

# City Council Meeting Minute

September 13th, 2021/ 6:45 PM / Skyline City Hall

ATTENDEES: Mayor Paige Attarian, Lon Whitehead, Steve Romnes, Jason Hammond, Eric Manske, Shirley Piepho

Guests: Brian Petzel, Mark Piepho, Becky Volk, Marilyn Schueneman

Via Google Meet: Charlie Berg, Kelly Evans (ISG)

## **Agenda:**

- Call Meeting to Order by Mayor Attarian at 6:45 pm
- Pledge of Allegiance performed by all in attendance
  - Public Forum - Nothing presented
  - ISG Presentation - Kelly from ISG states plans have been given to council members. He stated that upon review of information regarding both sites, the bidding process for the water tower sites will commence. Kelly states that he wants to focus on the pump house, he assessed the current pump house and feels that the current structure is sound and proposes renovation of the current pump house versus complete replacement. The process piping and controls would need to be replaced due to being antiquated. The fluoride room needs to be in its own room, the same as the chlorine room. The cost of these improvements would be \$280,000. He also recommends the installation of a backup generator. These would add \$100,000 to that cost for a total of \$380,000. Paige clarified the \$100,000 figure for the cost of the generated and Kelly states that is an estimated cost and that cost would include secondary containment, electrical and installation. The generator would be located right outside of the building. Kelly states that an enclosure may be added to keep the noise reduced. Paige asked what the 20% fee on the invoice was for and Kelly explained that fee includes permitting from regulatory entities (MDH, etc) and design costs. Steve Romnes asked if the generator is something that could be added later. Kelly explained that it can definitely be added later and that it is not required to have at all. Kelly states that if the City chooses to move forward with the pump house renovation, ISG would bring in a 3D scanner to survey the site. Kelly states that the pumphouse official bid would take approximately 6 weeks and would be ready to allow with the water tower bid. He states that this would be a separate bid than the water tower. Kelly states that the piping in the current pumphouse is very old and in poor condition.

With regards to the water system improvement project, Kelly states that there were no problems with either of the boring sites, the soil samples from both sites were adequate. He states that there is some

possible stabilization of the soil issues due to the nearby ravine at the current site, but that both soil borings came back adequate. Paige asked Kelly if he saw any major differences in the analysis of potential sites, the current location and Moran Park. Kelly states there is no difference in the sites as far as ability to proceed with construction. He states that utility access is really the only difference, the Moran Park location would pull power from a different access point than the current location, but that is not a real cost or construction concern. The site for the current location would be to the east of the current water tower so that the current water tower can remain in place. Kelly feels that the cell tower companies will maintain their agreements with some negotiations. By leaving the old tower in place the current contracts can be maintained without interruption. By moving the location to Moran, Kelly feels the companies may fight moving to the new location, but essentially the companies will be encouraged to have new, more efficient equipment regardless of where they move. Kelly states that he understands the importance of the revenue from the cell towers and will consider that while negotiating with them as the project proceeds. Paige asked Kelly how many trees would need to be removed in order to build in the Moran Park location. He deferred to Brian due to computer issues, Brian states that he felt 4-5 trees would need to be removed from Moran Park. Paige asked Kelly what was needed from the council this evening. He states that he needs a motion to move forward with bidding the two sites and the pump house. He stated that the sooner the decision, the better it would be to stay on the proposed schedule. Charlie Berg asked if ISG is handling the entire bidding process or does the City have to complete some of the bidding. Kelly states that they will gather the bids and present them to the council for acceptance. Kelly states that there will be a pre-bid conference to review and discuss these bids before proceeding with the project. Paige asked who from the council needs to be present to review the bids, Brian explained that it is a decision of the council who is there, they just need to have representation at the meeting. Paige asked for a notice of when the pre-bid meeting would take place so that the invitation can be open to council and community members. Paige thanked Brian and Kelly for their time on behalf of the council.

- Agenda and Minutes approved. Steve motioned, Eric seconded. Passed unanimously.
- City Clerk Report - Nothing to report.
- City Treasurer Report - Lon distributed treasurer report and states that there were no unusual expenses last month. Lon stated that there was a higher than normal payment made to All Season's Arena. Steve states that he attends the quarterly meetings for the ASA and he explained how the annual fees are broken down with the various communities within the City of Mankato to maintain the current facility. He encouraged Lon to hold payment pending an explanation of the increased charge. Shirley states that her husband, Mark Piepho may have insight to the higher charge, so she attempted to reach out to him. Mark was able to attend the meeting in person and feels that the larger amount was billed in error. Mark will look into the bill. Lon states that he has an invoice and he will

also follow up on the charge as well. If the fee is determined to be in keeping with the fee in previous years the council determined that they will continue to contribute. Shirley motioned to stay in the association, Jason Hammond seconded the motion. Passed unanimously. The amount of expenses for the month of August was \$34,220.06. The revenue for the month was \$22,505.38, current account balance is \$423,454.62

☐ Water and garbage bill list - Lon distributed the list of overdue water bills. Marnie will send letters to overdue residents. Letters for overdue utilities must be submitted to the county by November 1st. Marnie will submit the letters to Blue Earth County. There are currently three resident bills that will be turned into the county. There was a discussion about consideration for effort to pay bills, should they be shut off if they are making an effort to pay. Paige states that we need to have the money paid in full and on time in order to maintain an accurate book. There will be a decision made at next month's meeting about shutting off water for those individuals with balances over 90 days. Those individuals will be turned over to the County for taxes by November 1st. Motion was made by Shirley to approve the Treasurer's report, seconded by Eric. Passed unanimously.

### **Departmental Reports**

☐ Water Department - Jason states that he has reached out to Josh Glad with the City of Mankato regarding the broken meter for the waste water. He has not been able to reach him. He also called MRI two weeks ago to let them know that the new pads have arrived. They stated that they would be up to replace the worn or broken pads within the next week or two. Jason states that he checked and the pads have not been replaced at the time of the meeting. Charlie Berg clarified that the meters have not yet been replaced. Jason stated that there was a question if MRI could replace the pads or if it needed to be an electrician. He will be meeting with an individual from MRI to determine who can complete the work. Lon states that no one has contacted him for his water meter replaced at this time. Charlie Berg states that meters will be read next week.

☐ Street Department - Eric states that he got some bids regarding lawn care and snow removal for the City of Skyline. He received a bid from Amlawn, the current contract holder and Jay Sahlstrom, a Skyline resident. He reached out to a couple of other businesses but has not heard back from them or they are already too booked. He explained to Jay that he would need to be bonded and insured in order to take over the tasks. He also explained that he would have to be able to have the ability to remove snow from Skyline if it is a heavy snow season. Shirley expressed that the services offered, must be apples to apples and not to pick and choose services provided. Eric states that he feels that there is money that can be saved with these services. He has requested more itemized billing from Amlawn to ensure that the billed for services are being completed. Eric also states that he spoke with a representative from Allied, Mike Napp and he states that he feels that the streets would be just fine to chip seal the roads in Skyline, the cost would be \$51,000 (this is a 2022 figure). He spoke to Dakota at Nielsen and they will be using a mastic to repair the areas that have broken down. The cost of the repair is approximately \$6000.

☐ Parks and Playground Department - Steve states that resident, Gina Selly, trimmed the trees behind the backstop in Vetter Park. He states that he continues to perform weed control in the children's play area.

☐ Public Safety - Shirley states that all that she has is the continued complaints of dogs barking throughout the day. She also stated that she and Paige had discussed the idea of having a Night to Unite like gathering in Skyline. She is concerned if the event is in October, the food trucks will be done serving for the season. With increased cases of Covid and the season change, it was determined to table the event until next year. Shirley states that she will put a committee together to plan this event.

#### **Old Business:**

Paige states that she spoke to Faye at 241 W. Skyline Drive about the holes in her yard caused by work done by the City. Faye would like to wait to complete the repairs until the Fall of 2022.

#### **New Business:**

Paige states that she will take over the Finance committee for the water tower project from Steve Romnes. She states that she has more time to commit to the committee at this time.

Vote to proceed with bids from ISG for the water tower project and the pump house renovation. The council discussed moving forward with the projects as proposed by ISG, the bid does not include the generator officially. The generator is included as optional. The council voted to proceed with the bidding and permitting for both projects. Jason motioned to proceed, Shirley seconded. Passed unanimously.

The council voted to approve resolution number 2021-2 that indicates a no more than a 3% increase in the property tax levy for 2021. Mayor Attarian motioned, Eric seconded, passed unanimously. Mayor Attarian signed Resolution number 2021-3 and submitted it to Heidi Sabolik at Blue Earth County.

Motion to adjourn the meeting made by Mayor Attarian at 8:14 am. Seconded by Shirley Piepho. Passed unanimously.