



ECONOMIC DEVELOPMENT AUTHORITY  
**SPECIAL MEETING - Wednesday, October 7, 2020 at 5:00PM**

\*Go to Meeting (see webinar instructions below).

### Meeting Agenda

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes – September 28, 2020
4. New Business
  - 4.1. Housing Discussion (Acquisition of 21.453.0430)
5. Adjournment - Next Meeting: Monday, October 26, 2020 at 5:15pm

\*Please register for Le Sueur Economic Development Authority (EDA) Special Meeting on October 7, 2020 at 5:00pmPM CDT at:

<https://register.gotowebinar.com/register/6312976163336002832>

After registering, you will receive a confirmation email containing information about joining the webinar

A Regular Meeting of the Le Sueur Economic Development Authority was held on Monday, September 28, 2020 at 5:15pm via virtual City webinar. Members present included: Irene Manke, Dan Mahoney, Melissa Meger, John Favolise, Marvin Sullivan, and Jesse Wenisch. Members Absent: Brian Pfarr.

**Motion** by Member Manke, seconded by Member Favolise to approve the agenda as written. Voting in favor: Members Manke, Meger, Favolise, Wenisch, Sullivan and Mahoney. Voting no: None. Motion carried.

**Motion** by Member Sullivan, seconded by Member Manke approving the minutes of the August 24, 2020 meeting. Voting in favor: Members Manke, Meger, Favolise, Wenisch, Sullivan and Mahoney. Voting no: None. Motion carried.

**Motion** by Member Sullivan, seconded by Member Meger approving the bills of the September 28, 2020 meeting. Voting in favor: Members Manke, Meger, Favolise, Wenisch, Sullivan and Mahoney. Voting no: None. Motion carried.

**Item 5.1. Housing Discussion:** Staff reviewed the joint (City Council and EDA) housing goal and a summary of the previous housing studies and the areas of the 2040 Comprehensive Plan that refer to housing development within the City. The EDA started a discussion, but the members felt it necessary to have a special meeting to discuss the housing situation in more depth. Staff will send out some dates and times with the intention of holding a special housing meeting within the next few weeks.

Member Manke had to excuse herself from the meeting at this time.

**Item 5.2. Jahn Property Option:** Mr. Harvey Jahn is the owner of approximately 5 acres adjacent to the EDA owned land at HWY 169. The previous EDA attorney an Option Agreement and it has been reviewed by our new attorney, Mike Couri. This is a 5-year Option Agreement stating that the EDA pay \$5,000 upon execution of the agreement and when Mr. Jahn is ready to sell, that the EDA would acquire his 5 acres for \$250,000. The option was presented to the Jahn family and were told they are not interested in selling at this time. Staff reiterated this was a 5-year option and should they change their mind, to please keep us in mind.

**Item 6. Other Business:** Nothing currently.

A **motion** by Member Sullivan, seconded by Member Meger to adjourn the meeting. Voting in favor: Members Favolise, Wenisch, Meger, Sullivan and Mahoney. Voting no: None. Motion carried.

Respectfully submitted,  
Samantha DiMaggio, EDA Executive Director/Community Development Director



ECONOMIC DEVELOPMENT AUTHORITY  
**Item 4.1**

TO: Economic Development Authority  
FROM: Samantha DiMaggio  
SUBJECT: Housing Discussion  
DATE: Monday, September 28, 2020

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**PURPOSE/ACTION REQUESTED**

Discussion on housing in the City of Le Sueur and the potential acquisition of PID 21.453.0430.

**SUMMARY**

The following was discussed on September 28, 2020.

On April 13, 2020, the City Council adopted the 2020-2021 work plan which included the following joint goal for the EDA and City Council:

*UTILIZE VARIOUS HOUSING STUDIES, HOUSING STUDY RECOMMENDATIONS, AND MARKET ANALYSIS REPORTS TO DEVELOP A COMPREHENSIVE HOUSING RECRUITMENT STRATEGY (3)(V)"*

Staff has worked to organize the goals and recommendations from the 2040 Comprehensive Plan, 2014 Housing Study, the 2015 Housing Workgroup, and the 2018 Housing Study. The EDA is asked to review this information and work with Staff on development of implementation activities which can keep the plan moving forward.

It was determined that a special housing meeting was necessary to continue the discussion on these items in more detail and to determine if the EDA should acquire all or a portion of PID 21.453.0430.

**RECOMMENDATION**

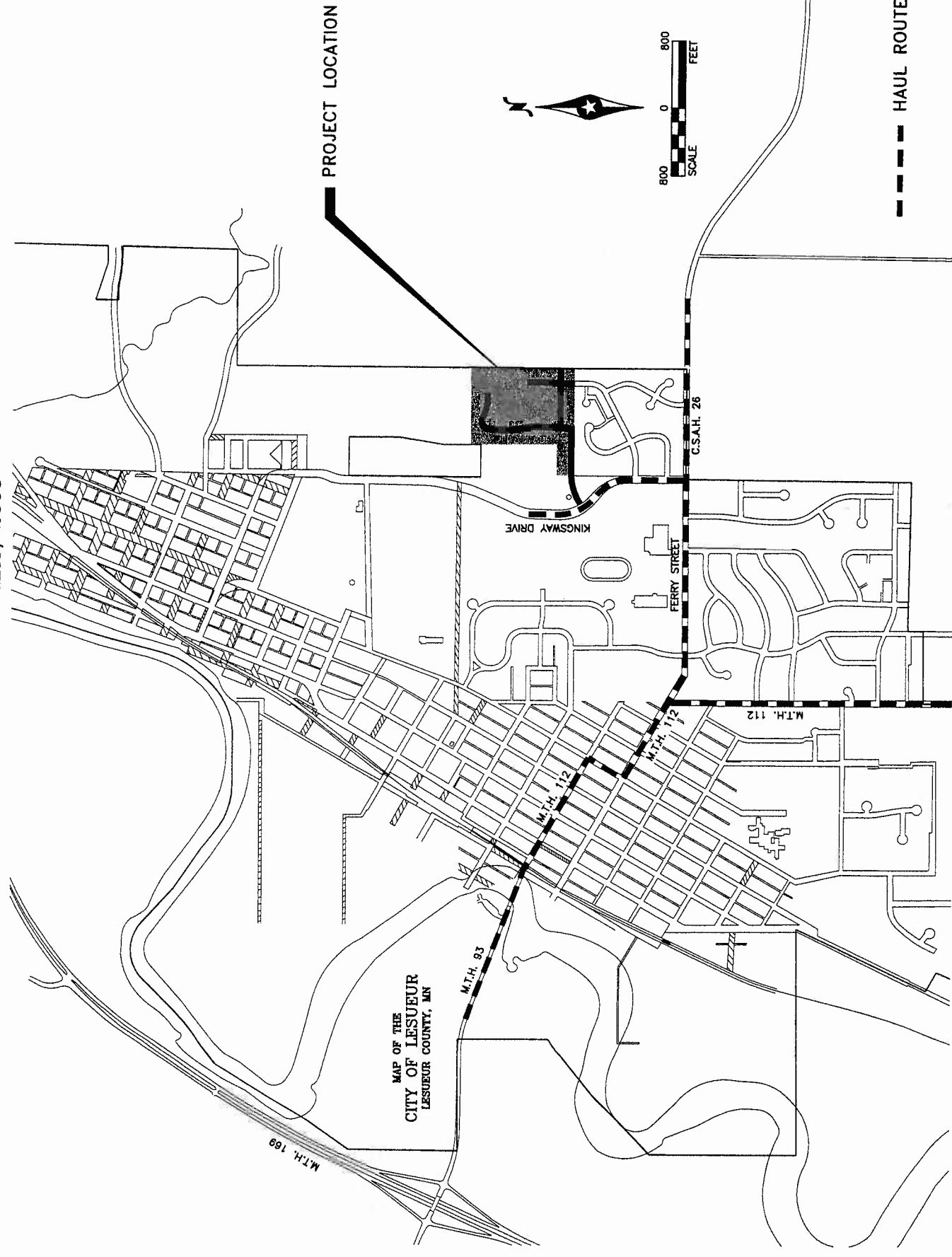
Staff is recommending the EDA discuss the previous housing studies to determine goals and next steps to keep housing moving forward in the City of Le Sueur.

# RECORD DRAWING 2005 CEDAR RIDGE TRAILS

SANITARY SEWER, WATERMAIN, STORM SEWER, GRADING & BASE,  
CONCRETE SIDEWALK, CURB & GUTTER, BITUMINOUS PAVEMENT

## CITY OF LESUEUR, MINNESOTA

MAY, 2005



EXISTING	PROPOSED
COUNTY LINE	24-100 ALIGNMENT/CENTERLINE
CITY LIMITS	RIGHT OF WAY LINE
SECTION LINE	TEMPORARY EASEMENT
PRESENT RIGHT OF WAY LINE	CONSTRUCTION LIMITS
PROPERTY/LOTLINE	CURB & GUTTER
PERPETUAL EASEMENT	CONCRETE EDGE
ZONING SETBACK LINE	GRAVEL EDGE
ACCESS CONTROL LINE	SILT FENCE-PREASSEMBLED
RAILROAD RIGHT OF WAY LINE	SILT FENCE-HEAVY DUTY
RAILROAD	EROSION PROTECTION AT INLET
WATER EDGE	MANHOLE
WATER CENTERLINE	CATCH BASIN
HIGHWATER LINE	SANITARY SEWER
SWALE CENTERLINE	SANITARY FORCEMAIN
WETLAND BOUNDARY	STORM SEWER
WETLAND/MARSH	TILE LINE
CURB & GUTTER	WATERMAIN
CONCRETE EDGE	HYDRANT
BITUMINOUS EDGE	VALVE
GRAVEL EDGE	CURB STOP
FENCE	GAS
CULVERT	POWER POLE
DECIDUOUS TREE	LIGHT POLE
CONIFER TREE	PAD MOUNTED TRANSFORMER
HEDGE	UNDERGROUND ELECTRIC
TREE LINE	OVERHEAD ELECTRIC
TRAFFIC SIGN	UTILITY PEDESTAL/CABINET
MANHOLE	UNDERGROUND TELEPHONE
CATCH BASIN	UNDERGROUND TV CABLE
SANITARY SEWER	BENCHMARK
SANITARY FORCEMAIN	SOIL BORING
STORM SEWER	
TILE LINE	
WATERMAIN	
HYDRANT	
VALVE	
CURB STOP	
WATERMAIN	

This record drawing has been prepared, in part, based upon information furnished by others. While this information is believed to be reliable, the DESIGN PROFESSIONAL cannot assure its accuracy, and this is not responsible for the accuracy of this record drawing or for any errors or omissions which may have been incorporated into it as a result. Those relying on this record document are advised to obtain independent verification of its accuracy before applying it for any purpose.

Date: 10/20/06 By: BJT

**BOLTON & MENK, INC.**  
Consulting Engineers & Surveyors  
MANKATO, MN FAIRMONT, MN SLEEPY ETC, MN WILLMAR, MN  
BURNSVILLE, MN CHASKA, MN AMES, IA

CONTRACTOR: CONTRACTOR'S EDGE  
SANITARY SEWER: PVC  
WATERMAIN: DUCTILE IRON PIPE  
PAVING: AMERICAN  
HYDRANTS: WATERLOUS  
STORM SEWER: RCP

### SHEET INDEX

SHEET NO.	TITLE
1A.	REVISED TITLE SHEET
2.	PLAT
3-7.	DETAILS
8A.	REVISED STORM SEWER PIPE DETAILS
9A-10A.	REVISED TABLES
11A.	REVISED EROSION CONTROL PLAN
12A-14A, 14B.	REVISED GRADING PLAN

### UTILITY PLAN AND PROFILES

15.	KINGSWAY DRIVE SANITARY SEWER
16A, 17A, 18.	REVISED CEDAR TRAIL DRIVE
19A.	REVISED BARONY ROAD
20A.	REVISED BIRCH STREET
21A.	REVISED REGIONAL STORM SEWER OUTFALL

### STREET PLAN AND PROFILES

22A, 23-24.	REVISED CEDAR TRAIL DRIVE
25.	BARONY ROAD
26.	BIRCH STREET

### RESOURCE LIST

**CITY OF LE SUEUR**  
City Hall  
700 Box 174  
Lesueur, MN 56058  
(507) 665-6401  
City Administrator:  
Richard Venien  
Mayor: Robert Oberla  
City Council Members:  
Jeff Karlow  
Don Labadie  
Mark A. Huntington  
Ruth Northrup  
Darvin Wicks  
City Engineer:  
Drew J. Todd, P.E.  
1000 P. LeMay, Inc.  
Lesueur, MN 56001  
(507) 625-4171  
Public Works Director:  
Deen Kurze  
(507) 665-2286  
Water/Wastewater Director:  
Bren Stok  
(507) 665-3336

**UTILITIES**  
SAS  
Center Point Energy Minnesota  
10000 LeMay, Inc.  
Lesueur, MN 56001  
(507) 397-1813 Dean Swine  
**TELEPHONE**  
8244 Cedar Ave South  
Richfield, MN 55423  
(612) 861-8790 Bill Weigand  
**CABLE TELEVISION**  
Mediacom  
123 Minnesota Ave.  
St. Paul, MN 56102  
(607) 831-7908 Michael Vozzi  
**ELECTRIC**  
2200 Central Utilities  
Le Sueur, MN 56058  
(507) 665-3336 Larry Frost

NOTE:  
EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY GOPHER STATE ONE-CALL 1-800-252-1166 OR 612-454-0002.

I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.  
*Owen J. Todd*  
OWEN J. TODD LIC. NO. 24751 DATE: 8/8/05

REV.	BY	DATE	RECORD DRAWING FOR REGIONAL PAVING CONTRACTOR ON CEDAR TRAIL DRIVE
1	O. TODD	8/8/05	

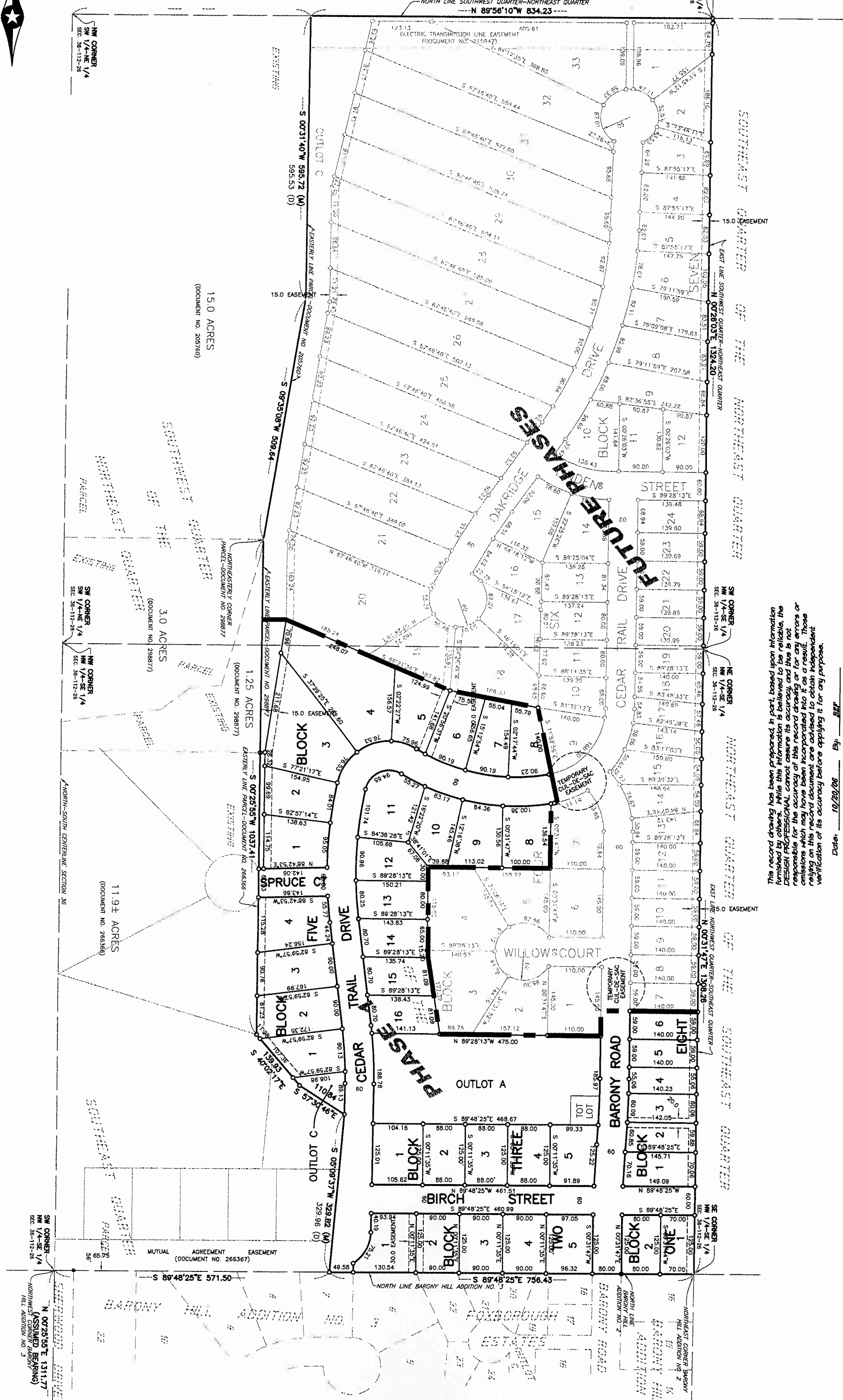
RECORD DRAWING CONTRACTOR	DATE

SHEET	OF
1A	26

CITY OF LE SUEUR, MINNESOTA  
2005 CEDAR RIDGE TRAILS  
REVISED TITLE SHEET



NORTHWEST QUARTER OF THE NORTHEAST QUARTER



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Date: 10/20/06 By: BRT



100 0 100 FEET SCALE

<b>BOLTON &amp; MENK, INC.</b> Consulting Engineers & Surveyors MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN WILLMAR, MN BURNSVILLE, MN CHASKA, MN AMES, IA		SHEET <b>2</b> OF <b>26</b>
DESIGNED N. HUETTL	DRAWN N. HUETTL	DATE 5/2/2005
CHECKED O. TODD	DATE 5/2/2005	CITY OF LESUEUR, MINNESOTA 2005 CEDAR RIDGE TRAILS PLAT