

UNAPPROVED MINUTES
WATKINS CITY COUNCIL
WEDNESDAY, SEPTEMBER 23, 2020

Acting Mayor Tschumperlin called the special meeting to order at 6 p.m. at City Hall.

MEMBERS PRESENT: Acting Mayor Tootz Tschumperlin, Sue Unterberger, Jason Laumer, Marc Wirz. Mayor Frank Eder arrived at 6:45 p.m. Wirz left on a fire call a few minutes after the meeting started.

Others: Justice Walker with Mid-MN Development Commission and Clerk Deb Kramer (at 7 p.m.)

Purpose of the meeting was to conduct a site visit of the city, a work session updating the city's ordinances, act on a Development Agreement between the City and Watkins Leased Housing LLC, act on items to be purchased with CARES Act funds and set a date for truth in taxation meeting.

A site visit of the city was performed to see what should be addressed in the ordinances regarding blight, nuisances, parking, etc. Upon return to City Hall, council reviewed items of concern such as hoop buildings, campers, siding, and cars. There should also be a standard set for demolition or condemning structures. Another item for discussion is allowing fencing up to property lines since no survey is required at this time. Requiring a survey was discussed. Council did not want to make projects cost prohibitive by requiring a survey but also agreed it may save a lot of problems in the long run. Justice will do some checking on what other communities do. Unterberger felt if a permanent structure is going up a survey should be required. Several items to be addressed were discussed, i.e. tiny houses, shipping containers, repairing cars in residential areas, limiting hours of operation for ATV's, limiting time on items set out to give away or to sell. Enforcing the code was discussed. At this time, the city doesn't have staff for that. Justice thought there may be state guidelines on this and then the city could tailor it to how they want the position performed. Getting specific on junk and blight in the ordinances will be necessary. Other things to be looked at will be flags to be on flag poles, dog issues, blight in the mobile home park, semi and trailer parking, wood piles, golf carts, fireworks, cell phone towers, archery, business licensing, and demolition permits. Justice will be in touch with the city on the update.

Council reviewed the Development Agreement with Watkins Leased Housing LLC for the 20-unit apartment building. The tax abatement shall exist for up to fifteen years beginning with taxes payable 2022 and continue through 2036. On or before February 1 and August 1 of each year commencing August 1, 2023 until the earlier of the date that the Developer shall have received the Reimbursement Amount of \$235,000 or February 1, 2038, the city shall pay the Developer the amount of the Tax Abatement received by the City in the previous six-month period. The tax abatement means 100% of the City's share of the property taxes derived from the tax abatement property abated in accordance with the Tax Abatement Program.

MOTION BY TSCHUMPERLIN TO ADOPT RESOLUTION #2020-22, RESOLUTION AUTHORIZING EXECUTION OF DEVELOPMENT AGREEMENT, SECONDED BY LAUMER. MOTION CARRIED.

Possible items to be purchased with CARES Act funds were discussed. Kramer asked about automatic door openers at City Hall and Village Hall and auto flush toilets at City Hall along with touchless faucets, touchless towel dispensers for city buildings, sneeze guard(s) for food serving at Village Hall for various events held. The public safety departments of the city may also have items they would like approved for purchase. Council advised to get quotes for the October meeting.

Council approved to hold the truth in taxation meeting during the December 10th council meeting at 7:30 p.m. at City Hall.

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

Adjourned at 9:04 p.m.

Submitted by

Deb Kramer
Clerk

ATTEST:

Frank Eder
Mayor