

**MINUTES OF THE
WATERTOWN CITY COUNCIL
Regular Meeting Tuesday, Feb. 12, 2008**

1. CALL TO ORDER AND ROLL CALL

Pursuant to due call and notice thereof, the regular meeting of the Watertown City Council was called to order, on **Tuesday, Feb. 12, 2008** by Mayor K. J. McDonald at 6:30 PM in the Watertown City Hall Council Chambers.

Upon roll call the following Council Members were present: McDonald, Rick Mann, Earline King and Dan Geiger. Steve Duske was absent.

The following staff members were present: City Administrator David Mandt, Finance Director Steven Wallner, City Engineer David Martini, Senior Planner Crystal Foust, City Attorney David Hubert, City Planning Consultant Mark Kaltsas.

Others present were: Paul Glasser.

2. ADOPT AGENDA

Staff asked to have items 8A (Land Trust), 3N (Comp Plan open house), 3O (Joint Council-Watertown Township meeting on Orderly Annexation Agreement) and 3P (Verizon right of entry) added to the agenda.

MANN MOVED, KING SECONDED A MOTION TO ADOPT THE AGENDA AS AMENDED. MOTION CARRIED 4-0.

3. REVIEW OF CONSENT AGENDA

- A. Council minutes for January 22, 2008 meeting
- B. Pay request from City Building Official
- C. Pay request from M K Land
- D. Park Commissioner resignation – Mike Barthel
- E. Park Commissioner resignation – Eric Pouliot
- F. Industrial Park letter of credit reduction
- G. Echo escrow account close out
- H. Luce Line Village escrow account close out
- I. Watertown Lions Club request for temporary 3.2 beer license
- J. Claims roster
- K. Recommendation to set date for community clean up
- L. Approval of route for Tour de Tonka bike event
- M. Recommendation for 2008 debt refunding
- N. Comp Plan open house March 10 to develop activities and events
- O. Joint Council-Watertown Township meeting to host public hearing on orderly annexation
- P. Verizon right of entry

4. CONSENT AGENDA APPROVAL

Geiger asked to have items 3F, 3I and 3M pulled for discussion

KING MOVED, GEIGER SECONDED A MOTION TO ADOPT THE CONSENT AGENDA AS AMENDED. MOTION CARRIED 4-0.

5. **OPEN FORUM**

6. **CELEBRATE WATERTOWN**

A. Mandt stated that the Watertown State of the City message will be part of the Watertown Chamber of Commerce meeting Wednesday, Feb. 20.

B. McDonald stated that the turnout for the Feb. 5 caucuses was eight to ten times more than normal.

7. **NEW/OLD BUSINESS**

A. Carver County Attorney Jim Keeler spoke to the Council about his role as prosecutor and the services his office provides the city.

B. Kings Highland floodplain. Lots in Kings Highland are partially in the floodplain. The DNR and FEMA have relinquished authority and approval to the city. Filling in the flood fringe becomes a local concern for drainage and flooding. The Council gave staff direction in May 2007 to come up with a solution that would allow property owners to be able to fill or build in their backyard potentially, but that would not adversely affect the floodplain capacity given the history of a number of Letter of Map Revisions from FEMA for filling in the floodplain for Riverpointe and the Landings. The Planning Commission and City Council approved a text amendment that would not allow the subdivision of land to occur that creates a lot extending into a delineated floodway. The County has strengthened their ordinance which would prohibit filling unless an equal amount is excavated if a licensed engineer can demonstrate the proposed filling and the filling of all other properties on the affected reach of water body to the same degree of encroachment as proposed by the responsible party, will not cause high water or aggravate flooding on other properties and will not restrict flood flows. Staff will revisit the floodplain management ordinance to modify any gaps that may need to be amended. Staff recommended passage of Resolution 2008-02-12-1 to approved revised grading plan for Kings Highland to allow filling in the flood fringe.

GEIGER MOVED, KING SECONDED THE ADOPTION OF RESOLUTION 2008-02-12-1 APPROVING THE REVISED GRADING PLAN FOR KINGS HIGHLAND TO ALLOW FILLING IN THE FLOOD FRINGE. MOTION CARRIED 4-0.

C. Feasibility study for Glasser property utility extensions. A feasibility study was completed by Bolton and Menk (city engineering firm). Glasser is in the process of selling his property at 613 Co. Rd. 10. City Ordinance Section 58-28 states that proper owners within 500 feet of a sanitary sewer collection system shall install a suitable service connection at their own expense. Glasser's property is 340 feet from a sanitary sewer service. The City Council has the authority to allow the installation of a holding tank or septic system by waiving the city ordinance in this

case in which the project outweighs the benefit to one property. City staff contacted Mary West from Carver County regarding sewer service to Glasser's property. The City has to go by the County ordinance since the city does not have its own septic system ordinance. A holding tank is being suggested for Glasser's property. Holding tanks are allowed on commercial properties but not on lots with a residential dwelling. Holding tanks are less expensive than septic systems. A holding tank appears to be a good solution given the unknown factors with this property. It is unknown what will happen with the sale of the property and the type of business that will need the sewer and water services. There is an existing 10-inch watermain on the north edge of Co. Rd. 10 along the Glasser property. However there is no water service stub to the property. Existing fire hydrants are located on the north side of Co. Rd. 10. With the Glasser building set back about 150 feet from Co. Rd. 10, the distance to a fire hydrant is greater than what is typically recommended. Bolton & Menk have recommended that an additional hydrant at the Glasser property be constructed along with a six-inch water service. Staff recommends these improvements be assessed back to Glasser's property. The property owner is responsible to hire his own contractor for the extension of water services from Co. Rd. 10 to the building.

Glasser questioned requirements for a holding tank. He stated that he would like to hook up to city water but didn't want to be the only one responsible for paying for a fire hydrant.

Staff will prepare a resolution for the next City Council meeting addressing the issues associated with this topic. Staff will provide Glasser with written approval from the City to take to the County regarding the use of a holding tank on his property.

- D. Discuss goal setting workshop. Mandt presented the Council with options for a goal setting workshop in April or May. He will inform them of the exact date.

8. CITY STAFF REPORTS

- A. Land Trust. Mandt presented information to the Council about a county-wide land trust grant that Carver County is putting together. An application will be sent in this week. The concept is to help those facing potential foreclosures. Mandt stated that the land cost is taken out of the resale of the home. The previous land trust philosophy used by Carver County was to work with new developers to set aside a certain number of lots within their subdivision. Mandt stated that the County now is looking to apply for the grant, use the money to buy lots and sell the homes on the lots to private individuals for the building price. The Carver County CDA is interested in facilitating sessions for residents or talking with elected leaders on the topic. An affordable housing forum will be held sometime in April. Mandt stated that the Carver County CDA is looking for support of the grant application in the form of a letter from the city. The Council gave a verbal commitment to support the application.

9. COMMITTEE REPORT

- A. Mandt stated that the Comp Plan Task Force met recently and the Comp Plan is 80% done in draft form. He stated that the Personnel Committee met to discuss

updating the Personnel Policy. The goal is to send it to Associated Financial for review in April. He stated that the Personnel Committee is also in the process of filling a Public Works position. He stated that the EDA, Park and Recreation and Planning committees are in the process of having their meetings on the same Thursday of each month.

- 10. **ATTORNEY'S REPORT**
- 11. **ENGINEER'S REPORT**
- 12. **MAYOR'S REPORT**
- 13. **COUNCIL MEMBER'S REPORT**
- 14. **ADMINISTRATOR'S REPORT**
- 15. **FINANCE DIRECTOR REPORT**
- 16. **PLANNER REPORT**

A. Foust stated that the city staff plans to meet with board members from Franklin Township March 3 to discuss orderly annexation. Council members may attend.

- 17. **ADJOURNMENT**

THERE BEING NO FURTHER BUSINESS THE MEETING WAS ADJOURNED AT 7:42 PM.

Respectfully Submitted,

ATTEST:

Steven Wallner
Clerk-Treasurer

K.J. McDonald
Mayor