

CITY COUNCIL MINUTES

Monday, October 11, 2010

7:00 P.M.

Mayor Doak called the meeting to order at 7:00 PM.

Council approved the amended agenda that added under Old Business: item A. Water & Sewer Fund Discussion.

CONSENT AGENDA

- A. Minutes September 13, 2010; Regular Council Meeting
- B. 2010 Deer Management Program/Permit
- C. Resolution No.14-2010; Approving an Agreement for 2010/2011 Snow Plow Services
- D. Resolution No.15-2010; Approving an Agreement for 2011 Septic Reviews
- E. Resolution No. 20-2010; Approving an Agreement for 2011 Routine Road Maintenance
- F. Resolution No.21-2010; Approving an Agreement for 2011 Septic Inspections with Metro West Inspection Services, Inc.
- G. Approve the Final payment to Allied Blacktop, Inc. for seal coat project
- H. Resolution No. 22-2010; Supporting New State Legislation Regarding Local Citations

Councilmember Carlson moved approval of the items contained in the consent agenda. Councilmember Rich seconded the motion. Motion carried.

PUBLIC COMMENTS

None.

PUBLIC HEARING

- A. Resolution No. 23-2010: Approving Certification of Delinquent Water and Sewer charges to be placed on the 2011 Property Tax Rolls.

Mayor Doak opened the public hearing to approve certification of all delinquent utility charges to the 2011 tax rolls.

There being no public comments, Mayor Doak closed the hearing.

Council Member Newberry moved to approve Resolution No. 23-2010. Council Member Jilek seconded the motion. Motion carried.

- B. Chapter 7 Amendments: Ordinance No. 7-07; Building and Housing Regulations; requiring three sets of plans be submitted with building permit applications and requiring notification of adjacent property owners that application for a building permit will be made.

Mayor Doak opened the public hearing to consider an amendment to Ordinance No. 7-07, section 700.03 requiring submittal of three sets of plans and surveys with building permit applications along with notification to all adjacent neighbors prior to the issuance of an approved building permit.

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Councilmember Newberry stated that notification to neighbors gives all parties a sense of participation in the permit process.

Dr. Bruce Shilling, 2750 Maplewood Circle West, stated that on two occasions neighbors spoke to him regarding building plans. Dr. Shilling stated that he believes it is beneficial to have neighbor input and time to review the building plans. Dr. Shilling asked how the City will address situations where a neighbor is gone for an extended period of time and not available to review plans. i.e. residents that are gone for the winter.

Zoning Administrator Karpas stated that the proposal represents a reasonable time frame for both applicant and adjacent property owners. Absent owners of adjacent properties should learn of the application by mail. A similar process occurs when a variance is sought.

Mayor Doak stated that the ordinance amendment is to address building permits for homes, garages and pools and to provide an added opportunity for neighbors to become familiar with proposed construction in their vicinity. Copies of the plans will be available for inspection at City Hall. He suggested that permits be granted no sooner than 10 days after the application is made and plans are submitted to give neighbors an opportunity to review the plans, if they so choose. The application should be accepted for review only after proof that neighbors have been informed is submitted by the applicant. Applicants seeking special use permits or variances will continue to go through a public hearing process.

There being no public comments, Mayor Doak closed the Public Hearing.

Council agreed to hold a second reading and continue the hearing to the November 8 Council meeting to allow additional time for feedback.

NEW BUSINESS

A. Health Officer Bruce Shilling, MD, addressed the Council regarding the well water test results.

Dr. Shilling reported that 24 homes participated in the voluntary well water testing. Dr. Shilling stated that a good sampling of households participated in the water test and he would encourage more residents to consider well water testing in the future.

Dr. Shilling stated that Engel Water Testing was very professional in assisting the City with the water tests and recommends the City facilitate a water test again in 2-3 years.

Council Member Rich asked if Woodland's septic inspector Kurt Larsen could require a homeowner to test their drinking water.

Mayor Doak stated that it would be a good idea to require a well water test if a failing septic system is found.

Council Member Rich noted, from a real estate standpoint, all buyers and sellers have the option to have a well tested as part of a property inspection.

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Mayor Doak suggested that that at a future meeting the Council consider requiring water testing if a septic system is deemed failing.

B. Personal Health & Safety Recommendations, Bruce Shilling, Medical Officer

Dr. Shilling reported that he spoke with the Fire Chief Klapprich regarding smoke and carbon monoxide detectors and he has prepared a document for the website and newsletter regarding safety devices homeowners should strongly consider installing in their homes. Dr. Shilling stated that the Fire Chief strongly recommends smoke and carbon monoxide detectors in every home and encourages homeowners to have at least one fire extinguisher in their home. Radon gas testing was also discussed. Dr. Shilling's memo contains useful information regarding exposure risks and mitigation of this gas in homes.

Council thanked Dr. Shilling for his assistance with the water testing and information regarding home safety devices.

C. Canvass the November 2 Election Results, (Monday, November 8 at the Regularly Scheduled Council meeting).

The General Election results will be certified at the November 8, City Council meeting.

OLD BUSINESS

A. Water & Sewer Fund Review

Council Member Carlson reported that she has been working with a group of Groveland residents to understand what type of rate increase will be necessary to address the current shortfall in the water fund and to ensure bond repayment.

Council Member Carlson stated that the costs of system maintenance had been under-estimated and interest earnings on the fund balances have decreased significantly. A formal rate analysis will help to determine the shortfalls and identify the amount of increase to the utility rates going forward.

Mayor Doak agreed that system maintenance expenditures have exceeded original projections, coupled with the early prepayments of over one-half of the funded project assessments and the loss of interest income have contributed to the decreasing fund balances.

Mayor Doak suggested that the Council consider charging each water system user for maintenance of their residential curbside, if repair or change is needed, rather than continuing the current approach in which the system absorbs the costs. He also suggested that the City's General Fund assume financial responsibility for fire hydrant maintenance, i.e., flushing and repairs, because as a matter of general safety the fire hydrants together with the tankers and pumpers of the Wayzata Fire Department form an effective system for fire control in the City as a whole. Shifting these costs to the users and the City will reduce water system maintenance costs significantly and greatly improve their predictability.

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Council agreed that the fire hydrant maintenance and repairs would be a function of the City as a whole and costs would be covered by the General Fund going forward.

Council had received a quote from Abdo, Eick & Meyers, LLP in 2009 to provide an analysis of the water and sewer fund. The auditor will honor the 2009 quote for a study in 2010.

Mayor Doak stated that the financial health of the water and sewer enterprises are the responsibility of the City and as such the City should undertake the rate analysis proposed by the City's auditor. Mayor Doak suggested that the cost of the rate analysis be paid for by the General Fund.

Council Member Newberry moved to approve that the City engage the Audit firm of Abdo, Eick and Meyer, LLP, to conduct a rate analysis with the fee for the analysis to be paid from the General Fund. Council Member Jilek seconded the motion. Motion carried.

MAYOR'S REPORT

Mayor Doak reported that according to the City Engineer, a curbstop on Stone Arch Road has been damaged and is currently not operational. The City turned off the water in February at this residence to facilitate new construction. At the same time the curbstop was repaired and left it in working condition. No member of City staff has accessed the curbstop until recently when it was found to be broken. The City believes that under the circumstances it is the homeowner's responsibility to make the curbstop operational..

Center Point Energy is going to be renewing their gas main along Breezy Point Road and a portion of Maplewood Road. The City met with the City Engineer Dave Martini and Travis Denzel, a field engineer for Center Point Energy to discuss the project prior to any digging. The City expressed a number of concerns regarding the preservation of the City's roads and demanded more extensive documentation of the proposed project and assurances that the work would be completed in a timely manner and with a specific quality of workmanship. Dave Martini will be overseeing the project on behalf of the City.

COUNCIL REPORTS

Public Safety

Council Member Jilek reported that the City has been approved for the annual Deer Management Permit by the DNR and can remove up to 12 deer.

Roads, Signs and Trees

Council Member Rich reported that the infiltration pit has been completed along the west side of Maplewood Circle East. Aaron Smith will be removing trees and brush throughout the City in anticipation of winter.

Ordinances

No report

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Finance

Council Member Carlson reported that she attended a rotary meeting in Excelsior and there was discussion regarding the use of bacteria to control zebra mussels. Carlson stated that she had some concern with how the bacteria may impact the lake long term.

ACCOUNTS PAYABLE

Council Member Newberry moved and Council Member Jilek seconded the motion to approve the Accounts payable as submitted. Motion carried.

TREASURER'S REPORT

Council Member Newberry moved and Council Member Rich seconded the motion to approve the Treasurer's Report as submitted. Motion carried.

ADJOURNMENT

Council adjourned by consent at 9:28PM

ATTEST:

Shelley J. Souers, City Clerk

James S. Doak, Mayor