

WATERVILLE CITY COUNCIL
PUBLIC HEARING
November 5, 2015 6:00 P.M.

There was a public hearing of the Waterville City Council held in the former Senior Center, 220 Paquin Street East, Waterville at 6:00 p.m. on November 5, 2015 to discuss the adoption of Ordinance 153.01 Adopting the Minnesota State Building Code.

Present: Vail, McIntyre, Schmidtke, Wollin and Mayor Mihalik

Absent: None

Also Present: Teresa Hill, Administrator/Clerk and Jason Moran City Attorney

Also Absent: Jason Femrite City Engineer

1. Call to Order/Pledge of Allegiance. Mayor Mihalik called the meeting to order noting that all Council was present. Also present Teresa Hill, Administrator/Clerk and Jason Moran City Attorney. Pledge of Allegiance was recited.

2. Agenda Approval. Motion by McIntyre, seconded by Wollin to approve the agenda. Unanimous vote. Motion carried.

3. Public Hearing on Proposed Ordinance Establishing the State Building Code. Mayor Mihalik said we are conducting our second public hearing on the proposed ordinance establishing the state building code. Mayor Mihalik said the state building code is already in effect. We already have to comply with it. What we are speaking about tonight in the public meeting is the enforcement and the inspection of the state building code.

Chip Beadell, 216 Main Street East. Mr. Beadell said in the Mayor's opening statement you said this is already in effect. Mayor Mihalik said we are already required to comply with the state building code. The question is whether or not we would enforce or inspect the items. Mayor Mihalik said builders are already required to build to state building code. Mr. Moran said that is a very accurate statement. Any time you hire a licensed and bonded contractor and they do any type of construction at your house, remodel, reroof, residing, plumbing job, electrical job or whatever if they are licensed and bonded they must pursuant to the statutes build according to the state building code. The question becomes you go out and you hire somebody and you pay somebody \$12,000 for an electrical job or a plumbing job the issue becomes some contractors believe it or not will cut corners and will not follow all of the requisite requirements of the building code thereby to some extent cheating some people. He is not saying that is happening in Waterville, but what this does is it allows you then to have an inspection of that job completed and then you are assured that what you are paying for is what you are getting and that they are building to the requirements of the state building code. The building code is a bare bones, bare minimum requirement. Most good reputable contractors will exceed the standards of the building code. The problem is what about the people that don't. What this ordinance does, again it insures that when you hire somebody they are going to follow the bare minimum that is required. You've got a safe structure, you've got a stable structure and you are getting exactly what you paid for. The majority of the other municipalities around us have already adopted the building code. Elysian has it, Madison Lake has got it, Montgomery has got it, Le Center has got it, Waseca has got it, Le Center has got it. Virtually every community around us has it. What most cities have found is that the building code increases property values and gives an added layer of protection to the homeowner that when they hire somebody they are getting a good quality safe product. That is what this ordinance does.

Bruce Miller, 214 North Mill, said that is fine when you hire but what if you do a lot of your work yourself. Why is this extra fee necessary? Some of us are very capable to do this work. Mr. Moran said you probably are, but what this does is insures the people who live next to you, your neighbors, the people who purchase your property after you, it gives them an added layer of protection too that whatever has been done on site is safe and proper and the way it should be done. Mr. Moran said he does agree with Mr. Miller's point, there are a lot of things that people can do on their own and a lot of those things really don't need to be inspected. Unless it is something major. Mayor Mihalik said the reality is that a lot of people are still going to replace their faucets and their own toilets. The City will never know if you did or didn't, but the majority of the items listed in the fee structure you will see here really are as Jason mentioned, they are big ticket items. Retaining walls over 4 feet, fences over 6 feet, furnaces, roofing, siding, these are not things we do every day or every week nor do we do every 15/20 years. These are the ticket items that we are looking at. Mr. Schmidtke said if you do put a water heater in you still have to come down and get a permit and pay a fee. Mayor Mihalik said that is correct. We also acknowledge that those water heaters never go out at 2:00 o'clock in the afternoon on Monday they always go out at 2:00 o'clock in the morning on Thanksgiving. At the last public hearing we mentioned that you should fix it, get a contractor out, replace it and come down Monday, get the permit, we will come out and inspect to make sure it was done right. We don't want anybody to go without heating, air conditioning or hot water. That is not the intent of the state building code.

Dave Verschoor, 506 North 1st Street. Mr. Verschoor asked if this will demand the City hiring a full-time building inspector. Mayor Mihalik said no sir, there is a contract inspector that works for other cities as well and then we would contract with somebody such as that. Mr. Verschoor said so the fee for the building permit covers the cost of the inspector coming out too. Mayor Mihalik said yes, at the bottom of the fee structure it says the plan review fee is 65% of the building permit fee from the current City fee table so that includes the inspection.

Howard Mack, 302 South 2nd Street. Mr. Mack said a lot of this is designed or looks like toward residential, how does this affect commercial property. Mayor Mihalik said he believes this is for commercial property also. Mr. Mack said your fee structure looks like it is related to changing furnaces, etc. What if a person wants to put a major expansion on a building? Are engineered plans required or can you do it yourself. How will that all work? Mayor Mihalik said he doesn't have the answer for that and if Mr. Moran does not we can follow up with you. Mr. Moran said he does not have the answer to that question. He can tell you in the majority of his other cities that he represents it is based on the estimated cost of construction. There is a sliding fee schedule. So obviously if it is going to be a brand new house, 7,500 square feet, \$500,000 house it will cost more for that permit because you are going to have more to inspect than it would just a \$12,000 remodel. Mr. Mack said if he hired the right contractor and we come in and decide how the project will be done, we get a building permit just like we always did, its fine. Are we going to be required to have engineered plans and things like that now with the adoption of the state building code? Ms. Hill said in other communities they are required to submit their plans. Mr. Mack said from an engineer or the contractor doing the job? Ms. Hill said a set of plans. Mr. Moran said whenever you apply for a building permit whoever is the contractor should submit a plan. Mr. Mack said we have done that, but he wants to know if it has to be from an engineer standpoint or the person he chooses to do the project. Mr. Moran said he would not think you would have to have an engineer submit a plan. Mr. Chip Beadell said we have had experienced where privately drawn plans haven't been acceptable to whoever the private contractor is they want something from an engineering firm or an architectural firm, they don't

want an add on for a shed drawing that is done on an auto-cad system from a lumber yard. That is not acceptable to them. Mr. Moran said you would definitely need a survey if it is new construction. Mr. Beadell said just say if you are adding on to a building and you plug in all the dimensions and it comes up with everything and it is the same drawing but it has no rubber stamp from an architectural firm. That is where we are running into some issues. Mayor Mihalik said we will check with the State of Minnesota as well as the local inspector. Mr. Mack said he is pretty sure engineered plans will really add a huge expense to any project.

Tim Smith, 500 South Tetonka Bay Drive. Mr. Smith asked if this is going to require the contractors that are being hired to be licensed. He knows that is common in other cities. Mayor Mihalik said it is his understanding that the contractor should have been licensed all along. That is not necessarily a new requirement.

Bruce Miller, 214 Mill Street. Mr. Miller asked if this will also affect our school facility. Anytime they do anything they have to get a permit and pay the fee and go through all the hoops. Mayor Mihalik said yes to have it done correctly yes.

Brian Davis, 709 1st Street North. Mr. Davis asked if this is in addition to the County. He lives in Scott County in Shakopee and typically everything goes to the County up there. Mr. Davis said he was under the impression that anything you had as far as residential you could pretty much do yourself within reason unless a permit was required on anything exterior and basements and major things. But as far as like a water heater or anything like that you could pretty much do yourself. Anything commercial obviously had to be inspected because there are people there and also because there are insurance requirements. Mayor Mihalik said some counties have adopted the enforcement of the state building code. Some counties have left it up to the cities. In Le Sueur County they have left it up to the cities. Mr. Davis said so there wouldn't be any double inspections required as far as County vs. City. Mayor Mihalik said no, if the County were to adopt the state building code then the County would supersede the state is that correct. Mr. Moran said there will be no duplication. If the City adopted the building code it would be the City that would come out and inspect. You would have an electrical inspection completed by the state. It would be a City ran and operated situation. Mr. Davis said doesn't the homeowner have the right to replace it themselves. Mayor Mihalik said he believes a homeowner can replace those items however it still has to be done according to the state building code. So if a homeowner replaces a hot water heater they still need to have that inspected to make sure it was done correctly without creating any harm. Mr. Davis said another thing he has noticed especially in Waterville there are a lot of extra things sitting outside of residences. He does not know if there is an ordinance for that. If you are talking about fire codes he thinks that is a huge fire code especially with the proximity to other people's property. If you have a ton of extra things outside like maybe if they don't run anymore, things of that nature. Mayor Mihalik said the fire code being separate from the state building code, we do have a nuisance ordinance that is enforced and if you see properties that are like that bring it to City Hall's attention. Most likely it is being addressed or has been addressed but if it hasn't we will certainly look at that. Mr. Davis asked what about the electrical in the pre-existing, is that grandfathered in? Mayor Mihalik said from what he understands anything that is existing is grandfathered. This is new construction, new repairs. Ms. Vail said just to clarify there is an electrical code now that you would have to be inspected. Any electrical. Mayor Mihalik said for new construction electrical is the one thing that is inspected.

Mr. Wollin said to Mr. Mack that Minnesota Administrative Rules 402.3 says existing structural elements carrying gravity load. Any existing gravity load carrying structure element for which

an addition and its related alterations cause an increase in design, gravity load of more than 5% shall be evaluated by a licensed design professional and modified. Mr. Mack said so if you are remodeling something, what if you are building new. Mr. Wollin said he will look for that.

David Verschoor said he doesn't see anything listed here like building a deck, what is that external remodeling? Everybody here has a deck, rebuilds their deck, what does that fall under? Mr. Moran said typically decks are inspected for the footings to make sure it is properly attached to the house. Ms. Vail said so we would have to clarify where it would fall under here on costs for that. Mayor Mihalik said we will check with the inspector that gave us the fee list and we work with to say where will decks be, is this a complete list or is there something that is missing. He doesn't want any surprises either. Mr. Verschoor said this is just an overview of various fees that could be charged. Mayor Mihalik said we will check, that is a very valid thing that we need to know.

Sue Cutts, 450 Cedar Circle. Ms. Cutts said if you replaced your own water softener or water heater what would be the total charge. You are looking at a permit fee plus a state surcharge, plus does someone have to come in and inspect it before and after? Mayor Mihalik said that is \$55.00 plus the \$5.00 state surcharge. That would be \$60.00. Ms. Cutts said that is it, you don't have to have a licensed contractor to put that water heater in. Mr. Moran said \$60.00. Mayor Mihalik said the intention is to not to inspect the hot water heater as well as mechanical and then plumbing and then throw in some electrical, \$400 later that is not the intention at all. The fee for the water heater would be \$60.00. Ms. Cutts said how do you know that someone is doing this, replacing a water heater. Mayor Mihalik said it comes down to the honesty factor. Ms. Cutts asked what the re-inspection fee \$50, site inspection fee what does that pertain to. Mayor Mihalik said that would pertain to if they come out and do an inspection and it was done wrong and they have to come back out after you make some inspections that would be for a second visit.

Brian Davis said he has a question on flood proofing regulations, does that only apply if you are in a flood zone. Ms. Hill said if you are building in a flood zone it would apply. Mr. Davis asked if it is only for new construction. Mr. Moran said new construction or if you are remodeling. Mr. Davis said this is all inclusive is that correct, there is nothing outside of this. Does there have to be an annual inspection like you were thinking about for landlords. Mayor Mihalik said that was for the rental ordinance and that is not what this is.

Mr. Miller said if this gets adopted, down the road if lots of problems develop from it, can it be revoked afterwards. Mayor Mihalik said he believes the City always retains the right to revoke an ordinance.

Daryl Knish, 925 East Paquin. Mr. Knish said his opinion is he is against this. It is going to be a lot of extra fees, he can see that for everything you do. Talk about hot water heaters. So you put your water heater in yourself and it is \$60, then you have to be there when the inspector comes. Is he going to come during business hours 8:00 to 5:00 when everybody is working? He can see people doing it without even getting permits because it is a hassle. To build a new house what would it cost to build a \$150,000 house? How many fees and inspections and the site inspection \$65 an hour plus driving time, how much is that going to cost. You are going to pay him from the time he leaves or wherever he is coming from. Mr. Knish said there are a lot of contractors that are good contractors. And there are contractors that are not so good and you are not going to stop that. The building codes don't say exactly what kind of materials you can use. Mr. Knish

said there are a lot of fees and if you have to wait for the inspector it slows the process down. He is totally against it.

Donald Novack, 117 West Lake Street. Mr. Novack said you are concerned about the City coming out or having somebody, why can't it privately be done. If a bank is going to finance a project he is sure they are protecting their investment and they are going to require you to hire or the bank is going to hire an inspector. If the City is concerned about it why couldn't a person just hire somebody to have the inspection done? Mayor Mihalik said you are specifically speaking of new construction. This covers just not new construction but other builds, walls, fences that somebody may do. Mayor Mihalik said this would not be a City employee it would be a contractor so it would be a private person to come out and do the inspection. Mr. Davis said so that alleviates the City from litigation. Mr. Moran said yes and no, it goes both ways in terms of litigation. You can always hire a licensed building inspector to come out and inspect your project. Mr. Moran said if you hire a licensed inspector to come out it is going to cost a lot more than what the City is charging here.

Daryl Knish asked if the City is adopting all the state building codes then. Mayor Mihalik said with the state building code you can't just adopt a piece of it. You can't redline it, it is all or nothing. Mr. Knish said so there are a lot of things that aren't on here. Mayor Mihalik said these are items that we would be inspecting that you see here. Mr. Knish said you are just going to enforce this. Mayor Mihalik said these are the items that we are going to be inspecting.

Sue Cutts, 450 Cedar Circle. Ms. Cutts said it notes that it is the proposed fee structure. Is there a possibility that these fees could be reduced as a way to encourage more people? Mayor Mihalik said absolutely he will talk to the contractor to see what he could do. There is no guarantees but we are going to do our best to do what we can. Ms. Cutts asked if these fees are set by the state. Mayor Mihalik said these are set by the contractor. The contractor suggested these which are common rates in the area.

Mr. Davis said being that it is a private contractor doing it would they have records at the City Hall for the inspections when they are completed? Where are they going to store them? Is the contractor going to store the records or are they stored at City Hall. Ms. Hill said they have to submit all the information to us and we have to retain those. He would have a plan review copy that he takes with him but there is a full set that would remain here. Ms. Vail said if someone else were to purchase the home then they could come down and see that all these items were inspected, the house was re-roofed, or sided. This would be in the file.

Mr. Knish said on the windows is that per window. Ms. Vail said we would want to get that clarified. Mayor Mihalik said it is plural, we will check that out he can't imagine it being \$60 per window. If it was he would have a serious problem with that.

Ms. Cutts asked if having the code if that would affect your insurance rates at all. Mr. Moran said no, it shouldn't affect it. Mayor Mihalik said he is sure a home buyer knowing that the home was built and inspected to a building code it would be a plus for a buyer. Mr. Moran said if you hire a contractor to do an electrical job and he does a shoddy job, the way it is right now, if that house burns down and burns down the house next to you, your neighbor of course can sue you. If it is inspected you have got that added layer of protection saying that this was supposed to be built to the building code. If the fire marshal can come out and determine that that was not done properly then you have an action potentially against the building inspector. It gives you

that added layer of protection. Ms. Vail said that would pertain to a gas hot water heater, electrical furnace. Mr. Moran said anything that is installed by a contractor would be protected.

Mr. Wollin said he thinks he might have an answer to the commercial building, he has been reviewing the code. Mr. Wollin said plan review, fees for review of building plans, specifications, and related documents need to be submitted prior to paying your fee and getting your building permit. Mr. Wollin said it does not say anything about a professional design, just that you have to have your plan approved. It is supposed to be done by contractors using the state building code. Mr. Moran said in the majority of his other cities everybody gets excited about the state building code and how onerous it is and how much of a problem it is going to be. It is actually not as difficult and as bad as some people believe. He thinks the purpose of the Council and the purpose of the other Councils in his other cities is to try to make it as simple and as streamlined as possible. Most cities will require a basic survey and not a very detailed engineering type specifications. The general gist is get a good survey and have the contractor provide a decent summary of what is being done and not a really complicated, complex, expensive plan. Mr. Wollin said he thinks the difference would be a public building versus a commercial privately owned. The building inspector would review the plan. Mr. Knish asked if he has a certain time where it is not going to take him four weeks to review a plan. Is there a time limit for them to do something? Mr. Moran said his experience that it has always been relatively quick.

Donald Novack asked about air conditioners, window unit versus central. Mayor Mihalik said it is not window units, it is central air conditioners. Mr. Novack said if the state is to modify the building code then it would be his understanding that it would affect what we are talking about. Mr. Novack said in the cities he hears that they are trying to push sprinkler systems in residential homes. So if they were to pass it through the state any change that means it would be in effect so if you want to put a deck on and now all of a sudden you have to put a sprinkling system in or you are pulling a permit now you have to update everything. Mayor Mihalik said existing homes are grandfathered in so if you have an existing home and you want to put on a deck they are not going to say okay now you need a sprinkler system and they are not going to inspect everything else. Mr. Novack said he knows that if you put a deck on and you don't have even a battery operated smoke detector you have to install it. So if the inspector comes in he can look at your footings before he signs off on the final he can walk in the house and he can look to see if there is a smoke detector. It is not determined if it is hard wired or battery operated but if it is not in the bedroom or the hallways they have to be installed. Mayor Mihalik said that is not his understanding. Mr. Moran said that is not his understanding either. Mayor Mihalik said it is important to note that what we are hearing about sprinkler systems in residential homes he believes he heard residential homes over 4,500 square foot. Mr. Novack said he was just using that as an example. If they amend the state building code would any kind of change, where does that leave us, where does that leave the amendment to the code? Mr. Moran said the old construction is grandfathered in. Any new construction it would then apply to. Mr. Moran said the sprinkler rule has been thrown out. Mr. Novack said they are always amending codes and changing things. Mr. Moran said any amendment would apply to new construction. It would not apply retroactively you would be grandfathered in. Mayor Mihalik said if the state were to change the state building code to something ridiculous, whatever that might be, the City still retains the right to say not so much a good idea any more. Mr. Novack said he does not have a single ground fault outlet in his kitchen so he is just wondering now he goes and puts something on a deck or fence or something are they going to come in and make me update things. Mayor Mihalik said they are going to inspect what they are supposed to inspect.

Mark Swedberg, 509 South 2nd Street. Mr. Swedberg said he disagrees with the grandfathered in. For instance if you have a septic tank that is working fine and you want to put an addition on your house a porch and you come in and try to get a permit for a porch you cannot put that porch on unless you have the entire septic system repaired. It is not true about wiring. If they come in and they find out that you have wiring that isn't up to code it can be brought up to code if the state inspector checks it. Mr. Swedberg said the other thing is water heater, water softener, air conditioner and furnace, he has all four of those put in last year, new ones. For a lot of people they have had their house 30 or 40 years and it all goes bad at once. That would have cost me \$55 for a furnace, \$55 for the water heater, \$30 for a water softener and \$55 for an air conditioner, about \$200 just to have them inspected. Mr. Swedberg said he wouldn't say he doesn't trust the government, he would say that there are people who have power, if they have power including some of you probably to some extent if you have power you have a tendency to use that power. When you have a tendency to use the power you have a tendency to abuse the power. He sees that all the time. He has no confidence in the State of Minnesota. He would rather see it local. Some inspections are definitely necessary. Mr. Swedberg said if he puts one new outlet in the kitchen he would have to have it inspected. If he wanted to put another outlet in the basement he would have to have that inspected. Anytime he would put anything in. That is at least \$55 every time they come to his house. Mr. Swedberg said he thinks this is over the top. It is an abuse of power and he does not see it necessary. Mayor Mihalik said he would like to have Mr. Moran to check to see if you have a deck they would have to fix the septic system. Mr. Moran said it is not his understanding that that should be occurring. Mr. Swedberg said he knows two people that had that done. Mr. Moran asked if it was Le Sueur County Environmental Services. Mr. Swedberg said Le Sueur County he knows will not allow you to do that. You cannot add anything to your house without having your septic system updated. Mayor Mihalik said to Mr. Moran or Ms. Hill he would like to know more about that. Mr. Moran said he will look into that. Mr. Schmidtke said he is guessing that anybody that lives in the City on North Shore Drive if you want to put an addition on and you have a septic system the County is going to make you bring that up to code. You have to. Mayor Mihalik said a septic system should be up to code, he thinks that is important, it is critical for our water system. It is important to say that it is not his intention or anybody's intention to have a septic system that is faulty. Mr. Mack said but what if it is working properly and it is not up to the state code. Mr. Knish said if you are within 1,000 feet of a lake or river to get a building permit you have to have your septic system in compliance so you have to hire an inspector. If you are not near any water you can get a permit without the inspection, but any property transferred in the county has to have a compliance check. If you build an addition out there you are going to have to have a compliance check. An appliance check is only good for three years so then if you want to build something again you have to have a compliance check again and they change the rules all the time on septic systems. You may have to redo your septic more than once.

Tim Smith said he noticed in the ordinance you have lawn sprinklers. Generally speaking you would be plumbed out from the City water system and have backflow valves and all that. His particular system out there is drafting out of the lake which you are allowed to do by DNR rules. So if he goes out and changes a head or has to repair a line the only connection that system has to the City or anything else is the electrical connection. Would he have to pull a permit on a system that has zero bearing on the City? Mayor Mihalik said he sees replacing a head more of a repair. Mr. Smith said it is not spelled out in here and that is what he wants to know. Mayor Mihalik said we will find out.

David Verschoor said he does not see anything in here about penalties. He has seen building for a number of years and people always try to do things without pulling a permit. Is that something

that you are going to prosecute if somebody builds a deck without pulling a permit or if somebody rats you out what are the penalties for not complying with this? Mr. Moran said technically it is a misdemeanor level of offense if you don't comply so it could be prosecuted. Prosecutors have discretion to bring charges. If it is something that is relatively minor, he would say Mr. Verschoor said who is the prosecutor. Mr. Moran said that would be the City. Mr. Swedberg said who would decide whether it is minor. Mayor Mihalik said because it is an ordinance it would be a misdemeanor. Mr. Moran gave examples of why people would be prosecuted.

Ms. Cutts said hasn't it been in the past that if someone is reported to City to have done something that needed a permit that you just come in and pay the fee and that basically rectifies it. Would that continue? Ms. Hill said if your neighbor reports that you constructed something without a permit and showed no visibility of a permit, then she gives them a benefit of the doubt and sends them a letter saying that we noticed that you constructed this and if you have a permit please bring it in and show it to her and if not you need to come in and get a permit. Then they go through the process of obtaining the permit to make that situation right. If they refuse to comply then that is when it ends up in Mr. Moran's hands for penalty. Mr. Moran said it gets back to the discretion.

Mr. Davis said isn't the investigation fee which says double the permit fee isn't that the penalty or is that something else. Mayor Mihalik said he does not have an answer to that but we will find out. Mr. Davis said with a re-roof would there be a demolition fee in addition to the re-roof fee? Mayor Mihalik said it is his understanding that it wouldn't be, demolition would be to tear down the building. The fact that you have to tear off the old roof is part of the re-roofing job.

Mr. Smith said ultimately it falls back on the homeowner to pull the permit. A lot of contractors will offer to pull the permit for you can that be done. Mr. Moran said yes they can do it for you. Mr. Smith said if they don't? Mr. Moran said if they don't technically it would be your responsibility as the property owner to make sure it is done.

Mr. Schmidtke said a lot of these things it still boils down if you are going to be doing any remodeling it boils down to the individual to get references on whoever is going to do your contract work. Get references from him so you can do background checks on the carpenter. There are three grades lumber, two grades of treated lumber and he does not know how many grades of shingles there are so it is up to you to decide what your project is and how good of materials that you want to use. If you get a bid from somebody they are probably giving you the least expensive materials that they can buy so it is up to you as individuals to look at this to make sure you are getting quality materials.

Mr. Mack said if the majority of the people say they don't want the state building code is it going to go through anyway or you are just going through the steps that it is on its way to ratification. Mayor Mihalik said that is a great question and no when we have these public hearings they are held for a reason. A great example of that is the rental ordinance. We had three public hearings on that and we had some great input and great questions and we still have some pretty big discussions as far as the Council goes.

Mr. Schmidtke questioned why a letter wasn't sent to all the residents with a question as to whether they were against or for the state building code and a fee schedule included. Discussion held.

Mr. Smith said he thinks there is room for this. He thinks the fee structure needs to be worked on and things that need to be clarified. He does agree that there is a big safety part that is built into it for the homeowners, their neighbors and future owners of that particular structure.

Mr. Swedberg asked if there has been any problems of houses burning down because of bad wiring or houses flooding because of poor plumbing. Has this been an epidemic or is it kind of normal, the same number as the twin cities where they have the state building code. Or do we have contractors that are truly putting up junk? Do we have a lot of this? He is just wondering the reason for it. Mr. Swedberg said he doesn't see the reason for fixing something that isn't broken unless you can show us where it is broken.

Two letter were received prior to the public hearing from Jennifer Grobe and Kathy Kerekes. The letters were provided to Council for their review.

4. Adjourn. Motion by Mihalik, seconded by McIntyre to adjourn. Unanimous vote. Motion carried. Meeting adjourned 7:00 p.m.

Stephen Mihalik, Mayor

Teresa Hill, Administrator/Clerk