

City of Madison Lake
City Council Minutes
Monday, October 1, 2012

Call to Order

Mayor Reichel called the regular Council meeting to order at 7:04 pm.

Roll Call

Members Present: Mayor Ken Reichel, Steve Bjerke, Chuck Ries, and John Howard

Members Absent: Kent Hoehn

Staff Present: City Administrator Kelly Steele, Deputy Clerk AmberRose Brudelic, Planning Commission Chair Mike Klassen, Fire Chief Kevin Kennedy, City Engineer Chris Larson, Building Inspector Ron Voth, and City Attorney Jim Brandt.

Others Present: Amy Dresch & Adam Luebhe of FMHC Corporation; Carolyn Hiniker of 74 Evergreen Court, Madison Lake; Derek and Kelly Schwartz of 405 Lilac Lane, Madison Lake; Angie Threlkeld of Shaddix and Associates; Brian and Kaylee Macrafic of 512 Sumac Road, Madison Lake; Mark Origer and Kristopher Roppe of Mankato; Clell Hemphill of 381 North Duck Lake Avenue, Madison Lake.

Pledge of Allegiance

Consent Agenda

1A) Approval of Agenda

A motion by Ries, seconded by Howard, to approve the agenda.

Roll Call: Ayes: Reichel, Bjerke, Ries, and Howard
Nays: None
Motion carried.

1B) Accepting of Minutes from Regular Meeting of September 17, 2012

A motion by Bjerke, seconded by Ries, to accept the minutes from the September 17, 2012 regular meeting.

Roll Call: Ayes: Reichel, Bjerke, and Ries
Nays: None
Abstained: Howard
Motion carried.

1C) Approval of Vendor Claims Totaling \$99,204.18.

- Council discussed the payment to Peoples State Bank for tools and equipment for the public works department.
- Council discussed the Selly Excavating invoice for work done at a property on Cedar Lane. Council directed staff to determine if the City or the property owner should be responsible for the invoice.

A motion by Howard, seconded by Bjerke, to approve vendor claims in the amount of \$99,204.18.

Roll Call: Ayes: Reichel, Bjerke, Ries, and Howard
Nays: None
Motion carried.

Department Report

2A) Building Official

- Mr. Voth stated that eight building permits were issued in September.
- Rental inspections have been completed on approximately fifty units.
- There are around one hundred and twenty rental units that need to be inspected this year.

2B) City Administrator

- Ms. Steele reported that Jim Sheppard has signed the agreement and it has been recorded against the property.
- The M & W Blacktopping check has been mailed.
- Ms. Steele has spoken with the DNR about them building a restroom in their parking lot. The DNR will be looking into this idea.
- The City owns Lindbergh Park.
- Ms. Steele reported that staff attended Safety Training in St. Clair. Blue Earth County discussed Emergency Management information and based upon that information, Ms. Steele believes that we have a good Emergency Operations Plan.
- Abdo, Eick and Meyers have been working on our TIF districts.
- MSU graduate students are working on our trail project and economic development for town.
- Ms. Steele is still looking for volunteers to help with a Landscaping Committee for the State Right-of-Way Grant.
- At this time, there is not a Halloween Party planned.
- Ms. Steele stated that a temporary liquor license is required for the Annual Chili Feed the Paddlefish Days Committee is having on October 13, 2012. They have been notified and an application has not been received at this time.
- The RV has been moved from the boat house.

2C) City Council Member

- Council asked staff to water the trees and to remove the weeds in the rock by the City signs.
- Mr. Ries asked Council to consider the installation of a Veterans Memorial on the south side of City Hall. The memorial would have three flags and a couple of benches.
- Ms. Steele suggested turning the City parking lot by Latitude 44 into a park. That area could then be used for a Veterans Memorial.

2D) City Engineer

- The repairs at the Point Pleasant lift stations were discussed.
- Mr. Larson will work with Mr. Roemhildt to review the quotes that have been received.

2E) Fire Chief

- Chief Kennedy stated that there were ten calls in September. This is broken down into seven medical calls, two structural fires, and one cornfield fire.
- The fire department will be doing fire prevention with the kids from All Saints on Tuesday and with the kids in Eagle Lake on Friday.
- Mike Klassen has been promoted to Assistant Chief.
- Chief Kennedy will be attending the annual fire chief's conference in Duluth October 18 – 21, 2012. During this time Bill Ward and Mike Klassen will be in charge.
- The Annual Fire Relief meeting is coming up on October 16, 2012.

2F) Mayor

- Mayor Reichel requested that street light outages be reported to staff so that they can be repaired.

2G) Planning Commission Chair

- Mr. Klassen stated that the Planning Commission is continuing to review ordinances.
- Ms. Steele is looking into the inactive Conditional Use Permits to see if it is necessary to remove them as it will cost \$45.00 to remove each of them.

Public Open Forum

Unfinished Business

4A) Annexation

- A meeting with Mr. Wheaton took place last week.

- Ms. Steele is continuing to receive inquiries on annexation.
- Council needs to decide if they are willing to make a concession on WAC and SAC fees.
- Mr. Larson is looking for ways to lower the cost on the Wheaton cabin area.
- It will cost no more than \$1,000.00 for Mr. Larson to prepare a cost estimate for the residents on Lake Ballantyne and Jacks Drive. Council directed Mr. Larson to prepare the estimate.
- Council discussed the curb and gutter requirements.

4B) 2013 Comprehensive Budget Review

- Ms. Steele stated that the preliminary levy has been set at three percent.
- Ms. Steele made the requested adjustments to the reserve accounts, to the water fund, and to the sewer fund.
- The final budget and levy will need to be set at the second Council meeting in December.

4C) Sale of City Property

- This is regarding 400 Main Street. Council is allowed to enter a closed meeting to discuss the sale of City property.
- It will cost \$800.00 for an appraisal of 400 Main Street.
- Ms. Steele spoke with a realtor who felt the value the county has set for 400 Main Street would be a fair price.
- Blue Earth County values the property at \$21,000.00.
- The Planning Commission must make a recommendation to sell the property.
- The City has approximately \$30,000.00 invested into this property.
- Council directed Ms. Steele to gather more information on the property for Council to review.

General Business

5A) Verizon Wireless Conditional Use Permit for a Temporary Communications Tower

- Ms. Steele stated that an application has been submitted for a Conditional Use Permit to construct a temporary communication tower between Pro Fabrication and Casey's for Verizon Wireless.
- The Planning Commission recommends issuing an Interim Use Permit for one year or until the permanent tower is constructed, whichever comes first instead of issuing a Conditional Use Permit.
- The location of the temporary tower was discussed. Council does not support a permanent tower in this location.
- Location options for the permanent tower were discussed.
- Amy Dresch with Verizon Wireless stated that the temporary tower will be ninety feet tall and the permanent tower will be one hundred and fifty feet tall. Neither tower will have lights on them.
- Derek Schwartz addressed the Council regarding the health concerns related to the radiation from a communications tower and the re-sale value of his property which is located near the proposed tower site.
- Clell Hemphill stated that the proposed location is not an appropriate site for a tower based upon the City's Growth Plan and Comprehensive Plan.
- Ms. Steele provided Council with a letter from Wayne Grothe and Sue Casper opposing the tower.
- Ms. Dresch stated that customers on the East end of Madison Lake would have no in building coverage if they were to relocate their equipment to the new water tower.
- Ms. Steele, Mayor Reichel, and Mr. Klassen will set up a meeting with Verizon Wireless to discuss a location for the permanent tower. Mr. Bjerke will be involved if he is able.
- Council directed Mr. Brandt to provide clarification on Interim Use Permits versus Conditional Use Permits.
- Tabled until the next meeting.

New Business

6A) Regional Economic Development Association Agreement Renewal

- Ms. Steele stated that Greater Mankato Growth would like to sit down with the Council to discuss creating an industrial park similar to what they have assisted Lake Crystal with.
- Mr. Howard and Ms. Steele will schedule a meeting with Jonathan Zierdt.

A motion by Ries, seconded by Howard, to continue the agreement with the Regional Economic Development Association for one more year.

Roll Call: Ayes: Reichel, Bjerke, Ries, and Howard

Nays: None
Motion carried.

6B) Phoenix Change Order No. 4

- Mr. Larson stated that this is to revise the completion date.
- I & S Group will be paying for the \$1,000.00 module needed to get the pump on the SCADA system.

A motion by Ries, seconded by Howard, to approve Phoenix Change Order No. 4.

Roll Call: Ayes: Reichel, Bjerke, Ries, and Howard
Nays: None
Motion carried.

Personnel

Adjournment

A motion by Howard, seconded by Ries, to adjourn the meeting at 8:56 pm.

Roll Call: Ayes: Reichel, Bjerke, Ries, and Howard
Nays: None
Motion carried.



Kenneth Reichel, Mayor

Attest:



Kelly Steele, City Administrator-Clerk