

City Council Meeting Minutes

February 14th, 2022 / 6:45 PM / Skyline City Hall

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

Guests: Ken White (Attorney), Brian Petzel (ISG), Laura Peterson, Micki Schafer, Kelly McIntee, Mike Schuenemann, Nancy

Via Google Meet: Charlie Berg

Agenda:

- Meeting called to order by Mayor Attarian at 6:45 p.m.
- Pledge of Allegiance performed by all in attendance.

Public Forum-Micki Schaffer states that resident's continue to have concerns with restoration of their property to pre-construction condition. Micki Schaffer states that she read reviews of General Contracting Services and that there were negative reviews on Google and she has some concerns. Ken White states that General Construction is contractually responsible for restoring resident's property to pre-construction condition. Mayor Attarian asked resident's if they are ready to sign the easement contract. Resident's state that there are revisions occurring currently with the easement contract and they are unwilling to sign at this time. There is currently no timeline for when the contract will be accepted by the resident's. Ken White explains that if the contract is not signed in time for construction, consequences of pushing back or delaying construction include rising interest rates, construction prices and potential litigation for breaking the contract. Shirley Piepho asks residents what exactly the issues are at this time. Resident representative states that she cannot give those reasons or circumstances at this time, but that they will have more definite information soon. Ken White explains that if damage occurs to a resident's home during construction the construction company assumes responsibility to make repairs. Resident asks what happens if the construction company goes into default, who is responsible for liability. Ken White assures the resident's that liability coverage continues regardless of the company's standing. Shirley Piepho recommends that a deadline be made for when the easement contracts must be signed. Two weeks was recommended by Eric Manske. Attorney Ken White states that two weeks will bring the city very close to litigation options. The council determined that the resident's will be given one

week to have the contract signed. Meeting will be set for February 21st at 7:00 pm to review/recieve the easement contract.

Shannon Sweeney from David Drown Associates, a finance advising firm, is present to review and discuss the bonding advice for the water tower project. He recommends a competitive sale of bonds utilizing the State of Minnesota's credit enhancement program which offers a limited debt service guarantee for the bond issue. Shannon states that he has multiple dates for public sale of the bond. He is asking the council to select a date that is available for the public sale to meet together. Shirley recommends that the council meet on Thursday, March 17th at 6:00 pm for the public sale, council and Shannon Sweeney agree on this date. Shirley asks if the City should receive funding from other sources, what happens to the bonded funds. Shannon explains that it should not change the direction of the sale, although interest rates could be affected. Mr. Sweeney asks for the provided resolution to be signed and submitted to David Drown Associates, Inc. Shirley moves to sign the resolution, Eric seconded, passed unanimously. Resolution 2022-2 was signed. Charlie Berg asked what the city's obligation to pay is? Mr. Sweeney states that the amount is not exact at this time. Charlie asks if the funds will come through increasing water funds. Mr. Sweeney states that technically it appears as an assessment. Mr. Sweeney extends that he will be available to advise the council throughout the bond repayment process. The council signed the documents/resolution and it was given to Mr. Sweeney before he left the meeting.

Kelly Evans with ISG called in and informed the council that the design loadings have been sent to the utility companies. With the increased loads from the utility towers, General Contracting, feels that additional cost may be incurred. Kelly-ISG and KLM recommend that additional reinforcements will not be necessary at this time, they conferred with the cell phone providers to assure that this decision to proceed with original design is a sound one. He states that when final reports arrive from the utility companies, they will be able to make a change order at that time. After communicating with General Contracting, general consensus is that they will move forward with the original design. Shirley motioned to maintain the original design, Eric Manske seconded, and passed unanimously. Shirley asked Kelly Evans if General Contracting is a company in good standing. Kelly assured Shirley and the council that the company is in good standing, but that ISG has a 5% retainage as back up if anything goes wrong with the General Contracting. Eric asked what the length of warranty would be for faulty workmanship, Bryan states that he believes that they work would be warranted for two years. The warranty bond is received upon the final payment.

☐ Meeting minutes and agenda approved by Eric Manske, 2nd by Jason Hamond, passed unanimously.

❑ City Clerk Report-Marnie presented amended minutes from December 2021, per resident Micki Schaffer, for council review. The council did review the changes and determined that upon watching the meeting recording, if changes are indicated, they will be reviewed. Eric motioned, Jason seconded, and passed unanimously. Marnie also presented a quote for basketball court restoration from Milzhouse sport surfaces.

❑ City Treasurer Report-Lon provided the council with the monthly treasurer report. Total receipts for January are \$10,713.14, total payables for the month of January are \$28,033.31. Total fund balances total \$410,394.79. Treasurer report was motioned to accept by Eric Manske, second by Jason Hamond. Passed unanimously.

❑ Water and garbage bill list reviewed. Marnie will send notifications to individuals over 90 days. Shirley states that she will accompany Brian Powers to resident's to shut off water if payments are not reviewed. Shirley motioned to accept the bill list, Jason second. Passed unanimously.

Departmental Reports

❑ Water Department-Charlie states that 7 pads and 2 meters need to be replaced. Shirley offered to assist Jason with completing repairs with Charlie. They hope to have repairs completed within two weeks.

❑ Street Department-Jason discussed the excessive ice part way down Skyline hill. Shirley states that Mark, her husband, is going to address it with City of Mankato officials.

❑ Parks and Playground Department-Steve states that he has nothing to report.

❑ Public Safety-Shirley states that she and Paige met with Fire and Safety officials to review the current contract for coverage. The next contract is due in one year and they will continue to review and negotiate.

Old Business:

Easement Contracts-Discussed in public forum.

New Business:

Bond recommendations-Discussed in public forum.

Motion to adjourn meeting at 8:06 pm by Mayor Attarian, second by Jason Hamond, passed unanimously.

