

*City Council Proceedings*

State of Minnesota  
Counties of Scott & Le Sueur  
City of New Prague



City Council Meeting  
Monday, June 4, 2007

Pursuant to due call and notification a public hearing was held to consider making of improvement to Lexington Av. N. - North of CSAH 37 to 40' +/- north of Bruzek Lane. All Council Members and Mayor in attendance.

Mr. Doug Parrott, SEH, reviewed with the Council and audience the proposed improvement to Lexington Av. N., estimated costs of the project, public improvement process, project schedule, proposed special assessment policy, and estimated special assessment rates. Mr. Parrott fielded questions from the audience. Audience members participating in questions: Patricia Bell, Kim Ries, Steve Simon, Dick Tuma, Dan O'Brien, Tim Rybak, Bernadine Svoboda, Dan Wormer, Karla Daleske, Lisa Ruehling.

After all questions were answered, Mayor Bender adjourned the hearing.

Mayor Bender called the business meeting to order with the following members present: Bender, Jirik, Flicek, Wilcox, Kratochvil. Absent: None

Council Member Kratochvil offered the following Resolution and moved for its adoption.

RESOLUTION #07-06-04-01

RESOLUTION ORDERING IMPROVEMENT AND PREPARATION OF PLANS

WHEREAS, a neighborhood meeting was held on April 25, 2007 to appraise affected property owners of proposed 2007 street reconstruction project.

WHEREAS, a resolution of the City Council adopted the 7th day of May, 2007, fixed a date for a Council hearing on the proposed improvement of

Lexington Av. N. North from CSAH 37 North to 40' +/- North of Bruzek Lane

Improvements will include but not be limited to construction of sanitary sewer, sanitary sewer services, water main, water services, storm sewer, concrete curb and gutter, aggregate base, bituminous surfacing, turf restoration, and miscellaneous items required to properly complete the improvements,

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AND WHEREAS, ten days' mailed notice and two weeks' published notice of the hearing was given, and the hearing was held thereon on the 4th day of June, 2007, at which all persons desiring to be heard were given an opportunity to be heard thereon,

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEW PRAGUE, MINNESOTA:

1. Such improvement is necessary, cost-effective, and feasible as detailed in the feasibility report.
2. Such improvement is hereby ordered as proposed in the Council Resolution adopted 7th day of May, 2007.
3. Mr. Doug Parrott, S E H, is hereby designated as the engineer for this improvement. The engineer shall prepare plans and specifications for the making of such improvement.

Council Member Jirik seconded said Resolution and upon roll call the following vote was recorded.

|            | <u>AYES</u> | <u>NAYES</u> |
|------------|-------------|--------------|
| Bender     | <u>X</u>    | _____        |
| Flicek     | <u>X</u>    | _____        |
| Jirik      | <u>X</u>    | _____        |
| Kratochvil | <u>X</u>    | _____        |
| Wilcox     | <u>X</u>    | _____        |

Thereupon Mayor Bender declared said resolution adopted this 4<sup>th</sup> day of June, 2007.

\_\_\_\_\_  
W. A. Bender, Mayor

ATTEST:

\_\_\_\_\_  
Jerry Bohnsack, City Administrator

Rick Goodemann, Executive Director, Southwest MN Housing Partnership, reviewed with the Council his agency's plans to acquire and rehabilitate the Westgate Rental Housing Project.

Council Member Wilcox offered the following Resolution and moved for its adoption.

RESOLUTION #07-06-04-02

RESOLUTION IN SUPPORT OF A FINANCING APPLICATION

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WHEREAS, the City of New Prague has documented a critical need to preserve existing affordable housing for its low and very low income residents, and

WHEREAS, the proposal as proposed by the Southwest Minnesota Housing Partnership for the refinancing and rehabilitation of the Westgate Townhomes preserves 37 very affordable housing units and is consistent with addressing a define housing need and redevelopment goal of the City of New Prague, and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of New Prague finds this proposed housing project to meet a documented community development need within the City of New Prague and supports the submission of a financing application to the Minnesota Housing finance Agency, the Greater Minnesota Housing Fund and other providers of affordable housing financing.

Council Member Flicek seconded said Resolution and upon roll call the following vote was recorded.

|            | <u>AYES</u> | <u>NAYES</u> |
|------------|-------------|--------------|
| Bender     | <u>X</u>    | _____        |
| Flicek     | <u>X</u>    | _____        |
| Jirik      | <u>X</u>    | _____        |
| Kratochvil | <u>X</u>    | _____        |
| Wilcox     | <u>X</u>    | _____        |

Thereupon Mayor W. A. Bender declared said resolution adopted this 4<sup>th</sup> day of June, 2007.

\_\_\_\_\_  
W. A. Bender, Mayor

ATTEST:

\_\_\_\_\_  
Jerry Bohnsack, City Administrator

Council Member Wilcox offered the following Resolution and moved for its adoption.

RESOLUTION #07-06-04-03

COOPERATIVE AGREEMENT BETWEEN THE CITY OF NEW PRAGUE AND THE  
SOUTHWEST MINNESOTA HOUSING PARTNERSHIP IN SUPPORT OF A  
SMALL CITIES DEVELOPMENT PROGRAM PROJECT

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WHEREAS, the City of New Prague has agreed to act as the legal sponsor for project(s) contained in the Minnesota Department of Employment and Economic Development Small Cities Development Program Application (hereinafter "the Application") to be submitted in October 2007; and

WHEREAS, the Application includes rehabilitation of the Westgate Townhomes; and,

NOW THEREFORE, the City of New Prague and the Southwest Minnesota Housing Partnership cooperatively agree to the following terms and conditions of this agreement.

1. The City of New Prague will act as the applicant for the Application to the Minnesota Department of Employment and Economic Development Small Cities Development Program.
2. The City of New Prague will apply for \$250,000 in funding for the rehabilitation of the Westgate Townhomes. The Southwest Minnesota Housing Partnership will be responsible for the preparation and submittal of the application.
3. If the funds are awarded, the City of New Prague will loan the funds to the project as a 0% deferred loan for 30 years.
4. Costs incurred by the City of New Prague in the publication of the public hearing will be reimbursed by the Southwest Minnesota Housing Partnership.
5. The City of New Prague agrees to enter into a contract with the Southwest Minnesota Housing Partnership for General Administrative Services upon the issuance of grant award by the Minnesota Department of Employment and Economic Development Small Cities Development Program at no cost to the City.
6. Upon award by the Minnesota Department of Employment and Economic Development Small Cities Development Program, the City of New Prague agrees to comply with all applicable laws and regulations as stated in all contractual agreements provided by Minnesota Department of Employment and Economic Development.
7. The City of New Prague agrees to track and report, as per the Minnesota Department of Employment and Economic Development Program Income Reporting Guidelines, annually any program income used within their City. The Southwest Minnesota Housing Partnership will assist the City in reporting.

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Council Member Kratochvil seconded said Resolution and upon roll call the following vote was recorded.

|            | <u>AYES</u> | <u>NAYES</u> |
|------------|-------------|--------------|
| Bender     | <u>X</u>    | _____        |
| Flicek     | <u>X</u>    | _____        |
| Jirik      | <u>X</u>    | _____        |
| Kratochvil | <u>X</u>    | _____        |
| Wilcox     | <u>X</u>    | _____        |

Thereupon Mayor W. A. Bender declared said resolution adopted this 4<sup>th</sup> day of June, 2007.

\_\_\_\_\_  
W. A. Bender, Mayor

ATTEST:

\_\_\_\_\_  
Jerry Bohnsack, City Administrator

The Council considered the requested relocation of the sidewalk at 212 2<sup>nd</sup> St. SW. The sidewalk was installed with the 2006 street reconstruction project. Consensus of the Council, sidewalk to remain as placed.

Mr. Ken Ondich reviewed with the Council status of development proposal for New Prague Commons by Urban Associates. Proposed development is grocery store and strip mall. Access to site is issue being studied.

Motion Jirik, Second Kratochvil.

Approve the following consent agenda items:

- A. Approve previous meeting minutes.
- B. Approve claims for payment.
- C. Approve April general fund financial.

Motion carried.

Motion Jirik, Second Flicek

Reschedule the July City Council meetings from July 2 and 16 to July 9 at 7:00 p.m. and July 23 at 7:00 p.m.

Motion carried.

There being no further business, the meeting was adjourned.

Jerry Bohnsack  
City Administrator