

# City Council Meeting Minutes

June 12th, 2023 / 6:45 PM / Skyline City Hall

**COUNCIL ATTENDEES:** Mayor Paige Attarian, Michelle Kotila, Steve Romnes, Shirley Piepho, Eric Manske, Lon Whitehead

**Guests:** Bea and Jerry Edwards, Janet Nelson, Marvis Waterbury, Marilyn Scheuenman, Kelly McIntee, Micki and Scott Schaeffer, Nancy Kluck, Sabrina Ehmke

**Via Google Meet:** Charlie Berg, Kelly Evans, Todd Oachs, Otto Dingfelder, Amanda Jackson, John Thames

## **Agenda:**

- Meeting called to order by Mayor Attarian at 6:45 pm.
- Pledge of Allegiance performed by all in attendance.
- Public Forum-Mayor Attarian asked if anyone in the public had anything to discuss,
- Water Tower Project/Pumphouse project. Resident Micki Schaeffer asked that the Q&A be added to the minutes. Mayor Attarian agrees that can be done. See below.

Kelly addressed the following questions from residents regarding on-going projects:

**Q:** What is considered project final completion? Is it when the tower is functional or when the tower is functional and yards are back to pre-construction condition?

**A:** Final completion is when all aspects of contract with the contractor have been completed, including yard and site restoration.

**Q:** When will the temporary easements expire per the signees mid agreements?

**A:** They expire upon completion of the project.

**Q:** Since a part has been delayed over 7 months should we be charging liquidated damages until the project is complete?

**A:** Typically, yes. Unless the delay is caused by forced measures, which is true in this case. So we cannot charge liquidated damages.

**Q:** What is the chlorine process disinfectant? Will there be toxic chemicals dispersed in the air near the tower?

**A:** The disinfection process follows AWWA c652 where chlorine is applied to the interior of the tank and allowed to fill with water. This chlorine application will be inside the tank and should not affect surrounding residents.

**Q:** When can we expect the temporary fencing to come down, and our yards to be returned to prior condition?

**A:** At this time, based on timelines, it appears that it should be completed by the end of the year.

**Q: Who will be the contact for the yard updates and make decisions about what landscaping, tree choices, etc?**

**A: The site will be restored to its original condition. No trees will be planted. Only seeding and fence reinstallation. If seeding does not take, the warranty will be called for reseeding. Residents can notify City Hall if this occurs. (Mayor Attarian interrupts stating the City of Skyline will replace trees and is not the responsibility of General Contractors). Kelly thanks her for the clarification.**

**Q: What security precautions will be taken to assure that no vandalism will take place at the base of the water tower?**

**A: The tower base is locked. There is only one door getting in so no one can get in without a key.**

**Q: How long is the process of switching from the old water tower to the new? What are the accommodations residents should be making at that time?**

**A: The new water tower will be filled while the old water tower is still online. The old water tower will be turned off and the new water tower will be turned on. There should not be any disruption of service.**

**Q: What is the exact location of the monopole? Do you have any renderings?**

**A: It will be located essentially between the old and new water towers. Kelly will forward a photo onto the council. Eric clarified that the location photo will be on the City of Skyline website.**

**Q: With the statement that the project will not be completed until the end of the year, does that mean that temporary fencing and yard restoration will not occur until then?**

**A: That is correct, the project completion is not until the old water tower has been removed and the monopole constructed.**

**Q: In addition to the monopole, what other buildings or equipment will be at ground level?**

**A: No other major additional ground equipment is needed that we have been notified of.**

**Q: Can you confirm if the existing equipment is 4G or 5G?**

**A: No, I cannot.**

**Q: Can you confirm if the cell tower companies can add additional equipment, 4G or 5G at any time? Are there limits to how much they can add?**

**A: They can add equipment as the need per their current contract, similar to the previous contract as long as it stays within the contractual size and weight limits provided to them.**

**Q: Are there limits to how many monopoles can be erected in the area?**

**A: Not really, but location yes, due to air traffic and stuff like that. But, I don't foresee another monopole going in, at least not in the Skyline area.**

**Q: When is the last time the City of Skyline or cell phone companies have measured EMF levels from the cell towers? Can we have the EMF levels measured prior to the new cell towers being placed?**

**A: EMF levels as far as that goes is managed, I believe by the federal government, so they would require that if there is a concern. I am not sure, but perhaps John Thames or Otto Diffelder could answer if this will be completed with the erection of a new monopole and cell towers.**

**Q: How high will the new monopole be in comparison with the current water tower? What is the height of the current water tower?**

**A: The monopole will be 185'. The new water tower is 145'. 10' taller than the old water tower.**

Q: With regards to the pumphouse. Did the council or ISG reach out to any other bidders or is the bid letting a passive process?

A: So, ISG and the council practically reached out to the potential bidders.

Q: What happens if we don't get a lower bid

A: At that time, we will discuss what our next steps are, but I am not going to try to estimate what we are going to do at this time.

Q: Now that we have no funding for the pumphouse, how will this be paid for?

A: That's more up to the city to discuss. But he knows that the council has been actively going after grants and funds for the project.

Mayor Attarian explained that the original bond of \$1.6 million included engineering of the pumphouse and \$279,000 for the pumphouse project. Thus, there is some money there from the original bond for the pumphouse project. She emphasized that the city is not broke. Mayor Attarian states that the question is with cell tower revenue, does the City of Skyline have the cash flow to fund the pumphouse project. This will be discussed by the council. She states that there is a possibility that the city will have to pass another bonding bill for the project.

Q: What do you anticipate happening with Vetter Park during the pump house project?

A: There will be construction trucks present bringing in equipment and supplies and various contractor vehicles throughout the process. Most of the work will take place inside the building.

Q: What is the timeline for the pumphouse project?

A: Mayor Attarian states that the bid letting is June 22nd. If a bid is accepted, work can start as soon as possible. Kelly Evans, consultant, states that the timeline will depend on which option for repair the council chooses to pursue. Mr. Evans states that he believes the initial contract stated one year for completion of the project to completely repair and replace. Because the city has not accepted a bid on the pumphouse, there cannot be an accurate timeline.

Q: How does the water tower project affect the pumphouse project?

A: They are completely different timelines.

Q: How do we know that the contractor will not take another job and push our project out until next summer?

A: Mayor Attarian states that the city has an amount of money that is held back until completion of the project to assure that doesn't happen.

Charlie Berg asked if any grants have been applied for. Mayor Attarian states that she has been endlessly seeking grant and bonding funds. Charlie then asked about funds from the federal infrastructure program. Shirley explained that the League of MN Cities posted grant money opportunities, state and federal, on their website recently and states that the council can look into those funding opportunities.

Sabrina Ehmke states that the existing fence around the water tower has trees growing into it and the ground beneath the fencing has eroded away so that you could crawl under it in areas. She suggests that

should be considered when replacing fencing around the water tower area. She also observed that trees were growing into the building itself. She states that she brought these issues up a year ago and nothing was done. Mayor Attarian states that she has actually reached out to the cell phone companies to make them aware of the issue. Ms. Ehmke states that nothing has been done and now the area has grown unsightly and damage is occurring to the building. She states that follow up with these companies needs to occur to assure that the issues are tended to. Another concern is that the area near the water tower is not being mowed. She acknowledged that Michelle mowed the area, but that it has not been tended to on a regular basis. Michelle states that she will follow up with AmLawn to assure that the area is being mowed with other city properties.

Resident states that gravel is extending into yards and she is wondering if that is permanent. Mayor Attarian states that the yards will be returned to pre-project status.

Monopole Project/Edge consulting requested agenda items:

Monopole project will be discussed in the closed session following the monthly council meeting.

June Agenda and May meeting Minutes motioned for approval by Steve , second by Michelle, passed unanimously.

City Clerk Report-Wallin property improvement request. New fence and siding. ISG 50th Anniversary celebration June 23 3-6 pm at Civic Center Plaza.

City Treasurer Report was distributed by Lon. Total receipts for the month of May 2023 is \$11,870.53. Total payables for the month of May 2023 were \$39,385.23. Total fund balance is \$1,098,295.55. Balance of funds for the Water Tower/Pump House project is \$549,041.56. Motion to accept the treasury report and to pay the bills made by Shirley, seconded by Michelle, passed unanimously.

Water and garbage bill list were reviewed. Marnie will send out overdue letters to all residents over 90 days.

### Departmental Reports

Water Department-Joe Paulson is putting in an additional meter for watering, he will have a plumber make the arrangement to place proper equipment. Steve states that the used meters that were purchased have not been programmed. Steve states that he will find someone to change the meters for units to gallons, he will work with Charlie to find someone that can complete this task.. Residents at 5 Skyline Drive are waiting on a meter replacement. Steve will follow up with them about the status of that replacement.

Street Department-Three yards of dirt have been brought in to replace erosion in various areas within Skyline. Eric has made information available to residents regarding the milling and resurfacing of the main road through Skyline. Maps of the project have been provided to residents. The work is to take place June 15-16th. Eric explained that there will be extra hands on board to assist with traffic flow. Eric asked Bryan at ISG to try to limit zero turn equipment on the newly resurfaced roads. At this time spray patching was completed on the back roads and the milling and resurfacing will be completed on the road coming into Skyline, around Vetter Park and back to the front Cul-de-sac. Eric explained that there will be a period of time in which individuals may not have access to their driveways.

❑ Parks and Playground Department-Michelle states that she is considering forming a volunteer group to aid in weed pulling, park clean up, etc. Mayor Attarian states that would be a good idea and perhaps place something on the website to seek volunteers. Resident states that perhaps the park should be closed or notified of road construction so that they can use their discretion about park use.

❑ Public Safety-Shirley states that Mankato Public Safety will be increasing patrols on the weekends. Shirley states that she has noticed an increase of loose dogs with no collars to identify them. Mayor Attarian states that if house parties are out of hand that the Mankato Public Safety should be called and not try to handle it on their own. Resident asked if patrols are scheduled. She states that she has concerns about people blowing the stop signs. Shirley states that patrols are arbitrary. Shirley states that she will assess what the City's needs are and talk with Public Safety.

Old Business:

New Business:

**Cell tower lease agreements will be discussed in detail by the council during the closed session.**

**Motion for contingent approval for Sabre and Qualtech to complete the monopole project made by Michelle, second by Shirley, passed unanimously.**

Lawn watering resolution proposed by council person Shirley Piepho. She states that she would like to discuss placing this resolution into action. Mayor Attarian states that she would actually like to take this opportunity to form a committee to review all of the city's resolutions to assure that they are pertinent to the current Cities need. It was discussed that it would be important to have a member of the Skyline Cooperative at meetings. Bea Edwards states that when she was involved with the city council, ordinances and resolutions were available at meetings for quick reference and it eliminated a lot of issues. Mayor Attarian asks that Marnie, city clerk, print out ordinances and resolutions and create binders to have available at council meetings.

Meeting motion to adjourn at 8:07 pm by Eric, seconded by Shirley. Passed unanimously.

### Closed Session

Marnie announced that the meeting will be closed as permitted by MN Statute section 13D.05, Section III C3 to discuss the monopole cell phone lease agreements.

### Public Meeting Reopened

Public meeting reopened at 8:44 pm. John Thames made a public stating that the council just adjourned a closed session pursuant of MN statute section 13D.05, Section III C3 to discuss offers of the purchaser sales of real property, the property discussed is 164 S. Skyline Drive at this time the attorney and staff have been given direction and it is believed that the council is prepared to entertain a motion to conditionally approve three lease amendments for the three carriers on site conditioned upon mutual approval and subject to final revisions by special council. Steve makes the motion to approve, seconded by Eric. Passed unanimously. John Thames thanks the council.

Motion to adjourn the re-entered public meeting at 8:49 pm made by Steve, seconded by Michelle. Passed unanimously.