

UNAPPROVED MINUTES  
WATKINS CITY COUNCIL  
THURSDAY, APRIL 9, 2015

Mayor Eder called the regular meeting to order at 7 p.m. at City Hall.

MEMBERS PRESENT: Mayor Frank Eder, Tootz Tschumperlin, Sue Unterberger, Brenda Carlson

MEMBERS ABSENT: Melody Landwehr

Others: Mindy Heinen, Kelly Kelley, Nancy Schulzetenberg, Duane Peterson, Steve Geislinger, EV-W Voice, Tri-County News, Sandy Hansen-Wolff, Jack Kinzer, Deputy Josh Case, Deputy Ernie Defries, Karyn O'Brien, Ben Aho, Nora Rohrbeck and Clerk Deb Kramer

A MOTION WAS MADE BY UNTERBERGER TO APPROVE THE AGENDA, SECONDED BY CARLSON. MOTION CARRIED.

A MOTION WAS MADE BY TSCHUMPERLIN TO APPROVE THE CONSENT AGENDA, SECONDED BY UNTERBERGER. MOTION CARRIED.

Public Forum- Mindy Heinen resides in the Glenshire Estates housing development and questioned if it would be possible to get a trail to connect Glenshire Estates to the rest of the city. She noted there are 17 homes along with 2 townhome buildings in Glenshire. Mindy noted a trail would be easier access vs. using the township road or Highway 55. Mayor Eder noted a playground is being looked at. Eder noted a bank owns the vacant lots in the development but he has not been able to connect with them. Duane Peterson noted the city did get a utility easement when the development was built. Eder noted a trail would not need to be blacktopped.

Jack Kinzer was representing a group of 7 to 12 residents with concerns of the proposed cellular antenna to be installed on the existing tower structure at Mies Outland. Jack attended the planning commission meeting Wednesday night and found out that a jurisdiction cannot consider health issues as a factor as the FCC regulates this. Jack is concerned of what the antenna will do to the property value of their homes. Jack asked the council to consider not approving the CUP based on the property value; that it's not a fit for this area. He respectfully asked council to consider not approving their request.

Deputy Case reported there were 36 calls for service in March. Both of the stolen vehicles have been recovered. The ATV thefts from Mies Outland remain an open investigation. Case noted after five years of service in the city his last shift in Watkins will be April 18<sup>th</sup>. Deputy Ernie Defries will be replacing Case. He will start April 19<sup>th</sup>. Council wished Case the best of luck.

Nancy Schulzetenberg from KDV presented the 2014 audited financial statements. The city was issued a clean opinion. Nancy reviewed the material weaknesses from the Communications Letter and told the council it always needs to be aware of risks. Nancy reported one legal compliance finding. She noted there was lack of evidence of approval of all claims on the ambulance fund which is another fund of the city. There needs to be at least one council person signing those checks. Nancy noted the city's General Fund cash balance decreased by \$71,077. The city did go below its fund balance policy of 50% of the next year's budgeted expenditures. At the end of 2014 the city's General Fund balance was at 43% of the next year's budgeted expenditures.

A MOTION WAS MADE BY TSCHUMPERLIN TO APPROVE THE 2014 AUDITED FINANCIAL STATEMENTS, SECONDED BY CARLSON. MOTION CARRIED.

The Ambulance Service presented its 1<sup>st</sup> quarter report and bills.

A MOTION WAS MADE BY UNTERBERGER TO APPROVE THE QUARTERLY REPORT, SECONDED BY TSCHUMPERLIN. MOTION CARRIED.

A MOTION WAS MADE BY UNTERBERGER TO APPROVE PAYMENT OF THE AMBULANCE FUND BILLS, SECONDED BY TSCHUMPERLIN. MOTION CARRIED.

Mike Lease was not able to attend the meeting to give an update on the state baseball tournament. Eder updated the council on parking and stated that they plan to make parking on Second Street South on one side only.

Sandy Hansen-Wolff requested to connect to city water and sewer services to her business on Second Street North. She is doing building improvements and would like to have a bathroom. The land her business is on was owned by CP Rail and she was leasing until 2008 when she was able to purchase the land from them. Sandy noted when the utility and street improvement project was done in 2007 she got a choice from the contractor to put lines into her building. She didn't at that time because she didn't know how long she would be there at that time. She was surprised to learn that water and sewer was never stubbed out to her property when the project was done. Sandy noted she was told by the city to check with Arvig about hooking up to their connections. This would be more expensive for Sandy as the connections are further away. She was also told it was city policy to bring the services to the property line. There is no sewer running on Second Street North. Sandy had an estimate from Ron's Excavating of \$6,800 to connect. One half of that would be to extend it to her property line. Carlson questioned if it was the city or the contractor who decided not to stub out the services. Sandy noted the contractor told her it was the engineer's decision not to. Sandy asked the council to support the business and noted it would be a much less expensive fix to hook up to Arvig's connections. The city's hookup fees are \$2,500 each for water and sewer. Sandy noted her goal is to be here for a long time.

A MOTION WAS MADE BY CARLSON TO PAY THE CITY PORTION TO GET WATER AND SEWER TO SANDY'S PROPERTY LINE BASED ON CURRENT ESTIMATE, SECONDED BY TSCHUMPERLIN. MOTION CARRIED.

Sandy will then be charged the water and sewer hookup fees of \$2,500 each.

Steve Geislinger, Public Works Director, noted the pool has been drained. The crack is about the same as last year. Steve noted the city should still proceed with painting. They will try and make do with the wading pool heater this year. Council approved to proceed with the painting.

Steve noted that Forest Prairie Township contacted him about a spot on 667<sup>th</sup> Avenue by Glenshire Estates. There is about a 15' x 25' section of pavement on the west side that is broken up. The township and city have been sharing the cost of repairs on that street since it abuts to city limits on the east side. Steve estimated it would be about \$2,000 for the city's share to repair the section. Steve requested approval for Forest Prairie Township to proceed with making arrangements to fix the section and the city would pay one half.

A MOTION WAS MADE BY TSCHUMPERLIN TO FIX THE SECTION OF ROAD ON 667<sup>TH</sup> AVENUE, SECONDED BY UNTERBERGER. MOTION CARRIED.

Nora Rohrbeck, pool manager, requested approval to take an online lifeguard management course through American Red Cross. The fee is \$58. The certification would be good for two years. Council approved. Nora noted the sign will be put on the fence rather than spending money on posts to put it on. A pool board has been established. The members are Sue Unterberger (council representative), Teresa Carlson, Pam Loch, Sue Laumer and Kris Butterfass. Unterberger noted the board will meet the second Monday of each month. They will review financial information, reasons for lower numbers in pool usage, personnel issues, future activities, etc. Unterberger will give a monthly report at council meetings. Council agreed to review the manager's job description at the next meeting. Nora asked about painting the wading pool in a different color so the water looks bluer. Geislinger will check with the painter.

Council agreed to hold a special meeting on Saturday, April 25, 2015 at 1 p.m. for the purpose of touring the city for property ordinance violations.

Council was reminded of the upcoming League of MN Cities annual conference in June. Reduced registration fee deadline is May 1<sup>st</sup>.

Meeker County Zoning sent a letter in February on behalf of the city to the property owner at 100 Central Avenue North regarding the condition of the building. The owner has not responded to either the county or city. Council advised to have Meeker County Zoning send a final notice to the owner asking for a reply before the May 14<sup>th</sup> council meeting.

Ordinance 2015-2, Zoning Ordinance Amendment, was presented. This ordinance would amend the zoning ordinance text to allow for cellular towers, reuse of existing structures for antenna, attachment of antenna to other structures in the M-1 Industrial Districts and B-2 Highway Business Districts. It would also amend the zoning map by rezoning property at 101 East Highway 55 from M-1 Industrial to B-2 Highway Business District. Carlson questioned what was being proposed for the antenna. Karyn O'Brien was present on behalf of Verizon Wireless. Karyn stated there is a defunct wind tower at Mies Outland and Verizon is proposing to install antennas on the tower. The hub would be removed and panel antennas that are 6' to 8' long would be installed. A structural analysis has been done and it was deemed that this tower would work. Karyn noted Verizon is trying to expand its coverage. The city's Zoning Ordinance does not currently have anything in place for this. She noted some cities will allow it while others amend their ordinance to allow. She also noted a city cannot out-zone the use. There would not be any lights on the tower for this. That is typically for towers over 200' in height or within range of an airport. It was noted there is a public safety antenna on the city's water tower. The city amended its Zoning Ordinance to allow for the existing wind towers a few years ago and a conditional use permit was issued for that use. The height of the tower is 160'. The rotor blades are above that. The antenna panels would drop down 8' from the top of the 160' tower.

A MOTION WAS MADE BY UNTERBERGER TO ADOPT ORDINANCE #2015-2, ORDINANCE AMENDING THE ZONING ORDINANCE, SECONDED BY TSCHUMPERLIN. MOTION CARRIED.

Resolution #2015-17 approving the conditional use permit for Verizon Wireless to install antenna on an existing structure was presented.

Unterberger noted she understood Jack Kinzer's concerns but as far as the tower is concerned it won't change looks.

A MOTION WAS MADE BY UNTERBERGER TO ADOPT RESOLUTION #2015-17,

Jack noted he wasn't objecting to the looks. He noted the antenna in some minds is going to pose a threat. Jack was concerned with what this will do to property values of homes. Jack noted the first thing you see when you look out his house is the turbine. He questioned if it couldn't be located somewhere else where it wasn't in the direct line of sight. Carlson noted it was unfortunate but the towers are already there and it shouldn't change the value.

CARLSON SECONDED BY MOTION. MOTION CARRIED.

Kramer noted there was an issue with the condition of the Village Hall after someone had rented it. The VFW had a breakfast the following day and they reported it was not cleaned very well. The party that rented it stated they cleaned before they left. Council advised to return the damage deposit check and to reword the deposit policy to address a minimum cleaning charge at \$50 and \$50 per hour for any additional cleaning necessary. A revised policy will be drafted for the next meeting.

Council concerns- The city received a complaint on a property. Council agreed to handle the complaint as part of the city tour. Kramer will advise the party who contacted the city that the council will be touring the city and address it at that time. Letters will be sent to property owners found to be in violation of ordinances to clean up or there would be additional consequences.

Staff concerns- The Ambulance Service requested to purchase pool passes at a reduced rate to give to the students at the Watkins Elementary School for EMS week.

A MOTION WAS MADE BY UNTERBERGER TO CHARGE THE AMBULANCE SERVICE FOR POOL PASSES TURNED IN AT A REDUCED RATE, SECONDED BY CARLSON. MOTION CARRIED.

A VFW member would like to install a granite counter top on the cabinet between the stove and refrigerator at the Village Hall. This is where some food is prepared and it would make for easier clean up. There would be no cost to the city for material or installation. Council approved.

Steve Geislinger thanked Deputy Case for his service to the city and welcomed new Deputy Defries aboard.

A MOTION WAS MADE BY TSCHUMPERLIN TO APPROVE THE BILLS FOR PAYMENT AS PRESENTED, SECONDED BY UNTERBERGER. MOTION CARRIED.

A MOTION WAS MADE BY UNTERBERGER TO ADJOURN THE MEETING, SECONDED BY TSCHUMPERLIN. MOTION CARRIED.

Adjourned at 8:45 p.m.

Submitted by

Deb Kramer,  
Clerk

ATTEST:

Frank Eder,  
Mayor