

**FREE!
PLEASE TAKE ONE**

City Council News:

Discussion of the sewer use ordinance was discussed. The change proposed with this ordinance was regarding gaining access to private property. This would be accomplished with individual permits versus individual easements. The reason for this process was to simplify the process and not put a permanent cloud on the homeowner's property title. The ordinance now reads, a homeowner is to hook up within ninety (90) days to city sewer. To sign these permits would authorize the city to construct the system on the homeowners property up to the tank. In researching this matter after meetings, it has been explained that it is not necessary for a homeowner to have the old tank system filled in. By signing the permit a homeowner would allow construction on properties. The homeowner would be notified to hook up to the system from the house structure to the new tank system. If the permit is not signed the contractor would construct the main up to the property line and the homeowner would thereafter pay to construct the remainder of the system to the tank and the house.

Inquiry was made as to how access would be achieved without the signed permits. It was said that condemnation through eminent domain might be required in certain cases where the main line or multiple services crossed private property. Mike Fahey mentioned that an added incentive to sign the permits was the fact that once the city sewer were operable, private septic tanks would be in violation of the ordinance and to retain the old systems would be a misdemeanor, and the owner could be fined. Councilman Swanson inquired about the sewer main across the vacant lots. John suggested construction of the lines by the lots and then setting of policy of initial assessments and hook-up charges at such time as construction takes place.

John Stewart also discussed scheduling of a water project and a Comprehensive Block Grant applications. Drawings of the water plans and specifications as an attachment to the system as an alternative if the city were to be funded for water. The feeling now is that the city has a pretty good chance of receiving funding for a water project. John asked if the council requested the addition of a water schedule to the final specs and plans scheduled to be submitted to the Minnesota Pollution Control Association. Adding this to the final specs would permit water construction at the

same time as sewer construction, if the city were to be funded. Motion was made to add water plans as an alternative and carried with four ayes and one nay. One councilmember inquired about the cost of the engineers if the water were not granted with government funding. John responded that just a paragraph would be added to the specs at this time. The cost at this time would be minimal but designs would still be required to be completed for water.

The mayor inquired about adding curb and gutter on Fourth Street and Lime Street. It was decided that if Fourth Street were to be brought down to the residents property and the city wished to put in curb and gutter, then more engineering would be required and added to the specs. One councilmember inquired if the engineers were only going to Jorgenson Street on Fourth Street with sewer construction. The answer was that there wouldn't be any construction between Jorgenson and Broadway Streets. It would be the city's cost of curb and gutter on Fourth and Lime Streets. Curb is present on Fourth from Broadway to Ash Streets and needs to be on Lime Street from county road #40 to Skyview Lane. John inquired if the council wanted a projected per square foot cost, and if the cost for curb and gutter should be assessed over the whole city. He also questioned sidewalk replacement on Fourth Street. John would submit a proposal with the two costs, one including the cost of widening the street. Motion was made to approve, accept and direct the engineer to submit the final specs and plans to MPCA with four ayes and one nay.

The council interviewed Richard Sykes for the position of city administrator. Mr Sykes was told that the position included working for the Cities of Young America and Carver. Mr Sykes is temporarily employed but will be available soon. He will also have to be interviewed by the City of Young America. June or July was the goal set for filling the position. Mr Sykes' expected pay scale was the upper teens - lower twenties.

Caroline Drude of Ehlers & Associates reviewed the tax increment program. Caroline stated that a development district was a planning tool. The advantage to having the district would be increased values. And the additional values would go into a city fund. It would be necessary to hold a public hearing after the plans were made in order to identify and to capture interest. If no construction took place in a development district then she didn't suggest a tax increment program. She also told the council that they could set the sale of bonds for the July 16, meeting. If the council didn't like the

bids received they could be rejected and rebid. Ehler's would work to invest the money for the city to get the best possible rate. Ehlers requested authorization to make plans. The mayor stated that the city could set up these districts without the developer(s).

The council was asked their opinion regarding district boundaries. One councilmember saw no problem with setting boundaries for the development district but wanted more input from the developers before setting up a financial district. A tax development must be set up within ninety days of issuance of a building permit. Boundaries of the development district were contemplated since an increment district had already been established. The mayor wished to have the entire city within an increment district. If one area were more important than another, the city could put an amendment in at a later time. There was at that time conflicts about the the developer's feelings towards an increment district. A motion made to establish increment district in the corporate city limits passed with four ayes and one nay. Increment taxes collected could be designated to pay off bonds or other uses set by the council. Councilman Hanson asked for clarification that no matter how the city planned to pay the bonds they still had to have the sale of bonds bid. He was told yes.

Caroline told the council that investment rates were up for bond money to be invested into until that money was needed. She felt that the city could sell bonds for under 8% at this time. Motion was made and carried to call for the sale of bonds to be opened July 16th, 1984 at 6:30 PM. with four ayes and one nay.

John Stewart submitted a claim to be paid for his services. Suggestion from Ehler's was made to the council that the bill could be paid from the general funds now. When the bonds were sold, the monies could be replaced in the general fund with interest at the current amount. The council was also told that administrative expenses could also be reimbursed. John's bill was briefly discussed at a later meeting. The council would like to see an itemized breakdown of the total amount billed, as well as a typed report from him and an explanation. Motion was made and carried to hold off on any payment, until the city received aforementioned materials and when funds were available.

The art of thinking creates ideas with humility knowing that behind the idea that he calls his own are the thoughts and efforts of many men.

The city clerk's salary was discussed. The overall feelings were that the present clerk has done a superb job and certainly deserved an increase in pay. One councilmember expressed concern about giving such a large raise this time that there may be a problem next year. The mayor stated that the raise would just bring the clerk's wages concurrent with past clerk's salaries and in the future, a percentage raise would be set. Motion passed with five ayes to increase the clerk's salary.

Inquiry was received whether or not the road in Block 75 is a driveway or a city street. The clerk and the mayor were to look into the matter further. It has been determined that the road is an alley, not a street. The city would maintain it as an alley as they would any other alley in the city.

New Ballfields?

There was a discussion whether the city should purchase 15 acres and possibly using some of the land for ballfields since the present fields are so susceptible to flooding. The mayor offered to pursue the matter if the council was in favor. It was not felt to be wise nor cost effective to continue putting more money into the old ballfields. Councilman Low commented that the teams would like lights so tournaments could be held also, a baseball field and maybe two or three softball fields. Councilman Swanson felt Lawcon grants could be used to build ballfields. Recommendation was made to get more input. The mayor didn't feel that it would be objectionable for the city to purchase more property. Councilman Hanson was not convinced that purchasing 15 acres was a good idea.

The Fire department requested a change be made to their budget. They wish to use officer's salaries for mileage. The council accepted their request.



The animal warden's contracted amount was discussed. One councilmember expressed dissatisfaction with Mr Reed's availability, due to his unlisted phone number. It was commented that Mr Reed has been doing well for the services he was hired to do, and that the dog situation had improved since Mr Reed's acceptance of the responsibility of the animal warden. Motion made and carried to pay the contracted amount with the understanding that Mr Reed have his phone number listed and available to the public. Mr Reed has given his permission to publish his number in the Gazette which is as follows: 448-5589.

Another tree cutting event took place, Saturday, June 23rd. It had been suggested that the Lutz Tree Service be contracted to top some trees that the volunteers felt that could possibly endanger property. It was expressed that a crew should be obtained before calling a firm to contract work since the mayor was unsure of any firm commitments from his contacts. The mayor also stated that someone should go into some of the affected senior citizens' yards to mark dead or diseased elm trees. Also that the program was on a donation basis. Citizens have questioned the set amount of donation if this program is on a volunteer/donation basis.

Ken Frey discussed the cleaning of the culvert at Ash and Main Streets. Some of the council felt that the work could be done when the other creek work was done. Ken requested permission to purchase an air balloon to shut off culverts when flooding began. The Corps of Engineers had given Ken suggestions on rerouting the water so that a smaller pump could be used. He had the corps of engineers put in a gauge by the river so he could take his own reading, as well. He asked the opinion of the council about putting a culvert along the ballpark road in attempts to prevent damage when the river rises. Also id there shouldn't be a culvert put under the tressle. There is already a culvert but the road had been built up over it. Councilman Low suggested that if fell were to be hauled for the ballpark road, a load should be hauled onto Skyview Lane and Fourth St. as well. The mayor stated that permission should be obtained from homeowners to dig a ditch to aid drainage.

The council discussed soliciting bids to have the Village Hall painted and sealed. The clerk was directed to send a letter to Paul Kerber to attend the next meeting and give advice so the job could be put out on bids.

The Fourth Street bridge was discussed. The mayor contacted Fab-Con about sidewalk replacement with span-crete. Rich Olson had told the mayor that he would haul the span-crete. Dwight Schultz had informed the mayor that he could use Mueller's crane at \$75. per hour to put the span-crete in place. The mayor felt that the job should be big out for the same work since the city was notorious for not having work bid out the same way. It was decided to get bids, do as much work as permissible and contract the remainder of the work out.

Jim Maise, city auditor reviewed the 1983 audit with the council. It was Jim's opinion that the city's finances had greatly improved over the last few years. Mr Maiser was asked for advice on how to keep the city finances in the black without increasing taxes. Jim recommended through interest, good accounting, budget controls and prioritizing. Where projects were involved, to assess the homeowner for benefit. The grading of alleys, sidewalk repairs, dike improvements, road improvements are all fund replaceable and a legitimate cost per project.

The council accepted Holtz's minor subdivision preliminary plot plans. A favorable comment made regarding the development was that the property is already between two developments, not farmable, assessed as residential and the lots are large enough to have several homes placed far enough away from one another. Holtz would not be required to go through the Planning Commission with the final plot plans.

Dave Niesche came before the council to request placement of a mobile home on his property on Mt Hope Road. The Planning Commission did not have any objections. The mayor stated that the Comprehensive Plan stated that a mobile home park was needed to place a mobile home in Carver. Councilman Hanson referred to a recent state law regarding a person(s) could not be prohibited from placing a mobile home on a lot. The city attorney was not familiar with the law on this matter. The council was to check into the matter further and act on it at the July 2nd meeting.

Karen Brinkhaus presented drawings for their home to be built in Holtz's minor subdivision. She requested permission to start procedures to obtain a building permit. The Planning Commission accepted their plans. Motion made and carried to approve the building permit pending final plat approval of Holtz's subdivision.

There was discussion of having Tom Griep, building inspector, approving building permits. Councilman Hanson is not certain nor comfortable with verbage and feels there will be misun'erst'anding. Motion was made and carried to allow Tom as the approving source for building permits in approved subdivisions.

Ideas for Improvements

The architectural students' plans were discussed. The mayor emphasized that if the city were to apply for a water grant that the city would have a better chance to receive funding with a comprehensive overview plan. Councilman Swanson felt the city was not in a position to spend any more money at this time. The mayor said that the money need not be spent at this time but the plans should be approved so when the funds are available, the city can act on some of the plans.

It was also felt that the Old Presbyterian Church was not being maintained. It is owned by "Carver-On-The-Minnesota." The mayor feels a bit gunshy where historical property is concerned since he has had less then satisfactory results in saving historical sites. Councilman Hanson felt there might be some historical funds available for upkeep on the church if the city could acquire the building. He felt the church was deteriorating and needs to be kept up. Councilman Swanson felt it would take a lot of money to bring the church up to useable standards. The mayor also stated that there was willingness to donate the church to the city if the city could bring forth monies to insulate it and maintain it.

The mayor requested a motion be made to accept and authorize signature of the permit for the proposed boat launch in the ballpark area. One councilmember was under the impression that someone at the Corps of Engineers opposed the boat launching proposal. It was also felt that the city attorney should go over the permit since his signature was also required.

pairs would coincide with the city's plans. One councilmember stated that they'd like to have adjoining homeowner's cooperation with the city rather than their opposition. Councilman Hanson inquired if the city needed drawings which the council was told were too expensive. Or if sketches or the staking on the creek would be enough. The mayor had been speaking with two contractors and one suggested jamming the live box up into hill to catch overflow above it. To take out some of the island using that ground for fill. Some washing on the dike is also taking place. There should be some riprapping, about 600 ton dumped to stop the problem before it gets too bad. The creek, it was said would not be dug deeper. The creek would be made straighter than it is presently. Inquiry was made about damage to alleys being repaired if large equipment were to be taken down into the creek. The response given was damage within reason would be repaired.

Sponsors:

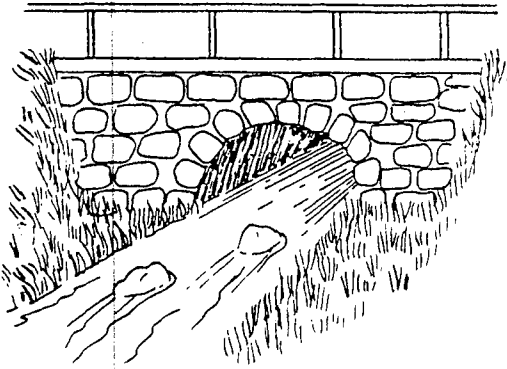
Carver Cafe
 Mark's Sanitation
 MN Valley Oil Co., Inc

Meetings:

July 2	Council Meeting	6:30 PM
July 16	Council Meeting	6:30 PM
July 25	Planning Commission	7:30 PM

Staff:

Ricki Y Schultz
 Suzanne Thiesfeld
 Lucie Hartley
 Monica Giesie



Spring Creek improvements were briefly discussed. Councilman Low was planning on staking and stringing the site with Rich Olson on Saturday, June 9th. Bill Hartley wrote a letter to the council regarding the status of the creek improvements and the continueing washing away of his lot, drainfield, trees and the danger his garage is in with the erosion. There is a steep bank about 10' high which washes away from below. Inquiry was made regarding his repairing the situation himself. Bill had thought of doing such, but wondered if his re-

The mayor inquired about improvements to the memorial outside the Village Mall. His suggestion was a retaining wall or more black dirt. To move the memorial and the flagpole back, as well as fixing the chains. The cost of such a project was not known. It would have to go out on bids. Grassy slope versus a retaining wall was suggested but it was not felt that a grassy slope would hold. One councilmember inquired about one of the local civic organizations taking on the project.

Discussion regarding the water tower was brought up. The Lion's considered repairing the water tower and putting their insomnia on the tower, with the city donating \$ 3,000 towards the project.

"In The Garden Of Tomorrow"

"In the Garden of Tomorrow,
 We'll see what we plant today;
 We'll see there in sweet profusion
 what we've sown along the way -
 If we've sown the seeds of kindness,
 We'll see kindness blooming there,
 And if we've sown love and friendship,
 These will blossom everywhere!
 So let's take more care in planting,
 Take more care in what we sow,
 "As the Gardien - is the Gardener,"
 Someone told us long ago,
 And our Gardends of Tomorrow
 Can be brighter every way,
 Every blossom can be sweeter
 By the seeds we plant today!"

