

**WATERVILLE CITY COUNCIL  
SPECIAL MEETING  
May 26, 2022, 5:00 p.m.**

There was a special meeting of the Waterville City Council held in the Council Chambers at 5:00 p.m. on May 26, 2022.

Present: Grobe, Smith, McIntyre and Mayor Schmidtke

Absent: Wollin

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

**Call to Order/Roll Call/Pledge of Allegiance**

Mayor Schmidtke Called the meeting to order at 5:00 p.m. noting that all Council members were present except Dave Wollin. Also present: Jason Moran, and Teresa Hill

**Approval of Agenda/Additional Items to Agenda.**

Motion by Smith, Seconded by Grobe to approve the agenda as written. Motion Carried 4-0.

**Road/Alley Improvement Request-Troy Tolzman.** Troy Tolzman, 322 common Street, presented a request to blacktop the remaining portion of 4<sup>th</sup> street from Common past his existing detached Storage unit. There is a manhole approximately 60 ft. back from where the blacktop ends. Tolzman informed Council that there was rock in there previously and has not been maintained. Smith commented that the city should be maintain this and have Alan Hiller look at putting crushed rock or gravel down. This would also provide access to the manhole. Motion by Smith, Seconded by McIntyre to have the street department look at redoing the surface with gravel from the blacktop on 4<sup>th</sup> to the garage. Motion carried 4-0.

**Development Agreement.** Mr. Moran informed the Council that the agreement authorizes us to enter into an agreement with Deb Schleh, Charles Varacka, Abu Rahan to complete the demolition and clean up of the Funky Munky Building, 256 Main Street E. with a tentative start date of 6/6/22 and completion by 6/25/22. The low bid was for \$112,500. Rahan will contribute \$10,000 and Varacka and Schleh will contribute \$10,000 for a total of \$20,000 up front cash, allow access. The balance of the funds will be a loan secured by mortgages on the existing building and Mr. Rahans other Real Estate. There would also be special assessments for 5 years at 5.5%. Mr. Moran explained the City is protected the best as we can but even with the legal documents there is still some possible financial exposure to the city if they go bankrupt become sick or die. With the payments of \$3,300 along with the \$20,000 in cash, the loan would be paid in about 3 years. There were other liens and mortgages on the property and of approximately \$40,000 from other creditors. The property has a negative value as it sits. Motion by Smith, Seconded by McIntyre to approve the demolition agreement contingent on the signing of all agreements and what is deemed necessary. Motion carried 4-0.

**Demolition Quotes.** The City received 2 quotes for the Building Demotion and cleanup of 256 Main Street East. Timms Trucking was the low quote of \$112,500. Motion by Smith, Seconded by McIntyre to approve resolution 2022R-021 Accepting quote for building demolition contingent on signing of all documents. Motion carried 4-0.

**Approval of New Hire.** Administration requested the City consider the hire of Matthew Feldkamp as a boat inspector. Motion by Smith, Seconded by Grobe to hire of the new boat inspector. Motion carried 4-0.

Permission to Share a Private Sewer Line-Mike and Ruth Novack. A shared sewer line agreement was presented to the City Council for consideration. Administration explained that the connection for the lot being developed on Lind Street was found to have been in use by another property. There was another connection to the East but was found to not have been installed properly so connection to that stub was not possible. At the time of installation and building of the townhomes it was under the same ownership. Council had not been in favor of any shared sewer service lines in the past therefore this request is being brought to the council for consideration. Smith expressed concern over sharing a service line and suggested that it be done right and connected to the main. Discussion was held on the installation of the sewer services. Motion by Smith, Seconded by Schmidtke to approve the shared line agreement contingent on when the main is replaced each home must have their own service line. Motion carried 4-0.

**Resolution 2022R-020 Approving Joint Powers Agreement.** Administrator Hill explained that this is the same agreement as in the past. It allows access for the Police Department and Attorney Moran to access the BCA data base. Motion by McIntyre, Seconded by Grobe to approve Resolution 2022R-020. Motion carried 4-0.

**Court Amendment Approval.** Motion by Smith, Seconded by McIntyre to approve the Court Amendment. Motion Carried 4-0.

### **Adjourn**

Motion by McIntyre, Seconded by Grobe to adjourn. Motion Carried 4-0. Meeting adjourned at 5:32 p.m.

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Alan Schmidtke, Mayor

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Teresa Hill, Administrator-Clerk