

**FREE
PLEASE TAKE ONE!**

Volume III January 1985 Number # 16

CARVER

GAZETTE

City Council News:

At the January meeting for the City of Carver, the first official order of business was the oaths of office. Mayor Robert Jordan was sworn in first, followed by newest initiated members, Douglas Meyers and Randall Wendland.

Mike Mornson, consultant explained tentative work plan for the relocation and real estate property acquisition of four homeowners located in the flood plain adjacent to the river bank. Procedures to be followed if the grant were received was explained. Councilman Wendland inquired whether or not \$ 15,000 was in addition to the amount paid for homes. Mornson responded that if homeowners purchased a comparable house which cost more, the homeowner could receive up to \$ 15,000 for the purchase of new house. However, if a home were purchased for less than \$15,000 amount, they would not receive that maximum amount, but there is a moving expense that would be paid. Question was raised about construction of a new home. Citizen was told that this idea was feasible and details would have to be worked out. Point was made that this process would not be pursued if the grant were not received. Appraisals of the property would include both, the building and land. Photos of the homes while flooded were requested, in order to submit and help document the need to relocate these families. One citizen inquired about repercussion of such move, thus putting them into a financial bind. No response was documented as being given in answer. Question was raised regarding two owners wishing to retain and two not opposing such a notion. Response was given that willing parties would proceed and opposing would have to settle in court. However, if the majority entertained the notion, follow up would be processed, whereas if the majority opposed, the issue would be forfeited. Mornson, at one point recommended the matter be dropped.

Topic was also discussed briefly at the public hearing. Question was raised at the public hearing regarding moving of homes. Mornson did not think this could be done. Question regarding retaining land was asked. Response was that it was possible to keep land or buy it back from the city. However, it would be up to the council since they may wish to use this property for public use.

One homeowner wanted a estimated figure of value and appraisal made before commitment was made to sell. Market values were available and could be used as a general idea for value but those values are usually 10% lower.

Majority of agreement would dictate whether or not the council pursued. Question was raised if condemnation would happen if decision not to sell was made. Answer given was no.

Alternates were dike which was not workable and cost of dredging the river to make it deeper was costly according to the mayor. Statement was again made that if two or more homeowners opposed, the topic would be dropped.

Another change was voiced at a later date. Latest count was three in favor of selling and only one opposed.

Mornson warned that the city could lose money, if any one of the homeowners decided to go to court. Councilmen Meyers and Wendland felt that the project would benefit homeowners, not the City of Carver. Councilman Lowe preferred that portion be forfeited, if there were any opposition by any homeowner. Mayor Jordan and Councilman Swanson were reluctant. The mayor felt that this project should be dropped and other areas of the grant be increased in requested funds.

Scott Knudson, HRA Executive Director, explained events to follow regarding economic revitalization of the business district. If the council wished to make changes, it should be done at present.

Regarding the Housing and Rehabilitation portion of the grant, policy will follow the county wide program providing the city council accepted those terms. Knudson asked the council whether they wished to choose payback by citizens or a deferred payment plan which would mean the loan would not require payment when homeowners reside in the residence for set amount of years. Council chose preference to the deferred payment plan.

Knudson also informed the council that the sewer and water assessment abatement was a straight forward process. There was also a brief discussion regarding the contract between the HRA and the City of Carver. Signature of the contract would be required by February 1st, 1985.

Mayor Jordan had many questions concerning the contract and wished to discuss it further at their next meeting.

A resolution for determination of Slum and Slight conditions in Carver was passed out to the council for the councils reviewal. Motion was made and carried making determination of Slum and Slight conditions.

Ferry Lauer, Maier Stewart and Associates presented letter with the results of the water testing that had been done in the core city of approximately seventy-six units. Tests had indicated that contaminated groundwater is being used by approximately thirty percent of the homes in the core city.

Lauer also presented a letter from Caroline Brude, Ehlers and Associates regarding the water project. Approximately \$ 300,000 could be saved with the construction of water and sewer systems at the same time. She had included, as well options for financing water project.

Councilman Wendland inquired about original water study and contaminated wells. Depths and locations of testing were not revealed, Lauer commented that the wells were wide spread and a health hazard. It was stated that a sewer system was not the solution to contaminated wells. Lauer stated that in the future, wells could be contaminated from sewage already in the ground. Councilman Meyers inquired how the city well would be protected from contamination. Lauer responded that routine tests would be done, would be on the hill and deep enough. Councilman Meyers requested more information on the contaminated wells. The mayor suggested reviewal of the 1979 survey. Citizen inquired if the water project would be pursued if grant monies were denied. They were told no. Another citizen inquired proposal for construction of water in Lenzen and Skyview additions. Response was that these subdivisions were not included.

Ken Frey, Maintenance, requested permission to sell the city pick up as it was in bad condition and had been offered a price for the vehicle. Council agreed to accept the offer.

Frey also requested that a fee be set for services of shoveling snow other than city properties.

Bill was submitted by a property owner adjacent to Spring Creek for work completed on his property to correct an erosion problem. Councilman Swanson felt that if the city agreed to pay the claim, that the city would thereby be responsible, as well for others. Councilman Meyers stated that he wanted the matter tabled until spring, as he was not totally familiar with the situation. Motion was made and carried to table the topic until the February 4th meeting. However, at the January 21st meeting the bill was resubmitted for discussion. Councilman Meyers felt that payment of this claim would set a bad precedent. Councilman Wendland thought that since the creek was non-navigable that it therefore was

property owners responsibility to pay for any repairs undertaken. The mayor suggested that the council review the creek area. Latter is to be discussed further at the February meeting.

Ms. Lola Anderson inquired about children recreations in the Village Hall. Councilman Swanson commented that similar plans had not worked in the past. Although, boys had been allowed to play basketball upstairs. Ms. Anderson offered her time to supervise elementary children one evening a week. Council would announce intentions for anyone interested. Recreation would be set up for a couple of hours on Tuesday evenings.

Mayor Jordan explained that the public hearing was being held for a grant application being prepared for the City of Carver.

Mornson explained the downtown revitalization portion of the grant application, who would qualify for funds and the guidelines to be followed if the grant were received.

Knudson explained Housing Rehabilitation process for assistance, the deferred payment loan and felt that twenty to thirty houses could be done. Sixty-five to seventy-five households were eligible for low and moderate income families. One citizen did not feel that many eligible households would apply for monies.

Core city was targeted area for determination in low/moderate incomes.

Terry Mauer, Maier Stewart and Associates explained the water storage and source construction portion of the grant. It was felt that thirty percent of the seventy-six wells tested, contamination was contributed by both, failing sewer systems and farming activities. Skyview and Lenzen Additions were not included in the proposed water system. Total construction costs proposed were said to be \$ 1,004,425 or \$ 5,430 per user. Mauer further stated that water storage and source construction part of the grant application was requesting \$ 294,060 bringing the total cost down to \$ 710,365 or \$ 3,840 per user.

Statement was made that sewer and water construction would be very difficult and asked if that was figured into the cost estimates, as well as what would happen if bids came in over estimates. Mauer agreed that construction would be difficult and that factor had in fact been included in estimates. If bids came in over estimates, the council has choice of rebidding or scrapping project. Several citizen were concerned that even if the bids came in at estimated levels, that there would be hidden and/or additional costs passed onto them. Response was given that contractors probably would be responsible and they will be insured. Clarification was made that the city has not said that water will be going in, only that looking at the possible uses for grant funds being applied for.

Caroline Drude, Ehlers and Associates, commented that one aspect not mentioned was the \$ 300,000 savings on the water construction if done at the same time as sewer construction because there would not be duplication of work.

Drude discussed financing of water project and available alternates. An assessment abatement would not only pay assessments, but since these are paid up front, it helps lower construction costs. Lower mill rate was another alternative. Grant amounts requested are \$ 294,000 for construction; \$ 195,000 for water assessment abatements; and \$ 196,174 for sewer assessment abatements for a total of \$ 685,234.

In the core city, it would be mandatory to hook up to the water system. Use of their own wells could still be done for such things as, watering lawns, washing of cars, etc. but would be required to hook up to city water. One citizen felt that water tests taken were from shallow wells or wells with bad casings. That sewer should be kept in the core city only and both, sewer and water would not be affordable for Carver residences. That many individuals present were in opposition to a water system and felt that many eligible individuals would not utilize housing rehabilitation. Mayor Jordan stated that according to surveys taken, people wanted both, sewer and water.

Petitions were presented to the city council opposing sewer in both, Lenzen Addition and Skyview Addition.

Administration portion of grant application was explained by Knudson. The contract between the HRA and the City of Carver were discussed. Areas of the contract with the HRA were questioned and not found satisfactory. Knudson would attempt rewriting for the meeting with the council on January 21st so that the contract could be amended.

Councilman Meyers inquired whether or not voting for the grant would commit the council to installing water, as he is not certain that water is required by the city. He questioned if water should be on the grant application, or if the grant should be applied for at all. He believed sewer should be constructed in the core city but both projects would be too much of a burden on citizens and he is not convinced of the need for water. He also felt that assessments rebates were not equitable for individuals just above low/moderate income levels. Knudson inquired whether Meyers would vote against the grant application that contained water. Councilman Meyers responded, yes, if it locked the city into water. Knudson stated that it meant returning amount of dollars if grant is funded. Councilman Meyers would like to see more data obtained on wells. He would like to see wells retested and results compared with well depths.

Property owner inquired about sewer being part of farm. He was told that he was included unless there would be a 4/5ths vote to change resolution passed at an earlier council meeting or if construction bids came in fifteen percent above estimates in Lenzen and Skyview Additions. Citizen felt that sewer was being forced on outlying areas.

Clarification requires to be made regarding this 4/5ths vote for what is now being deemed as a resolution for the scope of the project. On February 16th, 1984 there was a resolution passed by

former administration for feasibility study to be conducted. However, at a later meeting, April 2nd, 1984, to be exact, another resolution was brought before that administration for the ordering of the scope of the project that did not receive the required 4/5th vote. That vote was three ayes and two nays. Thereupon, Mr. Jordan stated that this motion of April 2nd carried, even without the 4/5ths requirement since he was returning to the unanimous motion carried for the resolution made on February 16th. However, during public informational meetings held in October of 1984 for various affected areas, Mr. Jordan then told residents that the council was not locked into absolutes of areas to be sewer, as well as other meetings this statement was repeated regularly to citizens. Now the statement is being made by Mr. Jordan that outlying areas will be sewer unless another 4/5ths vote is made and carried to change this 2/16 resolution which was a feasibility study not an order of the scope of project. Also, after easement permits were received by citizens, they also were told that the definite areas to have construction done was not determined by the city council.

It is thoroughly understood, as well as realized that there is a total and complete difference of interpretation by many regarding this issue, as well as many contradictory documented statements.

Knudson and Mornson presented alternate grant proposals for the councils consideration. The two have also discovered that there are additional property owners in the flood plain area, although there is more concern regarding homeowners. Mornson presented a proposed resolution regarding declaration of four homes to be in slum and blight conditions. The mayor asked for a motion whether or not to declare slum and blight conditions. Councilman Meyers asked for affected individuals input first.

One homeowner inquired about moving the home instead of demolition. Mornson it was said felt the homes would be burned by the Fire Department. Citizen inquired about salvaging some material before demolition. Owners present were not in opposition with the proposed project.

Council questioned the slum and blight resolution about what ramification would be if passed but the grant were not approved; would the city have to condemn homes. Response was no to condemnation and Knudson stated that the resolution could be rescinded. The mayor stated that a 4/5ths vote would be required to rescind, however nothing would be done if the grant were denied. Other property owners were discussed regarding purchasing their property, as well. Councilman Meyers felt other properties should be purchased, however, one owner wished to retain his property. Knudson commented that the important factor being considered were health and safety. Councilman Swanson felt that land, should be purchased along with homes. Property was felt would be required to be maintained by the city,

if acquired. He also thought determination of value could be done with and/or without land. Restrictions of property was questioned by Councilman Meyers. Property is within residential zoning but in the flood plain, construction is limited. Councilman Swanson felt purchase should be made, then decision of what to do with it. Councilman Meyers questioned what would happen if at negotiations they discover allocated amounts are not enough. Knudson explained provisions regarding reallocations of funds between projects. Councilman Meyers questioned whether or not the project could be dropped at a late date even though acceptance at an earlier point were made if appraisals were too high or too low. Morrison stated that the council exercises full power as to decision of worth of homes. Councilman Meyers questioned ability to get out of decision made. Knudson felt that if not enough funds were allocated, the council could. Councilman Meyers did not wish to be locked solidly into issue. Motion was made and carried with four ayes to accept Blum and Blight conditions resolution, with one absent. Allocations of funds were discussed.

Council reviewed the revised HRA contract and discussed the revisions. HRA Board members had discussed the revisions, there would not be anymore board meetings, prior to the submittal deadline. Question was posed regarding amount submitted in contract, whether or not this meant the city was locked into water project. It was said that it was not. It was asked when the city would learn whether or not the grant has been awarded. Response was May or June. Motion was made to accept the contract with the HRA with additional revisions and carried with four ayes, one absent.

Draft of Snow Ordinance Resolution was discussed regarding the shoveling of sidewalks. Council felt cost for Frey's services should be prohibitive. Hours change discussed from twelve to twenty-four hours. Councilman Meyers wished the charge to be actual cost incurred by the city, plus a \$ 25. service charge per occurrence. Motion made and carried to approve as amended with five ayes.

Park and Recreation membership was discussed. Brief discussion of increasing board members from five to seven, as well as possible individuals to serve on committee. Councilman Lowe would represent the council. Councilmen were to talk with prospective members.

Mr. Doug Bade had updated the council at an earlier meeting regarding the watered joint powers agreement. He had suggested that action be taken at the February meeting.

Council discussed the joint powers agreement contract, as well as the purpose for the contract. Councilman Wendland inquired about what the watershed organizations would be doing. The mayor explained that these groups were organized to help small communities formulate watershed plans to control water runoff at lesser costs than the metropolitan councils proposed figures. Councilman Wendland questioned whether or not assessments would be made, as a

result of this organizing factor and was told, yes. The mayor told the council that at present, Carver was in three

or four watersheds but that the city was trying to reduce that count to only two. There has not been any formal actions to begin plans, at present. The mayor announced that he will be requesting volunteers to serve on this committee. Both, councilmen Meyers and Wendland commented that they wanted to have copies of this joint powers contract before accepting. However, motion was made and carried to accept and sign the joint powers agreement with the Carver Creek watershed group with five ayes.

The mayor informed the council that the highway # 212 Advisory Committee is being reestablished and requested a volunteer to attend a meeting in Cranhassen on this topic. Councilman Wendland would attend.

There was discussion regarding the city of Carver becoming a member of the Minnesota Association of Small Cities. Councilman Swanson felt that the city should join. It was felt that this organization was doing a very good job of lobbying for small cities. Motion was made to join the Association at \$ 70, plus 4¢ per capita with five ayes.

Councilman Meyers feels that the council should recommend to the Fire Department that the old Fire Truck should be refurbished to its original appearance. No estimates of cost to do such job has been obtained. The Fire Department wished the original Gold Leaf pattern be restored, as well as painting of the vehicle. The council would like to discuss the topic further with Fire Department personnel.

Meetings:

January 30	Planning Commission	7:30PM
February 4	Council	6:30PM
February 14	Valentines' Day	
February 19	Council	6:30PM
February 18 - 22	School Energy Break	
February 27	Planning Commission	7:30PM

1985 Appointments

Acting Mayor	-	Skip Lowe
Clerk/Treasurer	-	Pat Fleckenpoll
City Attorney	-	Mike Fahey
Auditor	-	Matthias, Rooke, & Maiser
Weed Inspector	-	Bob Jordan (assistant Ken Frey)
Tree Inspector	-	Ken Frey
Health Officers	-	Randall Wendland
		Dr. Russell (alternate - Dr. Dragotis)
Building Inspector	-	Tom Griep
Hall Manager	-	Woodrow Swanson
Streets & Bridges	-	Douglas Meyers (alternate - Bob Jordan)
		Skip Lowe
Civil Defense		
Director	-	Ken Frey
Community Education		Douglas Meyers
Planning Commission		Bob Jordan (alternate - Skip Lowe)
Parks & Recreation	-	Skip Lowe
		Randall Wendland
Official Newspaper	-	Carver County Herald
City Towing Service	-	Union 76
Official Depository	-	Carver County State Bank
Heritage Commission	-	Bob Jordan
Refuse Collection	-	Mark's Sanitation

STEAMBOAT COMMITTEE OF 1983 - 1984

Monica Giese

The SteamBoat Committee of 83-84 has presented the Lioness Club of Carver with a check for \$ 2,000 to enable them to continue on with Carver SteamBoat Jubilee. The remaining \$ 1,000 in the 83-84 SteamBoat account is intended to be used to carve or sculpture the tree at the end of Broadway.

Any funds remaining from that function will also go to the Lioness Club.

The past committee made, \$ 3,008.52 in 83-84.

The Lioness Club will be using the monies to operate SteamBoat Jubilee and various community functions and projects. The committee of 83-84:

Dona and Chris Anderson
Chips Leivermann
Phylliss and Arlan Pauly
Ricki and John Schultz
Bev Swanson
Monica Giese

who would all like to THANK all of those who donated in any way to make SteamBoat 83-84 successful. And hope you will continue to participate and support the Carver Lioness in future events.

Thanks to each and everyone of you - !!

Carver SteamBoat Committee
1983 - 1984

Sponsors:

Diethelm Construction
Chip's Tavern
Lenzen Insurance & Real Estate

Staff:

Ricki Y Schultz
Monica Giese
John W Schultz and Company
Lucie Hartley