



## City Council News

Lola Anderson's position on the Planning Commission will expire on February 1, 1985 not 1986 as previously discussed by the council.

Keith Traxler requested a license to hold an auction May 5, 1984 in Carver.

The Carver By-Pass was the topic of conversation in the council chambers on several occasions. The proposed site for the By-Pass is behind the Lenzen School Bus Garage. It has been stated a number of times that County Road #147 would be turned over to the city after construction of a By-Pass. Tentative estimated cost is \$ 750,000. The City of Carver should not have any direct costs. A public hearing was scheduled by the County for April 17. The City of Carver held a public information meeting regarding the By-Pass on April 10 to solicit input. John Stewart, sewer engineer, informed the council that if the County upgraded County Road #40, the city would have to share cost, especially for storm sewer. The estimated total cost of this project could be \$ 300,000. The city's share would approximately be \$ 75-80,000.

If the By-Pass is not constructed at this time, it could be another 10-20 years before it's on the priority list again. There are three options to the city:

1. Since #40 is a major collection street, a wider driving surface (44 feet), curb and gutter and 9-ton design standard are under consideration. Costs would be shared with the County.
2. Construct the By-Pass and consider improvements to #40 relative to reduced traffic volume.
3. Perform repair and maintenance operations only on #40, such as an overlay and sealcoating. If this is done, the By-Pass would not be constructed and the funds allocated towards a By-Pass would

go to the Waconia By-Pass or other County road projects. The city would share in the repair costs.

If the city doesn't build gutter, it was said that the county would design storm sewer. With the overlay costs, the city is looking at paying 50% of the cost. The overlay with the By-Pass, the city is looking at costs of \$40-45,000. Mr Hanson did not feel that the By-Pass was an option at present by the audience attendance on April 10. A unanimous consensus was wanted regarding the By-Pass. It was Bob's contention that the By-Pass was the biggest advantage to the city. Bob seemed to feel that the long term benefit would be more money coming into the city, gravel truck rerouting and another corridor to the city. Three motions were made to construct the By-Pass and died without seconds. Mr Hanson felt that he could vote with the majority but did not feel he could motion or move on the issue. Mr Swanson felt either way the cost would be pretty much the same. Mr Lowe withdraw his motion to build the By-Pass. Mr Jordan vacated the chair to make the motion to accept the By-Pass road with the understanding that the commissioners will retain #40 as a county road. Mr Lowe seconded the motion. The motion passed with four ayes and one nay.

Mr Phil Chenoweth explained tax and financial increment areas to the council. The entire city could be made part of the district. Area needs to be big enough to contain projects. Certain parcels of land where development is expected to occur would be a finance district. Mr Chenoweth met with several Carver developers and felt they liked the concept. These parcels assessed values will become their valuation base which will not increase until either there is construction on the land or the time period of the increment area have expired, probably an eight years. Several different tax increment areas may be in effect at the same time, starting and ending in different years. The taxes

on the base valuation will be proportioned between the city, county and school district, but the taxes on the valuation exceeding the base is directed to the city to pay project costs and/or principal and interest on bonds sold to fund the project. Economic districts are limited to 10 years, redevelopment districts are limited to 25 years. Due to assessment routine there would be 2½ - 3 year lag before actual receiving of the money from newly constructed structures. Therefore bonds sold in '84, 2½-3 years of interest would have to be capitalized in the bond issue or approximately 17% of the bond issue would be used to pay interest until the increments are collected.

Question was raised regarding county and school district objections to money being set into a special fund for the city. They might object but in the long run, they, too, gain additional revenue. Mayor Jordan felt the Commissioners would not object a tax increment district in Carver. The county would still receive taxes on the base valuation and the schools would receive more state aid.

Department of Natural Resources forwarded a letter to the city council regarding Flood Plains insurance, an elevation certificate and basement construction in flood areas. City building inspector Tom Griep is to review and forward his recommendation regarding the matter.

City Administrator status was discussed. Mayor stated that it is very easy to qualify for MEAD assistance. There also seems to be some dispute whether or not the mayor stated a previous meeting that the topic was dead. The Mayor requested that he be quoted correctly if he's to be quoted. A statement was made that the subject of the city administrator applications was dead. In all fairness to everyone, I retain the statement but the person who made the statement remains a mystery and is not the issue. Mr Jordan also relayed to the council that one applicant had withdrawn his application. Mr Hanson inquired about the possibilities of forming a joint committee to work together with the City of Young America for the selection of a City Administrator. Mr Hanson will also pursue candidates through the Hubert Humphrey Institute. Inquiry was also

proposed of MEAD assistance in pursuing solicitation of a city administrator.

Theresa Erickson, MEAD coordinator for Carver County Community Services was at the April 10 meeting to explain the MEAD program, and a new JETOB program where 50% of the first six months wages were paid but involved stricter eligibility. She would help the city advertise for applicants statewide for the city administrator position.

The Lawcon/LCMR grant should be final in April. The city, it has been stated got in on the coattails of a good program with the opportunity of the summer and fall accessed and the possibility of tying into cross country ski trail. The city should be looking into applying for 1985 grants.

Interpretation of the city ordinances seems to be a problem for council. Mr Hanson asked that the Planning Commission go through and update the Code of Ordinances from '73. Mayor stated that our city attorney updated the City of Young America's ordinances about two years ago and should be good. Mayor asked for the council's opinions on reaching agreement or offering the city of Young America a sum of \$500, \$1,000, \$2,000 or nothing to adopt their ordinances for Carver's use. The mayor also felt that it would be appropriate to get a legal opinion if any major changes were to occur. It was generally felt that Carver's basic ordinances were good but that they require some word adjustments. The mayor does not feel that the subdivision ordinance is any good. The general consensus of the council was to review and update Carver's ordinances by the Planning Commission. There is no charge for a city to use another city's ordinances to codify their own.

The Dog Catcher topic was again discussed. Mayor Jordan informed the council that if Ed Reed was to be the City of Carver dog catcher, that Ed wanted \$150 per month, a one year contract and mileage. Dog kennels would have to be built or obtained. The licensing of a dog catcher was questioned, capture of an animal would not be necessary to ticket the dog but verification of the owner would be expected.

The council has concurred to refer to a dog catcher as an animal warden. An animal control organization is lobbying to get animal wardens licensed. City was cautioned to be sure to hire a person capable of handling animals. There is not a state law regarding procedures in hiring of an animal warden so it was felt that the city could appoint any person. There was a question as to whether the person hired would be a city employee or a contracted service. It would be an employee status with a once a year job review, the same situation as Ken and Pat who have a one year contract verbally, per Mr Jordan. On May 1st or 2nd, the city would spell out the expectation to the animal warden. A leash law was suggested but Mr Jordan stated that the council accepted the dog ordinance as is. Mr Hanson has spoken with Tri City regarding animal control. The council was interested in hearing more about their program. Mr Hanson is to follow up with the issue and set up a time for them to speak with the council.

Means of obtaining a grant to install water were discussed. The mayor told the council that the State Health Department would do water sample testing for us, free. He also reported that 50% of the water samples done by Carver County in 1980 were bad.

The mayor has spoken with Scott Knudson of the Carver County HRA regarding a grant for water. Mr Knudson will contact the Metropolitan Council to find out the number of people per household in Carver. The mayor said 85 random water samples were needed for the city for testing and felt that the fire department would collect these samples.

The City of Carver is in the Spring Creek watershed which can be incorporated into either Carver Creek watershed or the Chaska Creek watershed. Carver also belongs to the Lower Mn River watershed.

A watershed committee alternative was discussed. Mr Low said he was willing to remain as an alternative but could not guarantee always being available for

meetings due to his job. Mr Hanna did not wish to be an alternate representative for the city. Mayor Jordan told the council that the city could join anyone of the number of watersheds or be their own watershed and that he'd received a letter from Virginia Harris asking the council to decide as soon as possible which watershed they wished to join. The council agreed to bow out of the Chaska Creek organization and to research alternatives with Carver Creek and the Lower Mn River Watershed.

Mr Hanson spoke with Delton Giese regarding the checking of the well by the firm Mr Giese is employed by. The company wished to know what the city wanted checked. The council did not feel that the well should not be pulled but to check efficiency of the well pumping since it is the only well for the fire department to use.

The mayor urged the council to seriously consider computerization of the city, especially with the possibilities of sewer and/or water and the billing that will occur.

Dennis Naglus requested a building permit to construct an open deck attached to his home. Permit was granted.

Dick Lenzen requested a building permit to construct a new split level home with a 2 or 3 car garage. Permit was granted.

Al Reed requested a building permit to build a split entry, three car garage home. Permit was granted.

Dick Lenzen Park Dedication topic was discussed. General consensus was to allow him to wait for the 6% per addition dedication until sewer was developed to allow him to incorporate the park dedication.

Bill Hartley came before the council to discuss the erosion problem beside Spring Creek. And inquire when continuation of creek work would be pursued as his garage is in a precarious position. Explanation was given of original plans, work ceased due to discontent of some citizens and agreement could be reached to continue the project and then weather problems. Bill expressed concern for his immediate problem concerning rapid erosion. The mayor felt one option open to correct the problem was condemnation. Access was available from

5th Street and the alley. It was asked the status of the creek movement if the live box was to be removed. Permission to remove the live trap has been granted. A meeting with those people will be called. Mr Hanson suggested we let the people know the plans the intent of that creek. Mr Low would help by staking out that area.

Mark Chalupsky inquired to further development in regards to 5th street. The street had been vacated in 1894 but has been used and maintained. Council must decide if it should be considered vacated or not. The mayor felt that it was the will of the city. It was also stated that the court would decide legality of 1894 vacation. Engineering work regarding entrances and exists without that section of 5th Street had not been actively pursued. Mark expressed concern about the open catch basin on the corner of Lime and 5th and the lack of stopping at the stop sign with small children nearby. Mayor Jordan talked with the county but had not received an answer on the cost of a new exit in that area and would talk to the county again.

Stubby Holtz discussed proposed vacations of streets and alleys. Inquiry regarding requirements of procedures to plat out four lots was made. A prospective buyer accompanied Mr Holtz to familiarize themselves with procedures to procure a building permit as soon as possible. It was mentioned that Carver Street, adjacent to Wiesler's property may not be a street but an old cartway.

Don Wisniewski, the county engineer was at the council meeting to discuss the Carver By-Pass issue which has been included in the county's five year capitol improvement plan as a fundable project. The county wants the communities input as to whether or not the By-Pass should be constructed. Inquiry as to what happens to County Road #50, if the By-Pass is constructed, no definite decision has been made. Early speculations were that the county might want the city to take over #40 & 147. The county commissioner, Walley Ess stated that the county was in favor of keeping the center of Co. Rd #40 but the remainder would

be a city expense and property taxes would have to be used for its maintenance. The consensus was for the city to take on maintenance of #147 if the By-Pass was built. Question was asked regarding county roads under the number #100 receiving state aid, over 100 does not was fact or not. Mr Wiesniewski stated that only a set number of miles can be set as state aid roads and that if the By-Pass is designated as a state aid road, county road 40 can not be. Because of increased taxes (gas, etc.) the Carver By-Pass has become more possible. The mayor stated that the council wished to keep #40 as a county road and have the By-Pass constructed. The issue became an either/or situation in terms of state aid funds. Mr Wiesniewski stated that if the By-Pass is to be built, project planning should begin immediately as it takes a number of years to get through the process. County and 201 monies coordinate with resurfacing was questioned as to be feasible or not. Curb and gutter would be the city's responsibility financially. The county would plow #40 but removal of snow would be city's responsibility. County road #147 is 1.1 miles long. Maintenance of #147 was estimated to be \$3,000 per mile. If the By-Pass were built the city would take over maintenance of #147. Without the By-Pass the county will continue to maintain #147. Don stated to document the council's intentions. The county had not adopted the Capitol Improvement Plan yet. Mayor Jordan asked about the 201 project and was told that if the Carver By-Pass is not built, five blocks would be torn up and reconstructed with curb and gutter and storm drains. John Stewart, city engineer, stated that after sewer is installed, they will provide fun's to restore the road to the condition it was in before construction. John Stewart said the city should pass a resolution of intent to the county after the public meeting and state that the city would be desirous of having county road #40 turned into county road which would not be a state aid road.

Council discussed giving building permit authority over to Tom Griep, the building inspector versus the council handling every building permit and jeopardize contractors deadlines requirements. Mr Griep did not oppose responsibility especially in subdivision with larger lots. A permit that

was unusual would have to go through the planning commission and the council. No official action was taken.

A citizen inquired about having the temporary dike going down to the ballroom removed. The presence of the dike was decided to be a necessary measure. Ballroom road was discussed to great lengths due to the road being destroyed, no road improvements having been made and the back up water from the river having a strong tendency to cover the road each year. A recommendation from the audience was made to have the road built up, and dikes put on either side of the road as the water rose. In discussing the ballpark road, John Stewart was referred to as being the city engineer. A 3" increase in the road height would require development of the whole road. Mayor Jordan also stated that the dike would be removed as soon as possible.

Doug Kalkes was given approval to build a pole shed and home. His thoughts were to develop southside of his property first, when development of the five lots on the same lots is sold then he would remove the pole shed.

Phil Chenowith attended the meeting to answer any questions about the increment plan which has been presented at a previous meeting. A development district is to be set up, the taxes paid will go to a special fund for development and defined areas to be built. That money would cover costs where improvement will be. Mr Hanson asked about the property taxes paid and the money that goes into a special fund, if that money could only be used in that area the taxes came from. Mr Chenowith told him no. If construction stops, the city's general fund would be responsible for covering costs of the debt. The council was told that bonds will have to be purchased for construction of sewer because the Federal and State grants will not be received until after the debts are paid. It was advisable to set assessments before the project is completed. Assessments should be made next year and submitted to the county. Mr Lowe asked what the builder must do to get involved in a tax increment area. Mr Chenowith said the builder only cooperate, there is no cost

involved.

Mr Chenowith spoke about a downtown redevelopment area that could be set up for 25 years and could involve tearing down old buildings, constructing new ones and remodeling anything that increases the value. There would be an extra cost to Mr Chenowith's basic fee if setting up a tax increment district because of additional work which would probably be \$5-6,000. There would be no need for such a district if the council decided to sewer only the core city because the grant would cover most of the costs of the central city project.

John Stewart presented a resolution on the scope of the sewer project. Mr Stewart also stated that a 4/5ths vote was required. Comment was made regarding the recent survey done which impressed people desires to remain small and rural. One resolution made was to direct the sewer engineer, John Stewart to draw up specs and designs for core city alone, with 2 ayes and three nays. A second resolution to direct John Stewart to prepare designs for Proposition III, consisting of central city, Co Rd #40, Skyview addition Lenzen Addition and Lenzen 2 Addition and outlot A was made with two nays, and three ayes. Mr Chenowith reiterated 4/5 vote requirement. Mr Jordan stated that we were going back to the original resolution passed the eve of February 16 with the 4/5th requirement being met at that time.

A following motion was made to direct Ehlers and Associates to create a tax increment district with two nays and three ayes.

Bids for replacement of the Village Hall kitchen flooring were presented to the council. Motion to accept the bid from Schultz Carpet Service in the amount of \$781.51 was accepted. There was mention of the Lion's being interested in taking on cost of the project. Air conditioning of the village was discussed. Consensus was that other things such as insulation were more important.

Ken Frey requested consideration for pay raise reviewal was necessary. Mr Jordan read the job description for the city

maintenance employee. Mr Lowe felt snow-plowing had to be done better. Mr Jordan felt that Mr Frey needed to be more aggressive in snowplowing and to check the water well, which Mr Frey declared he was doing. Mr Jordan also pointed out that an ordinance regarding the snow on the sidewalks that the maintenance man will remove snow on sidewalks after certain time elapsed and the city will bill the owner. Mr Lowe also stated that he's received complaints of the city employee spending too much time on the parks. Mr Lowe felt that there must be a better way to pinpoint time spent on various projects. Mr Frey is to receive a increase in salary of 5% budgeted amount, retroactive of January 1, 1984.

There was a discussion regarding the ball-room lease and the owner. Mr Fahey sent a standard letter regarding default of the lease on the direction of the mayor. Opposition was voiced by three councilmembers regarding the mayor giving direction without authority from the full council nor communication with the council. Mr Fahey felt defensive claiming that's what he does in other cities, if that was not the feeling of this council then he would contract with the City of Carver for \$1,200 per year and attend meetings to advise the council. Bob felt that he'd remembered being given that direction to pursue the issue. Mr Fahey will draw up a new lease agreement for the council's reviewal. There was much discussion of the council's need for guidance and a motion to retain the legal services of Nicklaus, Monroe and Fahey for a flat fee for a year to advise the council was made and passed.

There was discussion of the city having an Earth Day on May 5. Letters will be sent to citizens to have yards cleaned up. It was considered to serve hot chocolate in the village hall.

Policing services were discussed. Mr Jordan inquired about thoughts of hiring Mid West for certain time allotments. Council wanted to know the cost, the coverage and what they will do.

April 30 there will be a public hearing by the planning commission to discuss the conditional home use permit for George Piper who is considering renting versus running a business without residency.

## Meetings

Planning Commission public hearing	April 30 7:30pm
Clean-up Day	May 5
City Council	May 7 6:30pm
City Council	May 10
Heritage Commission	May 29 1:30pm
Planning Commission	May 30 7:30pm

## Sponsors

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## Staff

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