

City of Skyline

Emergency Meeting Minutes

March 7, 2022 / 7:00 PM / Skyline City Hall

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

Guests: List of guests in attendance will be attached to the filed copy of these meeting minutes in the clerk's office at the City Hall.

Via Google Meet: Charlie Berg

Agenda:

- Mayor Attarian called meeting to order at 7:00 pm.
- Pledge of Allegiance performed by all in attendance.
 - Mayor Attarian opened the meeting to the public forum. No replies from the public.
- Open discussion started regarding residents that will be directly affected by the the water tower project easements. Shirley Piepho initiated the conversation by stating that the council was holding this meeting to circle back with affected community members to review the requests and assure that their concerns were being validated. Shirley states that there should be discussion about project completion dates. Mayor Attarian states that the completion date has been cited as June 2023, but that the tower must be up by December 2022. Shirley started with the concerns on the foundation of the project, Paige clarified that neither ISG or General Contractor would be responsible for the foundation portion and that it would be a bonded independent contractor. Another big issue brought forth by Shirley is the importance of communication throughout the construction process, notifying residents when there was a scheduling change on the part of the contractors or if something goes wrong with the project, that the residents have a clear path of communication with a council member to report their concerns. Shirley described a type of project hotline for the residents to use for questions and concerns. Shirley and Paige discussed that a 6' privacy fence was agreed to for the impacted residents' backyards. Shirley states that as a council person she acknowledges that burden the affected residents will be tasked with throughout the water tower project. Mayor Attarian distributed the original easement agreement to the council members to review. Resident Sabrina Ehmke states that the affected residents have inquired about the amount of tax assessment and possible redistribution of those funds, but states they are unsure if that is a legal possibility. Mayor Attarian discussed the possibility of creating a contingency fund to use for unforeseen costs that may affect the residents with easements. The amount of this fund was discussed to be \$15,000.

Shirley states that in total, there will be approximately \$80,000 for restoration of property for the affected residents. Mayor Attarian states that the restoration amount is actually even higher than \$80,000 because according to contract yards/homes must be restored to pre-construction status or better. Jason Hamond reviewed the point's in the contract: A) property will be restored to or better than pre-construction status, B) adequate privacy fencing will be provided, C) current fencing will be removed and properly stored and if the fencing is damaged, it will be replaced with new comparable or better fencing D) Skyline will provide adequate topsoil. Wally Gates asked what the purpose of the proposed privacy fencing is. Mayor Attarian explains that she cannot speak for the residents, but assumes that it is to keep workers from looking into the residents' homes and for securing the area for safety purposes. Mayor Attarian also states that it is the hope that the privacy fence will be able to be repurposed to go around city property when the project is complete. Mayor Attarian changed the verbage to read adequate safety and privacy fencing that is at least 6' high. Mayor Attarian discussed that 12" of topsoil will be provided to the construction areas that become impacted. Discussion about hydroseed versus sod was discussed, it is determined that would be discussed as the project nears completion. It was determined that hydroseed replacement would be placed in the agreement. Residents had requested background checks on workers, Mayor Attarian states that she will follow up on that possibility, but cannot guarantee that can happen. Residents have air quality/filter concerns with increased dust production due to construction. Jason Hamond states that is a negligible cost that residents have anyway, Mayor Attarian states that this would be above and beyond regular filter use, changing monthly opposed to every three months. Jason and Shirley agree that the City will purchase additional filters for the resident's during construction. Resident's are requesting the doorbell cameras be placed in the backyard to monitor construction/construction workers. Jason and Eric both agree that the proposed privacy fencing should be adequate regulation of privacy. Mayor Attarian offers that the City Hall be used for individuals that feel it is too loud to work from their homes. It was discussed that if the Hall is not an option for those who work out of their homes with the City be willing to pay residents to find an alternate work location. The council agrees to open City Hall to those needing a quiet place to complete their work functions. The council states that they do not agree with providing funds for alternative workspace. Mayor Attarian brought up creating a 24 hour hotline to be used throughout construction of the water tower. There was discussion about using a Remind App for a 24 hour communication tool. It was agreed that the council would work to develop a 24 hour communication tool. Weekly newsletters were proposed to provide updates on progress and schedules. Watering to reestablish lawns that are damaged. Affected residents would like compensation for additional water used to water lawns during the regrowth period. Mayor Attarian proposes that compensation based on unit usage rather than a dollar amount be considered by the residents. Charlie Berg states that usage can be monitored. It was agreed upon that unit usage will be the method used to determine reimbursement. Residents ask if Eric Mankse could be added as backup Mayor in the situation that Paige is away or unavailable. It is agreed that Eric can be added as backup Mayor.

Mayor Attarian brought up the residents request to have the proposed levy be reduced for the affected residents and redistributed to the other residents of Skyline. Mayor Attarian states that she has conferred with two attorneys and they state that no money can exchange hands and by taking money from one resident and applying it to another resident would be considered exchanging money, it would not be allowed to carry out this type of request. Residents state that this project is a great imposition to their lifestyles and appeal to the council to consider this imposition when making a decision. They state that this is having an emotional impact on their lives and would like the council to also take that in consideration when making decisions. Eric Manske explains that these types of easement negotiations are not typical and that he has inquired with the cities of Mankato and North Mankato and this is unheard of, so there is no precedent for how to proceed fairly. Members of the council state that they cannot make a decision on whether the levied amounts can be negotiated without knowing more precisely what the amount of change would be considered. Shirley states that if there is to be an altered levy it would have to be a public meeting to discuss it. Discussion began about a proposed set dollar amount of compensation that each of the affected residents would receive monthly. Discussion of amounts per month range from \$50 to \$100. Paige summarizes that it comes down to a levy abatement or property rental for the property that will be used during construction. Paige states that the amount should be calculated based on the amount of land to be used. The council agrees that a one year tax abatement should be added to the easement agreement for the affected residents. Mayor Attarian states that she appreciates everyone's opinions but that it is important that a decision be made so that the project can stay on schedule. Mayor Attarian states that she will give the information gathered during this meeting to the City Attorney Ken White so that he can formulate the appropriate legal documents for signature. Shirley asked Mayor Attarian when the easement contracts must be signed to stay on track and Paige stated by April 1, 2022. Mayor Attarian also states that the City enters into the construction contract on April 1, 2022, she will research what the deadline for the easement contracts are within entering the construction contract.

Mayor Attarian motioned for adjournment at 8:44 pm. Jason Hamond second. Passed unanimously.