

**Minutes of Watab Town Board Meeting
February 6, 2007**

The regular monthly meeting of the Watab Town Board was called to order at 7pm on Tuesday, February 6, 2007 by Chair Craig Gondeck. Board members present were the Chair, Supervisors Brad McIntosh and Lloyd Erdmann, Treasurer Eileen Saldana, and Clerk Pat Spence. Those in the audience were: Ron Hommerding, Rosie Johnson, Walter Jansen, Earl Harden, Bill Wilson, Bob Erickson, Dustin Vaverek, Doug Boser, Clint Jordahl, Marty Reker, Ed Kacures, Thomas Ranallo, Shannon Hinnenkamp, and George Mastey.

Following the Pledge to the Flag, the Chair announced that we are making history with this being the last town board meeting in the town hall. There were no additions or changes to the agenda. The minutes of the regular meeting of January 2nd required a correction on page two. The chair stated that the minutes should state that there were two meetings of the Rice Fire Board in 2006—one in January and one in May. These minutes and those of the special meeting on January 20th were approved with the correction on a motion by Supervisor McIntosh and second by Chair Gondeck. The motion passed. The Treasurer reported a cash balance of \$635,527.77; this doesn't include the escrow amount for Jay Lloyd. The report was accepted on a motion by Supervisor Erdmann and second by Chair Gondeck. The motion passed.

Marty Reker requested preliminary plat approval for Paradise Plat, because he is requesting to establish 11 lots with individual septic systems rather than the 17 with a community sewer system, as previously planned. He will need a variance from the county to have individual septic systems. Supervisor McIntosh spoke in favor of it, but said that he didn't know what hurdles Marty would have to jump through to achieve this at the county level. Supervisor Erdmann stated that he likes the idea of the 11 lots, because it puts less pressure on the river and the lake. So there are no problems in the long run, he asked that Marty have 3 potential sewer sites on each property where it is possible. Clint Jordahl, from BWK Engineering, explained that this would be possible on the majority of the lots. Supervisor Erdmann recommended that a sewer district for this development be established to control maintenance and monitoring of the septic systems. This would give the township documentation that the systems are working. In response to a question from the Chair about the Developer's Agreement, Marty replied that he has called Scott Hamak about it. Supervisor McIntosh said that he would like to go on record using this as a test plat, because it would be favorable to have a development in the township with larger lots on the water. He would like to have Marty given a letter from the township giving our blessing on the concept so that he can move forward. The board felt that more discussion will be needed on the road, and the Chair would like an opportunity for citizen comment. Marty stated that he will be requesting a change in zoning, a conservation easement will be in place, there will still be a community docking

system, and there will be a strong homeowner's association. Marty's company will be building the homes. Supervisor Erdmann said that when the township was promoting community sewer systems, it was intended to prevent developers from creating "piecemeal developments of three lots at a time" to avoid adequate sewage control. A motion was made by Supervisor Erdmann to recommend approval of the development with 11 lots and individual septic systems. A sewer district would be created for this specific development, so that a reporting structure is in place for maintenance of the septic systems with criteria for documentation. 2,000 gallons of capacity in the septic tanks would be required per lot. This would also be a six-year test plat to determine if the septic systems are working. The variance should be granted because this is a very unique piece of property on water; there is perhaps no other piece of similar property in Benton County. The Township would not make a practice of asking for exceptions from the community sewer system. The motion was seconded by Supervisor McIntosh and passed. Bob Erickson was asked to review the road design and come back to the board with a recommendation.

Clint Jordahl, BWK, represented Wayne Brutger's plat—Angela Estates—on the Mississippi River in Section 2, adjacent to the Franciscan Sister's property. He has 15 acres that he wants to divide into four lots; each would be in excess of 2 acres. They meet all the standard zoning for R-3. Driveway access will have to be arranged with Benton County. Chair Craig Gondeck moved to table this until next month.

Thomas Ranallo, 3261 Old Hwy 8, Minneapolis, informed the board about his ideas for the Old King's Inn property. He would like to use the current building for selling truck accessories. Supervisor McIntosh asked if he was using this as a "front" to reestablish a strip joint. Mr. Ranallo said that he would like to start selling truck accessories in 1½ months and later recreational vehicles; they would also consider repair and installation, and truck and auto sales. Pickup toppers would be for sale both inside and outside the building. Most of the business would be done through internet sales. Mr. Ranallo was informed that if he makes any changes to the building, it will not meet the setbacks from highway 10 or the water. The property is zoned business district B. Patrick Nichols, a business partner of Mr. Ranallo's in Top A Truck, Isanti, came forward and stated that this would be a similar business. Supervisor McIntosh wished them well. Supervisor Gondeck agreed with the project, if Mr. Ranallo stays in this concept plan. He made a motion to send Benton County our support for this plan with no new construction unless it meets county setbacks. Supervisor McIntosh seconded it. Supervisor Erdmann added that if there is anything different put in than was stated tonight, the board will come down on them. Supervisor Gondeck will notify the county. Motion passed.

Doug Boser asked about garbage control in the developer's agreement for Lake Andrew. He also asked about the special meeting with Jay Lloyd questioning the difference between issues on Fifth Avenue with those on the road in Norway Pine

Estates. The Chair explained that the road in Norway Pines Estate is inside a plat and has not been adopted as a town road, while Fifth Avenue is already a township road and is not inside Lake Andrew Plat. Rosie Johnson asked why the outside parking lot lights are on through daytime hours; photo electric cells are being added to them tomorrow.

John Stielow, PO 7063, St. Cloud 56302 & Shannon Hinnenkamp appeared before the board. They asked if there are any questions about Mr. Hinnenkamp's building project and asked for the blessing of the township. Supervisor McIntosh stated that he met with Shannon and got an explanation of what has happened. Chair Gondeck moved to table any discussion on this until the building inspector and legal counsel are present.

The board reviewed the monthly bills and approved payment of claim numbers 2687 through 2711 totaling \$87,212.07. A motion was made by Chair Gondeck and seconded by Supervisor McIntosh approving payment of the bills presented and giving the treasurer authority to withdraw the necessary funds for payment. The motion passed. The Clerk will bill back some attorney fees to Marson Construction for research on town road extension from their development as previously agreed.

Dustin Vavarek, Boser Construction, gave a town hall construction update:

- The project is still on schedule.
- Electrical and plumbing will be finished on February 7th. Finish carpentry will be complete on February 8th. Ceramic tile at the entry way will be finished on February 12th. Carpet installation is scheduled for February 15th.
- The exterior siding color at the cables will be changed from white to tan at no extra cost.
- The parking lot light will have photo eye installed on February 7th, so they will turn off during the day.
- The telephone line will be installed this spring after the ground thaws to avoid winter surcharges.

The Chair commended Dustin for the great job. He is currently getting quotes on sound system equipment and comparing rates on internet providers. Doug Boser recommended that the board choose the cheapest/best service. Ron Hommerding recommended that the Chair negotiate with Qwest.

Doug Boser said that for future developer's agreements the board should include outbuildings, fences, dumpsters, and portable toilet facilities. On page 9, item 7, of the Lake Andrew Developer Agreement, he said it doesn't say what size water lines/sewer lines should be, and recommended that we might want it to be compatible with future community sewer. He asked the board to notify Scott Jarnot to pick up the garbage that's flying around the development. The Chair agreed to call him.

Supervisor Gondeck gave a report on road tour, which he did with Bob Erickson. Bob said that the town roads are in better condition than he thought. He saw nothing urgent. Supervisor Gondeck will get a township map and with road lengths to Bob as soon as possible for budget considerations. Supervisor Erdmann moved that Bob and the Chair take care of this as soon as possible. Craig recommends that we put together a history of roads. Motion was seconded by Supervisor McIntosh and passed.

Supervisor McIntosh met with state officials last week on MS4, because we are not in compliance with their guidelines. They addressed every issue and helped him with the responses. He will meet with Red Barn Ridge tomorrow night to complete the report. There will not be any fines, because of our cooperation. They gave him sample ordinances, and Supervisor McIntosh stated his appreciation for their assistance. He added that the township could piggyback on the county ordinance if they have one. By the end of the year the ordinances need to be in place. A major part of this is to educate people on storm water runoff.

The Clerk reported that she had revised the 2007 Budget: based on board input, and that the treasurer and clerk's books are reconciled. She asked the board to carefully review the budget before the Board of Audit meeting and for input on the Road and Bridge budget. They were commended by the board for their work. The 2008 Levy recommendations for the annual meeting will be set at the Board of Audit, which was scheduled for the March 6th at 5pm.

Supervisor Gondeck read the agreement between the board and Don Zieglmeier for repayment of the money advanced for the furnace in January 2006. Supervisor McIntosh made a motion to authorize the Chair's signature. It was seconded by Supervisor Erdmann and passed. The Chair said that Don thanks the board for its patience.

Bob Erickson itemized all the improvements for the Norway Pine Estates road and a culvert on Indian Road. He said there were three estimates for the work; and they'll come back in the spring and verify the costs. It should be a simple project costing about \$15,000.00. Any work that is not for Norway Pines Estates would be minimal. The Clerk added that \$25,000 is in the escrow account from Jay Lloyd. Supervisor Gondeck added that he has met with the sheriff's office two times regarding garbage piled in the area. The Clerk was asked to bill Jay Lloyd for the special meeting. Bob Erickson has billed him for his time.

The Clerk asked for the following Election Judges to be approved for the Annual Election on March 13th: Donna Poganski, Head Judge; Libby Levinksi, Judge; and Mary Przyborowski, Judge. On motion by Gondeck, second by Erdmann, these judges were approved. The polls will be open from 11am until 8pm on Tuesday, March 13th, in the new town hall. There will be a ribbon cutting ceremony at 8pm, and the Annual Meeting will begin at 8:30pm. Ron

Hommerding recommended that the township borrow extra chairs from the Rice American Legion for the meeting. The Clerk asked for permission to mail a reminder card to residents for the Annual Election and Meeting. Motion was made by Supervisor Gondeck, seconded by Supervisor McIntosh and passed giving approval.

Chair Gondeck gave a Rice Fire Board Report. He said there will be a meeting tomorrow asking for action on the 2007 & 2008 budgets. Supervisor McIntosh said he would like to get this issue cleaned up. Supervisor Erdmann said that our fire agreement is basically paying rent to the City of Rice, because we are not building any equity. On a rent basis, we should not have large increases beyond the contracted amount. Supervisor McIntosh feels that a 10-year contract is too long except for major equipment purchases. Supervisor Erdmann suggested that Rice prove what is required for increases beyond 3%, follow the contract, and if the audit issues are cleared up we pay what is agreed on. He added there is no complaint about the fire protection. The Clerk added that we also need the amendment to the contract so we can get billing information from Rice for medical and rescue calls. Ed Kacures spoke reminding the town board that any of the costs due to fines, audit irregularities, etc. should not be assessed to the township. He suggested we get a cost breakdown of every dollar Rice has spent. Supervisor Erdmann moved that the town board authorize The Chair to ask for an itemized list of all the expenses and bring them back to the board. The motion was seconded by Supervisor McIntosh and passed.

The Assessor's Contract with Bob Pazdernik ends in June. Supervisor Gondeck moved that the township advertise for a two year assessor contract in the Sauk Rapids Herald. The Assessor must be licensed by the State of Minnesota and provide a resume of experience. The motion was seconded by Supervisor Erdmann and passed.

Chair Gonceck reported that the SCORE Grant application for furniture is still in progress. He will also apply for another clean up day grant

Resolution 2006-12: Authorizing Assessment to Xcel Energy was passed on motion by Supervisor Erdmann and second by Supervisor McIntosh. The resolution states:

Whereas, the Sauk Rapids Fire Department was called to a fire caused by a power pole owned by Xcel Energy; and

Whereas, the Xcel Energy power pole was located in the Town of Watab; and

Whereas, the Town of Watab has paid the City of Sauk Rapids \$520.00 for the fire call; and

Whereas, Xcel Energy has not reimbursed the Town of Watab for this fire call; and

Whereas, the Town of Watab has incurred related administrative costs of \$100 for the collection of this amount;

Now, therefore, be it hereby resolved that Benton County be authorized to assess \$620.00 to Xcel Energy for property taxes payable in 2008, with said funds to be paid to the Town of Watab Fire Fund.

The Clerk reported that the Board had correspondence from the Rice Fire Department with four reported medical calls; a SCORE grant application from Benton County, and a new signature page required for the Lake Andrew Developer's Agreement.

Chair Gondeck said that the township cost for the intergovernmental railroad crossing study would be \$3,000. Since the township is not interested in it, he asked for authority to send a letter to Pirates Cove asking them if they want to pay for the study. Supervisor Erdmann made a motion giving approval; it was seconded by Supervisor Gondeck and passed. He added that there will be a training session on February 26th on how to set up an online business; It will be at 10:30am at Territory Golf Course sponsored by Benton County Economic Development.

Bob Erickson asked if the Clerk would add to the road standards per his additions. She will return the document to him as soon as possible.

The meeting adjourned to tour the new town hall at 10:30pm.

Respectfully submitted by Pat Spence, Clerk