

**City of Madison Lake**  
City Council Minutes  
Monday, April 1, 2013

**Call to Order**

Mayor Reichel called the regular Council meeting to order at 7:00 pm.

**Pledge of Allegiance**

**Roll Call**

**Members Present:** Mayor Ken Reichel, Chuck Ries, Kent Hoehn, and Carolyn Hiniker

**Members Absent:** John Howard

**Staff Present:** City Administrator Kelly Steele, Deputy Clerk AmberRose Brudelie, Police Chief Dan Bunde, Public Works Supervisor Chris Roemhildt, Fire Chief Kevin Kennedy, Planning Commission Chair Mike Klassen, Building Inspector Ron Voth and City Engineer Chris Larson.

**Others Present:** Brad Potter of I & S Group; Kyle Meyers of Abdo, Eick & Meyers; Ryan Sanders of 504 Sumac Road, Madison Lake; James Anderson of 60392 239<sup>th</sup> Street, Madison Lake; Fred Friedrichs of 61230 Frederick Drive, Madison Lake; Gary Reichel of Jamestown Township; Jerry Groebner of 513 Main Street, Madison Lake; Garl Genz of 61219 Frederick Drive, Madison Lake; Philip Rothmeier of 23718 610<sup>th</sup> Avenue, Madison Lake; Thomas Baynes of 23990 614<sup>th</sup> Avenue, Madison Lake; Mark Heinze of 60354 230<sup>th</sup> Avenue, Madison Lake.

**Consent Agenda**

**3A) Approval of Agenda**

**A motion by Ries**, seconded by Hoehn, to approve the agenda with the addition of 8C) Garbage Contract.

Roll Call: Ayes: Reichel, Ries, Hiniker, and Hoehn  
Nays: None  
Motion carried.

**3B) Accepting of Minutes from Regular Meeting of March 18, 2013**

**A motion by Ries**, seconded by Hoehn, to accept the minutes from the March 18, 2013 regular meeting changing the roll call on item 9F) to read Ayes: Reichel, Ries, Hiniker, and Hoehn.

Roll Call: Ayes: Reichel, Ries, Hiniker, and Hoehn  
Nays: None  
Motion carried.

**3C) Approval of Vendor Claims Totaling \$23,324.22.**

**A motion by Ries**, seconded by Hiniker, to approve vendor claims in the amount of \$23,324.22.

Roll Call: Ayes: Reichel, Ries, Hiniker, and Hoehn  
Nays: None  
Motion carried.

**4C) Approval of Temporary Liquor Licenses for All Saints Catholic Church**

- Council discussed which events the liquor licenses were for.

**A motion by Ries**, seconded by Hoehn, to approve temporary liquor licenses for All Saints Catholic Church.

Roll Call: Ayes: Reichel, Ries, Hiniker, and Hoehn

Nays: None

Motion carried.

#### 4D) Approval of Gambling License for All Saints Catholic Church

**A motion by Hoehn**, seconded by Hiniker, to approve a gambling license for All Saints Catholic Church.

Roll Call: Ayes: Reichel, Ries, Hiniker, and Hoehn

Nays: None

Motion carried.

### Open Public Comments

### Appearances and Presentations

#### 5A) Joint Public Hearing with Jamestown Township to Adopt an Orderly Annexation Agreement

- Council stated that the joint public hearing is to obtain comments for or against the orderly annexation agreement between the City of Madison Lake and Jamestown Township.
- Brad Potter provided maps to the citizens present showing the properties that will be annexed into the City.
- Mr. Potter stated that the properties identified petitioned for annexation into the City of Madison Lake.
- Roger Reichel asked if property owners would be able to put a hydrant at their wells instead of capping it.
- This agreement is to move the properties out of the Township's jurisdiction and into the City's jurisdiction.
- The Jamestown Township Board is in favor of the agreement with a few details yet to be worked out.
- Citizens will not pay Township taxes at the same time they pay City taxes.
- Once annexation takes place the City will provide the services that the township is currently providing.
- Mayor Reichel closed the public hearing at 7:14 p.m.
- Council skipped to agenda item 8A) Annexation at this time.

#### 5B) Kyle Meyers of Abdo, Eick, and Meyers will present the 2012 Financial Audit

- Kyle Meyers discussed the annual financial report with the Council.
- The City's total net position increased by \$195,593.00 and the total debt increased by \$1,779,654.00.
- Council discussed the City of Mankato note payment.
- The audit adjustment to clean up the bank reconciliation was discussed.
- Council discussed the collateral shortage at the end of the year.
- Ms. Steele stated that the bank has increased the collateral because of this issue.
- The general fund available balance and budget comparison was discussed.
- The Economic Development loan funds were discussed.
- Mr. Meyers recommended that Council consider paying off the G.O. Refunding Bonds of 2003 as there is adequate cash available and Council directed Ms. Steele to look into paying off that bond.
- Mr. Meyers stated that the City has assigned the Public Improvement Revolving fund for capital outlay.
- The cash position of the water fund increased by around \$80,000.00 and the debt increased due to the water tower PFA loan.
- There was a positive change in the net position of the sewer fund over a three year period.
- There is positive cash flow in the refuse fund part of this is due to the transfer out of the refuse fund in 2011 being missed. Mr. Meyers stated that this could be made up this year.
- Council discussed the ratios comparing us to our peer group.
- Mr. Meyers stated that our debt per capita is up quite a bit but is still lower than our peer group.
- The City's governmental assets are getting older and are almost fully depreciated.

- Council discussed the annexation and other future planned projects.

### Ordinances and Resolutions

#### 6A) Resolution #2013-575 Supporting Legislation Authorizing the Establishment of Municipal Street Improvement Districts

**A motion by Ries**, seconded by Hoehn to approve Resolution #2013-575 Supporting Legislation Authorizing the Establishment of Municipal Street Improvement Districts.

Roll Call: Ayes: Reichel, Ries, Hiniker, and Hoehn

Nays: None

Motion carried.

### Reports of Staff, Officers, Boards, and Committees

#### 7A) Building Official

- Mr. Voth stated that there is not a lot going on.
- One permit was issued in March.

#### 7B) City Administrator

- Ms. Steele sent out five letters to property owners and discussed the responses she has received.
- The PFA will be doing an audit on the water tower project on April 11, 2013.
- The Washington Township Board meeting is next Monday.

#### 7C) City Council Member

- Ms. Hiniker stated that Mankato Area Community Education wants to do the Madison Lake park program again and is asking if the City will donate.
- Council directed Ms. Steele to determine the balance of the gambling account.

#### 7D) City Engineer

- None

#### 7E) Fire Chief

- Chief Kennedy stated that the buildings and houses have been burnt for the scheduled training.
- A company is coming tomorrow to repair the rescue truck.

#### 7F) Mayor

- None

#### 7G) Planning Commission Chair

- Mr. Klassen stated that the Planning Commission is still reviewing the zoning ordinances.
- The Planning Commission is looking at the rental ratio throughout the City.
- Council discussed the number of members on the Planning Commission.
- Council discussed the Planning Commission applicants.
- The Planning Commission is discussing the zoning that is unique for the annexing properties.
- Mr. Klassen stated that the Planning Commission will look at each property individually with a variance if they want to do something with their property.
- The annexing properties will come in as legal non-conformances.
- Council discussed the wells on the annexing properties.

#### 7H) Police Chief

- Chief Bunde stated that there were eighty-four ICRs in March of which nineteen were traffic stops.

#### 7I) Public Works Supervisor

- Mr. Roemhildt stated that he is working on obtaining bids for City hall for tuck pointing and new windows.
- The department is busy getting ready for spring.

### **Unfinished Business**

#### 8A) Annexation

- Council discussed the history of the orderly annexation agreement.
- The City proposed a payment of property taxes decreasing by twenty percent over five years.
- The Township proposed a payment of property taxes decreasing by ten percent over eight years.
- The maintenance of roads was discussed.
- Jamestown Township's fire contract was discussed.
- The state statute regarding orderly annexation was discussed.
- Council discussed Nuthatch Road.
- Council and Jamestown Township agreed to a payment of property taxes of eighty percent, seventy percent, sixty percent, fifty percent, and forty percent over five years with Nuthatch Road belonging to the City of Madison Lake and Jamestown Township maintaining it over the five years of the orderly annexation agreement.
- Mr. Larson will send a letter to Blue Earth County regarding water and sewer service at Duck Lake Park.
- This will be a County park in City limits.

#### 8B) City Facebook Account

- Ms. Steele discussed examples of information that could be provided on the Facebook page.
- Ms. Hiniker stated that she and Ms. Steele will talk to the Historical Society for pictures to use.
- This is a free way to distribute information to our citizens.
- Council directed Ms. Steele to set up the account.

#### 8C) Garbage Contract

- Ms. Steele stated that there are two years remaining in our contract with LJP.
- Council discussed getting kirby's for recycling.
- Council directed Ms. Steele to determine the next step in the process to obtain kirby's for recycling.
- Spring Clean Up day is part of our contract.

### **New Business**

#### 9A) Hoehn Farm Proposal

- Blue Earth County sent Ms. Steele an e-mail regarding a possible purchaser for the Hoehn farm property and the cabins.
- The County wants to know how many properties could be turned into year round homes.
- Ms. Steele stated that due to the Urban Fringe Overlay Agreement the County wants our opinion as this could be considered a rural subdivision.
- The Planning Commission discussed this at their last meeting and their recommendation is that this is fine as long as it is served with municipal water based upon a similar situation in the past.
- Council directed Ms. Steele to draft a letter stating that the same requirements should apply to both areas (Mr. Oswald's property and the Hoehn Family Farm property) and that the City has no opposition as long as it is served with municipal water and sewer.

9B) Tiemann Addition to Madison Lake Plat

- Ms. Steele stated that Frank Tiemann was trying to record a plat from 2003.
- The plat is for Nifty Home Products and it is the same plat that was approved in 2003.
- Ms. Steele stated that the planning commission is going to change the ordinance to require that plats are recorded in a timely manner.

9C) Recommend Appointing Ryan Sanders to the Planning Commission

- Council discussed why the Planning Commission recommended Ryan Sanders.

**A motion by Hoehn**, seconded by Hiniker, to appoint Ryan Sanders to the Planning Commission.

Roll Call: Ayes: Reichel, Ries, Hiniker, and Hoehn

Nays: None

Motion carried.

Adjournment

**A motion by Hoehn**, seconded by Ries, to adjourn the meeting at 9:02 pm.

Roll Call: Ayes: Reichel, Ries, Hiniker, and Hoehn

Nays: None

Motion carried.



Ken Reichel, Mayor

Attest:



Kelly Steele, City Administrator-Clerk