

APPROVED MINUTES
WATKINS CITY COUNCIL
THURSDAY, DECEMBER 8, 2022

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

MEMBERS PRESENT: Mayor Chris Rowan, Tootz Tschumperlin, Sue Unterberger, Marc Wirz

MEMBERS ABSENT: Brenda Carlson

OTHERS: Jody Bauer, Jeff Hilsgen, Duane Peterson, Public Works Director Steve Geislinger, Deputy Sandstrom, Deputy Clerk Sarah Krone, Clerk Deb Kramer

MOTION BY TSCHUMPERLIN TO APPROVE THE AGENDA, SECONDED BY UNTERBERGER. MOTION CARRIED.

Truth in Taxation – Council reviewed the proposed budget. The total proposed levy for 2023 is \$532,421. Mayor Rowan opened the floor for public comment. Being there was no public comment, Mayor Rowan closed the floor.

MOTION BY WIRZ TO APPROVE THE CONSENT AGENDA, SECONDED BY TSCHUMPERLIN. MOTION CARRIED.

Items on the Consent Agenda were minutes from November 10th regular meeting, November 17th special meeting, November 17th public hearing, November financial report, Resolution No. 2022-34, Resolution Accepting Donations and delinquent water bills for shut off.

Public Forum – none

MOTION BY UNTERBERGER TO APPROVE THE AMBULANCE SERVICE BILLS FOR PAYMENT AS PRESENTED, SECONDED BY TSCHUMPERLIN. MOTION CARRIED.

The Lions Club requested a temporary on-sale liquor license for a bocce ball event at the skating rink on February 18th.

MOTION BY TSCHUMPERLIN TO APPROVE THE TEMPORARY ON-SALE LIQUOR LICENSE REQUEST FOR FEBRUARY 18TH, SECONDED BY WIRZ. MOTION CARRIED.

Council reviewed the Joint Powers Agreement with the Watkins Baseball Association. The only change was in Section 9 regarding work or improvements made at the park. The amount was increased from \$5,000 to \$10,000 and language added that a minimum of two quotes and approval of the council is needed before any material is ordered or purchased or work awarded or started. The Baseball Association was notified of this proposed change and told it would be on the December agenda if they wanted to attend the meeting.

MOTION BY WIRZ TO APPROVE THE JOINT POWERS AGREEMENT WITH THE WATKINS BASEBALL ASSOCIATION WITH CHANGES, SECONDED BY UNTERBERGER. MOTION CARRIED.

MOTION BY WIRZ TO ACCEPT THE SHERIFF'S REPORT, SECONDED BY TSCHUMPERLIN. MOTION CARRIED.

Health insurance – This was tabled until the January meeting when a full council could be present.

Street light by Jack's gas station – Due to the construction of the new station, the street light on Central Avenue S by Jack's station needs to be relocated to the north or possibly removed. The station and canopy will probably provide enough light so the street light is probably not needed. Discussion followed. Council agreed to have the light removed.

Glenshire townhome lots development – A developer is in discussion with the EDA to purchase and develop the townhome lots. It would be a flexible purchase agreement wherein they would close on each block of six parcels as they develop them. Because of the high construction costs and high interest rates, the developer would be asking the city to establish a Tax Increment Financing (TIF) Housing District. Discussion followed on the term of a district and benefits to the city. Council agreed to have a TIF consultant from Northland Securities attend the next meeting to get more information on this.

Planning Commission update – John Kramer would like to build a 2-unit apartment building on Central Avenue next to Gordies Bar. There is a provision for residential use of a building in the B-1 District but the language is not clear if it's meant for existing buildings only. The city attorney has been asked for an opinion. There are also setback issues to consider as the B-1 District is different than the R-2 District.

Temporary location of shed at 251 4th St N - Adam Langer was issued a permit for a small shed and asked if he could set it on the north part of his concrete driveway until spring when he can level the ground and set it where it was approved to go. The Planning Commission recommended to allow. Geislinger noted this would not be an issue for snow plowing.

MOTION BY WIRZ TO ALLOW LANGER TO SET THE SHED ON THE NORTH SIDE OF DRIVEWAY UNTIL SPRING, SECONDED BY UNTERBERGER. MOTION CARRIED.

Snow plowing/parked cars – Odd/even parking was discussed. Geislinger noted this would cause it to become a 2-day process and didn't think it was the best option. Ticketing once and then towing was discussed. Deputy Sandstrom noted they have record if a vehicle was issued a prior ticket. Council agreed to draft language that owners get one citation per season and then towed after that. Council will discuss this further with the Sheriff's Department to be sure a deputy would be here to issue citations.

Code of Ordinances and Zoning Ordinance amendments – Council selected language options regarding temporary building violations and well prohibition. Council will review the language in the proposed Nuisance Ordinance for the next meeting.

St. Anthony Parish requested a temporary on-sale liquor license for their Cabin Fever Reliever event on February 11th at the parish center.

MOTION BY WIRZ TO APPROVE THE TEMPORARY ON-SALE LIQUOR LICENSE REQUEST FOR FEBRUARY 11TH, SECONDED BY UNTERBERGER. MOTION CARRIED.

Cintas supplied a quote for Public Works Department uniforms and rugs at City Hall. The average weekly total was \$36.80. The current vendor is at \$65.73 weekly just for uniforms. Council advised to get more information on how long the quoted price would be guaranteed, what the length of an agreement is and if there are any setup charges.

The mobile home park owner notified the city that they have a couple of homes they don't have title to. They have sent eviction notices so hopefully they can remove them once that process is done. He also asked if the city would consider allowing RV parking in the park. He noted this would bolster their cash flow which would allow them to get more homes in the park and continue to improve the park. He noted the cost of a home with setup at this time is about \$115,000. Council advised to get more information from the owner on this.

The Chamber would like to have a recreational fire for S'mores by the softball park on Santa Day, December 10th. They would bring a fire pit in. Council approved.

Board appointments – Terms will be expiring on January 1st on the EDA, Planning Commission and Board of Adjustments. The EDA and Planning Commission will be meeting before the January council meeting.

MOTION BY UNTERBERGER TO APPROVE REAPPOINTMENT OF JOE KUECHLE AND KATHLEEN TSCHUMPERLIN TO THE EDA, MICHELLE GARMON TO THE PLANNING COMMISSION AND SUE UNTERBERGER TO THE BOARD OF ADJUSTMENTS, SECONDED BY TSCHUMPERLIN. MOTION CARRIED.

Council called for a special meeting January 10th at 7 p.m. at City Hall to hear a presentation by Nature Energy on its Bio-Gas plant.

Council received information on PFAS contamination and a PFAS cost recovery program. The city has registered for this. The law firm engaged by the National Rural Water Association Board of Directors sent a retainer agreement. This has been sent to the city attorney for his review.

2023 proposed fee schedule – Council will review and discuss at the January meeting. Discussion was held on pool fills by the Fire Department and other use of bulk water. Wirz noted he will check with the Fire Department on the pool fills and follow up in January.

MOTION BY UNTERBERGER TO ADOPT RESOLUTION NO. 2022-35, RESOLUTION ADOPTING FINAL TAX LEVY, COLLECTIBLE IN 2023, SECONDED BY TSCHUMPERLIN. MOTION CARRIED.

RESOLUTION NO. 2022-35
CITY OF WATKINS
MEEKER COUNTY, MINNESOTA
RESOLUTION ADOPTING FINAL TAX LEVY, COLLECTIBLE IN 2023

Be it resolved by the city council of the City of Watkins, Meeker County, Minnesota, that the following sums of money be levied for the current year, collectible in 2023, upon the taxable property in the City of Watkins, for the following purposes:

General Fund	\$318,204.00
Economic Development Tax Abatement-Hilltop Health Care Center-	\$13,107.00
Economic Development Tax Abatement-Watkins Leased Housing LLC	\$15,910.00
Economic Development Authority Fund	\$10,000.00
\$4,050,000 G.O. Refunding Bonds, Series 2019A	\$175,200.00

The city clerk is hereby instructed to transmit a certified copy of this resolution to the county auditor of Meeker County, Minnesota. This foregoing resolution was adopted this 8th day of December 2022 on a motion by Councilor _____, seconded by Councilor _____. Motion carried.

ATTEST: (SEAL)

Chris Rowan, Mayor

Debra S. Kramer, Clerk

MOTION BY WIRZ TO ADOPT RESOLUTION NO. 2022-36, RESOLUTION ADOPTING 2023 BUDGET, SECONDED BY TSCHUMPERLIN. MOTION CARRIED.

City Hall had some requests for the purchase of pool punch cards for Christmas gifts. Council agreed that the money would be refunded if the pool didn't open for some reason in 2023.

Geislinger noted the street sweeper repairs are more extensive than thought. The gear box bearing went out which caused metal shavings to get into everything. The original estimate was \$3,000 to \$5,000. Central Hydraulics quoted \$13,000 for the needed repairs.

MOTION BY WIRZ TO APPROVE THE QUOTE FROM CENTRAL HYDRAULICS FOR \$13,000 FOR SWEEPER REPAIRS, SECONDED BY TSCHUMPERLIN. MOTION CARRIED.

Geislinger reported there was a sewer backup at a home on Veterans Drive. It appears to be at the wye. He will try to camera it with the city's camera but may need to get someone else out if that doesn't work. The city needs to find out if it's in the city's main or private property. Council agreed if it's found to be in the city's main, the city would be responsible for the camera expense. If it's private, then the homeowner would be responsible.

MOTION BY WIRZ TO APPROVE PAYMENT OF THE BILLS AS PRESENTED, SECONDED BY UNTERBERGER. MOTION CARRIED.

Next regular meeting is Thursday, January 12th at 7 p.m.

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

Adjourned at 8:47 p.m.

Submitted by

Deb Kramer
Clerk

ATTEST:

Mayor Chris Rowan