mortgage. Said mortgage shall be secondary to any mortgage for construction financing obtained by the developer for the project. Unless subject to the terms of

paragraph 9 below, said loan shall not accrue interest if promptly paid under the term of this paragraph 8. If the borrower defaults under the repayment terms set out under this policy and/or the real estate mortgage and note securing the loan, interest shall accrue on the loan on and after the date of default at a rate established by the EDA and borrower in the loan note.

2. As an exception to the terms set out in paragraph 8 above, if the developer does not complete construction within 365 days after the lot is purchased, the EDA may, in its discretion, require that interest be paid on the lot purchase loan at a rate specified in the note, said interest to begin to accrue as of the date of the lot purchase. As an alternative, the EDA may, in its discretion, call the entire note due and payable, including accrued interest, at any time after the required construction completion date has passed, if construction has not been completed by said date. While the application of the interest charge or early payout option will be in the sole discretion of the EDA, it is contemplated that the EDA will take into consideration unavoidable construction delay factors such as severe weather, labor or material shortages, accident or illness, which may have contributed to the construction delay. The 365 day construction completion deadline set out in this paragraph shall be the 365<sup>th</sup> day after the developer's title deed to the lot has been recorded at the Sibley County Recorder's office.
3. This program may be used only for bare lots. Infrastructure, meaning street, curb and gutter and utility lines may be placed on a lot prior to application for a loan under this program. **However, any other improvement of the lot, including land clearing, earth-moving, excavation, or construction of any kind, shall make the lot ineligible for this program.**
4. Any developer who wishes to apply for funding under this program must submit a written request to the EDA with as much advance notice as possible, **but no less than a minimum of 30 days prior to acquisition of the lot.** Such requests shall include the following information:
  - a. The applicant's name, address, phone number, business description, tax ID number.
  - b. Disclosure if the builder/contractor owns any other lots in the City.
  - c. The current estimated market value of the lot as set by the County Assessor.
  - d. The sales price asked by the current lot owner and the amount of assistance being requested from the City.
  - e. The legal description of the lot and total area.
  - f. All current restrictive covenants against the lot.
  - g. A copy of the construction plans for the new dwelling. The dwelling style shall be consistent and in harmony with other dwellings in the neighborhood.
  - h. The projected resale price for the completed dwelling.
  - a. **The applicant's current balance sheet.**
  - b. **The applicant's profit and loss statement for the previous three fiscal years, or in the alternative, the applicant's income tax returns for the previous three tax years.**

This policy has been approved by the EDA at its regularly scheduled meeting on \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
President

\_\_\_\_\_  
Secretary-Assistant Treasurer

Mayor Kreft commented that he had been contacted by Bernet Pinske and Jerome (Bob) Gildea, both expressing an interest in filling the 2 open seats on the Cemetery Board.

Motion by Griep, seconded by Vrklan, to appoint Bernet Pinske and Jerome (Bob) Gildea to the Cemetery Board. Griep rescinded the motion because the application deadline was set for January 26<sup>th</sup>.

Motion by Griep, seconded by Vrklan, and passed by unanimous vote to table the Cemetery Board appointments until the next regular meeting.

It was the consensus of the Council to set Monday, January 29<sup>th</sup> at 6:30 pm for the Special Council/Police Committee Workshop to be held at the Community Center.

Motion by Griep, seconded by Reetz, and passed by unanimous vote to change the date of the second meeting in February to Tuesday, February 20<sup>th</sup> at 6:30 pm in lieu of the President's Day holiday on the 19<sup>th</sup>.

Vrklan gave an update on the first Police Committee meeting of the year. He felt it was a good meeting as everyone got involved in the discussion and the general thought was things need to be worked out for the betterment of the police department. Kreft commented that he came away from the meeting with the same feeling. Administrator Krueger commented that one thing that was addressed was the issue with strays. He stated that the pet ordinance will have to be revised to address stray animals and impoundment. The Arlington Animal Clinic has worked it out that strays can again be dropped off anytime and will not be released until a city pet tag is purchased.

Administrator Krueger gave an update on where the Joint Trail Committee was at. He stated that officers had been elected and the process for establishing a 501c3 non-profit group could now be started. The non-profit group will be in charge of the funding raising, marketing and setting the pace to keep the public informed about the trail plan. He commented that he has been hearing through the grapevine that some of the County Commissioners will not support the trail plan unless all cities in the county are included in it. The Committee agreed that invitations should be sent out to the other cities for the next meeting. Krueger explained that once all the cities are on board, a Joint Powers Agreement will be put together between the cities and the county. Some discussion was held on how the trail would be funded.

Administrator Krueger gave an update on the Park Board meeting. He explained that they could not find any documentation in the city's records related to the establishment of the Park Board or rules governing it. Attorney Arneson has since drafted an ordinance doing this, which was reviewed at the Park Board Meeting. They made some minor changes, which included intra-trails. They were informed that the bridge at the Sportsman's Park is no longer usable and will be taken out. They are checking with the DNR to see if there is any grant money available to get a new bridge put in.

Reetz stated that it looks like the Fire Department will be unable to utilize the generator that is on the back of the old ambulance, but it is still a viable piece of equipment that can be used for electrical needs if power goes out, such as to run a lift station. He stated that the Fire Department continues to express concern that their building should be put on the emergency backup generator. Krueger stated that the Fire/Ambulance Committee had also discussed increasing ambulance rates.

Reetz stated that Deputy Clerk Tesch had presented a new full-size billing format to the Utility Committee and asked for their approval to start using it. The reason they want to change from the postcards to full sheets is: it will be more legible, more information/notices can be put on it, the card stock almost gone and the main reason was privacy. The new bills will be sent out in envelopes. He stated that the Committee gave the go ahead and did not feel it was necessary to have full Council action on the change. Krueger added that the Committee had also discussed the need to incrementally increase the water and sewer rates over the next few years. He stated that they are in the process of making some changes to the electric portion of the utility bills so they are easier to understand.

Discussion was held on the number of city vehicles that are not being used: old (fire) tank truck, 2 water department trucks, etc. and what should be done with them. It was suggested to put an inventory list together that showed make/model, year and mileage, including the police squad cars.

Administrator Krueger commented that the EDA continues to receive inquiries from hotel chains about putting up a hotel in Arlington.

Reetz stated that at the Planning & Zoning meeting Mayor Kreft had informed the Board that the City will be putting a Comprehensive Plan together, which will require quite a bit of involvement from them at least for the

land use and transportation portion. Mayor Kreft was happy to hear that they are interested in having some training or review sessions at the monthly meetings if the agenda is light. Reetz stated that some concern had been expressed about correcting the problem at the intersection of Hwy 5, West Douglas Street, Chestnut Drive and 4<sup>th</sup> Avenue NW (where Hwy 5 curves and the amount of traffic from the Community Center west parking lot).

Mayor Kreft reminded the Council of the upcoming Hospital and Cemetery Board meetings. He stated that both he and Councilmember Vrklan would be attending the LMC Conference for elected (newly) officials in St. Louis Park.

Reetz commented that he had been contacted by the POLKA Festival Committee about having temporary plug-ins installed at the Community Center for campers. He explained to them that the lighting circuit is probably only designed to handle the building lights, but the idea could be looked into. He commented that if this would be approved, that the city should not be responsible for the cost of it and a fee should be charged to the campers per day. He felt this would get too cost prohibitive. Administrator Krueger commented that in the past campers have been encouraged to go to the fairgrounds as they already have the electrical hookups.

Reetz commented that it seems the first of each year questions arise about renting the Community Center and non-profit groups. He would like city staff to put an overview together that listed the non-profit groups and how they are charged, just so the Council would have a current copy on hand. Borchert commented that he was also confused on how the cleaning costs are handled. Administrator Krueger tried to clarify how the process all worked. The Public Buildings Committee will review the information.

Mayor Kreft commented that he would like the Council and EDA to consider the idea of a land swap with Jeff Hennen. Hennen currently owns the property in the southwest corner of town (comes off Polar Circle) and is proposing it for residential development, which this property is more, suited for commercial/light industrial development. The EDA has approximately 14 acres in the northwest corner that would be more suited for residential development. Krueger explained what would all have to take place with a transaction of this type. Reetz explained that Hennen had presented a Preliminary Plat for a residential development on his property at the last P&Z meeting. He stated that representatives from Seneca Foods expressed some concern about being an industry and surrounded on 3 sides by residential areas. Administrator Krueger commented that highway frontage is limited and really should be kept for commercial/light industry as much as possible, but without a Comprehensive (Land Use) Plan in place, it is hard to regulate development. He commented that having a housing development in this particular area does hinder the city's possibilities for light industry/commercial business development in the future (pushes it further away from the town). He stated that having the ability to control certain regions along the highway is very beneficial to our planning processes and ability of the city to take action of what we see as the future along the highway, rather than someone else. It is an issue of control, zoning and not land locking ourselves against business development. It was suggested to put this topic in the next EDA agenda for discussion.

Borchert questioned what Administrator Krueger found out about the catch basins on Frenzel Drive. Krueger stated that a fabric is put in around the catch basins during the construction process (required by State law) to keep dirt, silt, etc. out, but should allow water through.

Motion by Vrklan, seconded by Borchert, and passed by unanimous vote to adjourn the meeting at 8:44 p.m.

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Administrator David L. Krueger

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Mayor James R. Kreft