

Skyline City Council Minutes

June 11, 2012

Attendance: Mayor Mike Kluck, Council Members - Travis Javens, Samantha Erickson, Dean Rengstorf; Clerk Cathy Dahl; Treasurer Lon Whitehead; Fire Chief Roger Hermanson; Barry Hager from Center Point Energy; Invited guest, Corey Block; Residents, Emily Javens, Tami Pickell, Ann Fischer and Robert Fischer, Kristi Powers

Meeting was called to order at 6:45 PM.

Presentation of community partnership grant check for \$2200 from Barry Hager of Center Point Energy to be used for a generator for the fire dept. and city hall.

Public Open Forum:

No forum.

Approval of June 11, 2012 agenda and May 14, 2012 minutes

Motion to approve agenda, Travis Javens, Dean Rengstorf, 2nd. Passed unanimously.

Motion to approve minutes- Revision on page 3 to tanks were abandoned. Motion to approve as amended Dean Rengstorf, Samantha Erickson, 2nd. Passed unanimously.

City Clerk Report:

I will be meeting with Rick Sartell about the wireless printer situation and I still need to contact Hickory Tech about phone service.

I am registered for the clerk's training to be held in Duluth June 20-22.

ArtSplash is this Saturday in front of the N. Mankato Taylor Library, 10AM – 4PM. Check it out if you can.

Karen Myers from Blue Earth County suggests we make a proclamation to thank election judges, but I didn't print that out since we don't have any election judges.

We need candidates for mayor and two council positions. I am looking into deadlines for filing, fees, and forms. Post at city hall, paper, etc.

Motion to approve City Clerk report, Dean Rengstorf, Travis Javens, 2nd. Passed unanimously.

Treasurer's Report

Lon Whitehead went over report for May 2012. \$1600 of Maguire Iron was for repairing vandalism on water tower that will be submitted to insurance company.

Motion to approve treasurer's report Samantha Erickson, Dean Rengstorf, 2nd. Passed unanimously.

7:00 Discussion of setting up City of Skyline guidelines for realtors, contractors and residents with Skyline Cooperative Association members.

How to enforce current requirements – suggestion of turning off water if bills are not paid.

Kristi Powers handed out what is printed in front of Skyline Directory articles of amendment that apply to upkeep of property for homeowners. No rental property is a city and coop rule along with single family dwellings only. Look for housing code from when Brian Powers was on council (approx. 10 years ago). Directory narrative reads that rentals are allowed but need to be approved by council. Wally Gates told coop board that the coop has no authority to enforce.

Corey Block, certified building official, offered advice. He stated it is a sticky area between how to enforce zoning ordinances. Because the Skyline Coop Assn. is a separate entity, the city doesn't have to enforce coop assn. rules. City needs to adopt rules as well. MN building code applies when house is being constructed and next when remodeled. Fire code comes in after that and things may be grandfathered in such as older smoke detectors in older homes, depending on date house was built. Zoning ordinances by coop may be more restrictive than city zoning ordinances, but they need their own way to enforce. Enforcement is done by attorney. Tami Pickell suggested matching ordinances between city and coop. Corey Block said there can be advantages to having them separate. For example, the city cannot outlaw steel roofs, but the coop can set the appearance they want, like requiring a steel roof that looks like shingles. Houses falling into bad repair can be addressed through a zoning ordinance or a housing and rental ordinance. Ann Fischer suggests hiring an inspector/enforcer. Corey Block says inspectors don't have leverage without a city attorney. Mayor Kluck said attorney can't do anything without an ordinance written by the city.

Travis Javens asked about paperwork saying coop assn. ended in 2005. Need clarification on this. Tami Pickell suggested that we start with rules with regulations already printed and add right to shut off water, and hire someone to inspect/enforce on an as need basis. Ordinance can be made for all houses including rentals, but only rentals are inspected on a bi-annual basis. Cory Block was asked if a house changes hands, are inspections required? He answered no, and when inspections are made, they are for information only, not legally binding. Inspections for sump pump compliance that they do not pump into city sewer system can be required. Truth-in-housing inspections can be required by cities. Mankato, N. Mankato enforce minimum safety issue codes through this. Travis Javens mentioned sump pump could be addressed through truth-in-housing also.

It was asked how the city knows when houses are changing hands. Lon Whitehead gets a phone call about 75% of the time. Once we get the word out to realtors, they are usually good about it.

If we were to contract with Corey Block for his services, he gets a percent of the building permit fees – but we don't have building permits in Skyline. When cities send enforcement letters, they usually give homeowners 15 – 30 days to comply. Inspector fee would be approximately \$50-\$100, and he would write them a citation if it isn't done. Fines for non-compliance would be up to the city. City cannot amend state building code. Plan reviews before building permits are issued are very important for inspectors to be able to know what to expect.

In August 2008, state building codes were made state-wide standards for all of MN. Mayor Kluck asked if we need to formerly adopt MN state code – we have to follow it, but we need to adopt it in order to enforce it. Older homes not up to code do not have to be brought up to code unless we would have a truth-in-housing ordinance. Mayor Kluck stated there is no simple 2-page solution to all of these issues.

Research to be done - is Skyline Cooperative Association still in existence? Was it filed with the county and/or state if amended to continue past 2005? Mayor Kluck will contact Wally Gates, the Skyline Cooperative Association president, for clarification. Need item number of document to check filing.

City council members need copies of city ordinances and find out if they are still in force. Travis Javens will make copies for everyone.

Corey Block left business cards for council members.

Lon Whitehead suggested and Mayor Kluck agreed with sending realtors copies of information from directory until more action is taken.

Mayor Kluck thanked Corey Block for attending meeting and sharing information. Mayor Kluck is interested in pursuing the truth-in-housing ordinance. In order for inspecting sump pumps not pumping into sewer, an ordinance must be passed by the city. Corey Block or a plumber could do inspections. Drain tile may also need to be checked.

Water Department:

Samantha Erickson reported the water tower has been painted, the jacket fixed, the last rung of the ladder removed, and regular cleaning on May 31st. She suggested that a galvanized steel box for one leg to deter further vandalism can be pursued later.

Further discussion of proposals from Bolton Menk and I&S regarding compliance with City of Mankato for accurate sewer and water readings.

City of Mankato confirmed we do not need our own sampling station. Both proposals use a flume-type system. Emily Javen's concern is that MVTL couldn't figure out Skyline's situation and we need experts in the field. Bolton Menk is a waste-water specialist in the Midwest and has done projects around the world. Skyline Council needs to decide which man-hole will contain the equipment.

Travis Javens abstained from voting.

3 votes to accept proposal from Bolton & Menk, one abstention, one absent. Hiring of Bolton Menk for sewer and water reading project passed.

Thank you to Samantha Erickson for all of her work with this.

Issues with billing from an abandoned house will be discussed at a later meeting.

Street Department

Dean Rengstorf reported working with Dustin Samuelson about edging corners around streets. ¾ inch rock from New Ulm would blend in better with street. Excess from full load can be dumped by water tower to draw from as needed. Man holes will be leveled with street this summer.

Parks Department

Travis Javens reported Willard Vetter sign has been installed and looks nice. Dustin Samuelson pulled old sign out and put installed new base. City will pay bill and send copy of invoice to the Skyline Cooperative Association to get reimbursement from money set aside for this project.

Motion to amend treasurer's report to include bill from Dustin Samuelson for pulling old park sign and setting base for new Willard Vetter sign, Dean Rengstorf, Travis Javens, 2nd . Passed unanimously.

Lawn care is advising city to do a core aerating and over-seed because of sprinkler system. Cost for this is already in the parks department budget and council approves.

Public Safety

Rebecca Carpenter (absent) emailed:

Gena & Dayle Zelenka
120 So. Skyline Drive

Dear Neighbor,

Our mail has been stolen out of our mailbox three times this year! Two movies from Netflix and now 3 graduation cards with money in them. And we thought Skyline was a "safe" neighborhood! If anyone else has had this experience, I'd like to know. It's so disappointing to know that there are thieves among us.

Be careful!

Rebecca spoke with Dayle yesterday morning and he told her that they had reported it to the US Postal Service, but had yet to contact the sheriff. He gave Rebecca the OK to share with the council.

Mayor Kluck will put a notice in the next newsletter.

Roger Hermanson reported he will be at a Waldorf regional meeting, and a chiefs meeting the following week. Radios won't be given to fire department members until everyone has training. Regular meeting will be on the June 18th.

Motion to approve departmental reports as read, Dean Rengstorf, Samantha Erickson, 2nd . Passed unanimously.

Old business:

FEMA wrote that we are not included in coverage for special flood situations. Public safety will examine information to determine if there is a need. Decided this does not pertain to us.

New business:

Sprint is looking at replacing antennas and adding a new one. Mayor emailed copies of lease agreement to council members.

Motion to adjourn, Dean Rengstorf, Samantha Erickson, 2nd. Passed unanimously.

No further business, the meeting was adjourned at 9:05 PM.

Cathy Dahl

Skyline City Clerk