

**MINUTES OF THE
WATERTOWN CITY COUNCIL
Regular Meeting Tuesday, Sept. 25, 2007**

1. CALL TO ORDER AND ROLL CALL

Pursuant to due call and notice thereof, the regular meeting of the Watertown City Council was called to order, on **Tuesday, Sept. 25, 2007** by Mayor K. J. McDonald at 6:30 PM in the Watertown City Hall Council Chambers.

Upon roll call the following Council Members were present: McDonald, Rick Mann, Earline King, Steve Duske and Dan Geiger.

The following staff members were present: City Attorney Dave Hubert, City Engineer David Martini, City Planner Crystal Foust, City Administrator David Mandt, Planning Consultant Mark Kaltsas, Finance Director Steven Wallner.

Others present were: Scott Qualle, Paul Glasser, Dave Ziemer, Kristen Ziemer, Ryan Edstrom, Dan Ross.

2. ADOPT AGENDA

Staff asked to have items 3e (Intern for Planning Department) and 8a (Industrial Park) added to the agenda. Mann asked to have item 9e (Removal of existing hockey rink) added to the agenda.

KING MOVED, GEIGER SECONDED A MOTION TO ADOPT THE AGENDA AS AMENDED. MOTION CARRIED 5-0.

3. REVIEW OF CONSENT AGENDA

- A. Council minutes for Sept. 11, 2007.
- B. Pay request from City Attorney
- C. Pay request from MK Land
- D. Claims roster
- E. Intern for Planning Department

4. CONSENT AGENDA APPROVAL

GEIGER MOVED, KING SECONDED A MOTION TO ADOPT THE CONSENT AGENDA AS AMENDED . MOTION CARRIED 5-0.

5. OPEN FORUM

- A. Paul Glasser asked if he could receive a permit to remove trees to improve the property he is selling. Foust reviewed the Tree Preservation Ordinance with the Council. She stated that she did not have enough information to approve or deny the permit application. She will set up a meeting with Glasser and the prospective buyer.

6. CELEBRATE WATERTOWN

- A. McDonald gave a report on the first annual Watertown River Rumble held Sept. 20-22. He stated that it was not as well attended as hoped.
- B. Wallner gave a report on the Watertown Fire Relief Association chicken dinner held Sept. 22. He stated that more than 600 meals were served, which was well above what was expected.

7. NEW/OLD BUSINESS

- A. Discussion on building official recommendation for changes to Rental Ordinance. Qualle stated that he had four recommendations for changes. He stated that these changes mirror those in the Fire Code. The city attorney will put the changes into a draft to be acted upon by the Council.

8. CITY STAFF REPORTS

- A. Industrial Park review.

DUSKE MOVED, MANN SECONDED A MOTION TO REMOVE THE CONSENT FOR ADDITIONAL MORTGAGE REQUIRED IN THE DEVELOPMENT AGREEMENT. MOTION CARRIED 5-0.

MCDONALD MOVED, KING SECONDED A MOTION TO ADOPT RESOLUTION 2007-09-25-05 ACKNOWLEDGING PROCEEDING WITH IMPROVEMENTS IN THE WATERTOWN INDUSTRIAL PARK. MOTION CARRIED 5-0.

9. COMMITTEE REPORT

- A. Park and Recreation Commission recommendation for Grove Street Hockey Rink Master Plan. Staff received two quotes for new hockey rink boards. The quote from Becker Arena Products, Inc. is \$24,624. The quote from Athletica Building Sport Solutions is \$32,500. Staff recommended accepting the quote from Becker Arena Products, Inc. with the understanding that installation would be a community project. Staff also recommended a committee be appointed to work on the improvements for the park. Staff has asked for quotes for a bituminous trail and surface for the rink. Estimates have been above \$50,000 which would require bids instead of quotes. Steve Burns of Burns Excavating has offered to do the grading at no cost and will provide a quote for putting in a drain tile. Staff also has checked with Roy's Electric and EIM for quotes for lighting.

GEIGER MOVED, MANN SECONDED A MOTION TO ORDER NEW HOCKEY RINK BOARDS FROM BECKER ARENA PRODUCTS, INC. FOR \$24,624. MOTION CARRIED 5-0.

MCDONALD MOVED, GEIGER SECONDED TO AUTHORIZE A COMMITTEE OF COUNCILMEMBERS MANN AND GEIGER TO APPROVE LOW QUOTES FOR ELECTRICAL, LIGHTING AND DRAINAGE FOR THE PARK PROJECT. MOTION CARRIED 5-0.

- B. Park and Recreation Commission recommendation for Riverpointe Park improvements. Commission recommended purchasing five fishing blocks, three benches and constructing an amphitheater near the pond for a total of \$16,311. The city has collected \$21,450 in park improvement fees and the developer has stated that he is willing to participate by donating 50 cents for every one dollar spent.

MANN MOVED, KING SECONDED A MOTION TO ACCEPT THE PARK AND RECREATION COMMISSION'S RECOMMENDATION FOR RIVERPOINTE PARK IMPROVEMENTS CONTINGENT ON THE DEVELOPER'S CONTRIBUTION AND THE STIPULATION THAT THE ROUTE OF THE CEMENT TRUCKS BE CLARIFIED SO AS TO NOT DAMAGE THE TRAILS. MOTION CARRIED 4-1. DUSKE VOTED NAY.

- C. Planning Commission recommendation on Tuscany Village site plan amendment. The builder has made a request to the city to adjust the total amount of stone on the buildings. This site plan amendment would apply to units for which Mr. Reichle has been hired. The Planning Commission reviewed the site plan amendment and agreed they should hold firm on the original plan and not create a precedent for other PUD subdivisions. The Planning Commission recommended denial of the request for a site plan amendment.

DUSKE MOVED, GEIGER SECONDED A MOTION TO ACCEPT THE PLANNING COMMISSION'S RECOMMENDATION TO DENY THE SITE PLAN AMENDMENT FOR TUSCANY VILLAGE AND ADOPT RESOLUTION 2007-09-25-04 STATING THAT DENIAL. MOTION CARRIED 5-0.

- D. Planning Commission recommendation for Watertown Marine Storage and Services site plan, CUP and lot split. The applicant is requesting to construct a 7,750 sq. ft. building including cold storage, maintenance bay and office space. The lot split proposed would divide the original lot into two lots of 7.32 acres to the west and 4.63 acres to the east. The request for conditional use permit is for outdoor storage for its facility. The Planning Commission reviewed the staff report and held a public hearing Sept. 20 for the conditional use permit. The Planning Commission recommended approval of resolutions for site plan, conditional use permit and lot split with the following conditions: (1) Buildings must have a monitored fire detector system throughout the building to alert the fire department in the event of a fire; (2) An NPDES construction permit and county water rules permit be obtained for the project; (3) Submittal of construction plans prior to the start of construction and construction details; (4) Details for the entrance access to the property need to be provided. The details should provide for adequate emergency vehicle load capacity; (5) The berm along the north edge of the property should be shifted to the south so that drainage along the berm is on the proposed Marine Storage lot. Drainage shall be acceptable and to the satisfaction of the city engineer; (6) Submit complete plat indicating lot split and dedicated right-of-way; (7) An erosion control blanket is required on slopes steeper than 3.5:1; inlet protection required at all inlets; silt fence should not be wrapped around end of apron as failure is likely during rainfall; (8) Obtain an easement to connect to municipal sewer and water from Hwy. 25 in the future; (9) All construction and plans shall comply with the Watertown City Code; (10) Applicant shall comply with all comments as stated in the Bolton and Menk letter dated Sept. 14, 2007 if different than above; (11) Approved landscaping plan according to the city ordinance. Some trees shall be placed to screen the west site

of the outdoor storage; (12) There shall be no occupancy of the building other than dry storage and services of boats, vehicles and recreational vehicles; (13) The sprinkler system must be connected immediately upon access to city water. All conditions must be met before owner can apply for building permit.

Duke stated that he was concerned about screening larger boats from view. Ziemer stated that they would address this with the berm and trees. Kaltsas stated that the existing Neal Slate building will also screen part of the storage area.

MCDONALD MOVED, GEIGER SECONDED A MOTION TO ACCEPT THE PLANNING COMMISSION'S RECOMMENDATION WITH CONDITIONS BY ADOPTING RESOLUTIONS 2007-09-25-01, 2007-09-25-02 AND 2007-09-25-03. MOTION CARRIED 5-0.

E. Mann asked for direction on how the city will demolish the existing hockey rink. By consensus, it was decided to enlist volunteers from school to help Public Works crew with the demolition.

10. ATTORNEY'S REPORT

11. ENGINEER'S REPORT

A. Recommendation to approve low bid for Co. Rd. 24 trail. Three quotes were received from Burns Excavating (\$32,889.50), Wm. Mueller & Sons, Inc. (\$33,103) and GMH Asphalt (\$38,696.40). Martini stated that the quote from Burns Excavating was based on the original set of plans which did not account for changes that were necessary to obtain a permit from Carver County. A new set of plans was set out to all the plan holders. Martini recommended the city award the project to Wm. Mueller & Sons.

DUSKE MOVED, KING SECONDED A MOTION TO AWARD THE PROJECT TO WM. MUELLER & SONS, INC. WITH A LOW QUOTE OF \$33,103. MOTION CARRIED 5-0.

B. Recommendation to approve developer reimbursement for Paul Avenue oversizing.

DUSKE MOVED, MANN SECONDED A MOTION TO AUTHORIZE THE CITY TO PAY HARTMAN COMMUNITIES, LLC FOR OVERSIZING OF PAUL AVENUE UTILITIES IN THE AMOUNT OF \$132,162.84. MOTION CARRIED 5-0.

C. Projects in progress. Martini gave a report on the projects that Bolton & Menk are working on for the city.

D. Pay request from city engineer.

GEIGER MOVED, MANN SECONDED A MOTION TO PAY THE INVOICE SUBMITTED BY THE CITY ENGINEER. MOTION CARRIED 5-0.

12. MAYOR'S REPORT

13. COUNCIL MEMBER'S REPORT

14. **ADMINISTRATOR'S REPORT**

15. **FINANCE DIRECTOR REPORT**

- A. Wallner stated that the city received three proposal from the auditing firms of Conway, Deuth & Schmiesing of Litchfield, Kern, DeWenter & Viere of St. Cloud and Larson Allen of Minneapolis. CDW's quote was for \$22,500, KDV's quote was \$19,925 and Larson Allen's quote was \$20,500. Wallner recommended Larson Allen for 2007 with a review in June by the Finance Committee with possible extension to 2009 and beyond. He stated that while cost was considered in the recommendation, in the case of professional services such as auditing, the city is not required to accept the low bid.

DUSKE MOVED, KING SECONDED A MOTION TO HIRE LARSON ALLEN OF MINNEAPOLIS TO DO THE CITY'S AUDIT FOR 2007. MOTION CARRIED 5-0.

16. **PLANNER REPORT**

17. **ADJOURNMENT**

THERE BEING NO FURTHER BUSINESS THE MEETING WAS ADJOURNED AT 8:52 PM.

Respectfully Submitted,

ATTEST:

Steven Wallner
Clerk-Treasurer

K.J. McDonald
Mayor