

City of Goodview
City Council Minutes
January 23, 2012

The meeting was called to order by Acting Mayor Steve Baumgart at 5:00 p.m.

Upon Roll Call: Acting Mayor Steve Baumgart, and Councilmembers Dick Ledebuhr, and Sandy Erdman were present. Mayor Jack Weimerskirch and Councilmember Mike Alexander were absent.

City Staff Present: City Administrator, Dan Matejka, Director of Public Works Greg Volkart, Police Chief Kent Russell, Maintenance II Worker Dave Schultz, and Receptionist-Secretary Lori Eschweiler.

The Pledge of Allegiance was said.

Consent Agenda: Councilmember Erdman moved and Councilmember Ledebuhr seconded the Consent Agenda be approved. The agenda included the amended minutes of the January 9, 2012 regular City Council meeting, bond payments due in February totaling \$379,363.71, and the January, 2012 claims. The claims totaled \$210,822.24 for the following operating funds:

General Fund	\$140,505.96
Revolving Projects Fund	\$ 15,157.50
Water Service Fund	\$ 23,248.09
Sewer Service Fund	\$ 31,910.69

All voted aye and the motion carried.

There were no Council concerns, complaints, or inquires.

There were no reports of officers, committees, or staff.

Under Notices and Communications, the Maintenance Department shared their on-call schedule for February, 2012.

There was no unfinished business.

Under New Business; City Administrator, Dan Matejka reported that he and Police Chief Kent Russell met with the property owner of the apartment building near Goodview School and they came to an understanding with regards to the clean-up of the property in question, and a timeline for getting the work done. Mr. Matejka and Chief Russell met with the City Attorney and discussed what the City would like to see done, and what needs to be done to accomplish it. The City Attorney will write a letter to the property owner regarding upkeep of the property. After the contents of the letter are approved by City staff, the City will contact the owner to come in and sign the letter agreeing to its

terms. The basic components of the letter will require the property owner to get a new building permit by April 15, 2012, with the work to repair the structure to begin no later than May 1, 2012. If the deadlines are not met, the property owner will be cited and this matter will be referred to the court system.

At 5:07 p.m. the regular council meeting was suspended and a Public Hearing was held for the purpose of considering an application for a Conditional Use Permit from Mr. Mike Ellefson of Ellefson Holdings to allow the property located at 3835 6th Street to be used for a multiple-family dwelling in a C-1 Commercial zone. Mr. Ellefson presented his plan for a secure apartment complex geared towards “young professionals,” consisting of six 3-bedroom units with 2 parking spaces per unit.

Ms. Rosalie Conrad, 3840 6th Street, lives across the street from the proposed project and shared concerns about backing out of her driveway because the traffic is already heavy and this will add to it. Mr. Ellefson responded that he is designing the parking areas so the residents will be able to drive directly out into traffic.

Mr. Mark Swart with Sundance Grasses & Perennials, 3855 6th Street, asked if there will be a fence put up. Mr. Ellefson indicated he is not opposed to a fence, but he needs to work with the County on the drainage of the lot before deciding to put a fence up or not.

Mr. Art Bohlsen, 3790 7th Street, asked the Council to reject this proposal. He has both owned and lived next to rental property and found that it's not possible to control who lives there. He moved to Goodview to get away from apartment buildings and is concerned about his home losing value as well as privacy. Mr. Ellefson responded that although it feels like a residential area, it is zoned commercial business, and an apartment complex is as “residential” as he is able to offer. City Administrator, Dan Matejka read a partial list of the various types of businesses that could be built in this location as “permitted uses” as dictated by City ordinance.

Mr. Dwight Lange, 3819 6th Street, passed out to the Council a listing of reasons to not allow the Conditional Use Permit. Mr. Lange then went through each item individually.

Mr. Matejka thanked the residents for their input and asked the Council if there were any further questions or comments. Councilmember Erdman said she does not believe the apartment complex will lower the neighborhood home values. She also indicated she would prefer to see a housing complex geared towards seniors (people 55 years of age and older) be built in Goodview at some time. Councilmember Ledebuhr voiced his opinion that he does not think this is the place for an apartment complex, but would rather see something more “residential in appearance, like a twinhome” go up on the empty lot.

To answer some of the questions brought forward by both the Council and the public, Mr. Ellefson pointed out he has a strong screening process he goes through with potential renters. He went on to say there could/would be privacy issues with any 2-story building – even a single family dwelling. He also referenced other projects he has done within the City, and the amount of pride he takes into how nice they look, and how they fit nicely with the residential feel of their respective neighborhoods.

Acting Mayor Baumgart closed the public meeting regarding the property and entertained a motion to allow the property located at 3835 Sixth Street to be used for a multiple-family dwelling in a C-1 Commercial zone. Mr. Baumgart asked for the motion a total of three times. The proposal died for lack of a motion.

The regular Council meeting was resumed.

Under New Business, there was a presentation from the Neighbors Concerned about Blasting (NCAB) Committee, Paul Machajewski, 1235 40th Avenue, Holly Lecheler, 1635 49th Avenue, and Rick Papenfuss, 1485 48th Avenue – all three of which are residents of We Valley. The NCAB is a group of residents who are concerned about the blasting taking place at the Biesanz Stone quarry which is located between Winona's Knopp Valley and We Valley in Goodview. The group gave this same presentation to the Winona City Council a week or so ago. They felt it was necessary for City of Goodview officials to see the same presentation, since the City will be involved in upcoming meetings being set up by the City of Winona to try to solve this problem by coming to a consensus between the homeowner's, Biesanz, and the two cities. The first of these meetings is scheduled for 4:00 p.m. on Tuesday, January 24th, 2012. Mr. Matejka reminded the Council that both he and Councilmember Ledebuhr will represent the City at these meetings. Before leaving, the committee presented the Council with a petition with 339 signatures of people in Winona and Goodview who are against the blasting.

The City Administrator returned to New Business Item "b" regarding the Conditional Use Permit request to allow the property located at 3835 Sixth Street to be used for a multiple-family dwelling in a C-1 Commercial zone. He stated he believes there needed to be a motion formally denying the request. Councilmember Ledebuhr didn't think there was a need for such a motion because the proposal died for lack of a motion. After some discussion, there was no further action taken on a motion to deny the request.

Councilmember Ledebuhr moved and Councilmember Erdman seconded to adjourn. All voted aye and the motion carried.

Adjournment at 6:10 p.m.

NOTE: The next regular meeting of the Goodview City Council will be on Monday, February 13, 2012, at 5:00 p.m. at Goodview City Hall.

Acting Mayor

City Administrator

