

## **MEDINA CITY COUNCIL MEETING MINUTES OF OCTOBER 19, 2004**

The City Council of Medina, Minnesota met in regular session on October 19, 2004 at 7:30 p.m. in the City Hall Chambers. Mayor Zietlow presided.

### **I. ROLL CALL**

**Members present:** Workman, Lane, Brinkman, Zietlow and Smith (arrived at 7:37 p.m.)

**Members absent:** None.

**Also present:** City Attorney Ron Batty, City Engineer Tom Kellogg, Public Works Director Jim Dillman, City Planner Consultant Sarah Schield, Police Chief Ed Belland, and Recording Secretary Liza Weniger.

### **II. PLEDGE OF ALLEGIANCE**

### **III. ADDITIONS TO THE AGENDA**

*Moved by Brinkman, seconded by Workman, to approve the agenda as presented. **Motion passed unanimously.***

### **IV. APPROVAL OF MINUTES**

#### **A. Approval of the October 5, 2004 Regular Council Meeting Minutes**

It was noted on page 10, the first line of the first paragraph should state: "...the pond could be ~~made bigger~~ reduced with a larger slope so that it gradually...".

*Moved by Workman, seconded by Lane, to approve the October 5, 2004 Regular City Council meeting minutes as amended. **Motion passed unanimously.***

### **V. APPOINTMENT**

#### **A. Appoint Jeff Evanson to Park Commission for Term Ending January 1, 2005.**

Zietlow stated that after advertising in the South Crow River News for several weeks, there has been only one person who has expressed interest in serving on the Park Commission. Zietlow reviewed Jeff Evanson's submitted information. His appointment term will expire on January 1, 2005 and will need re-appointment at that time.

Evanson spoke about his love for the City of Medina and stated that although he does not have much experience in local politics, he loves to pitch in where needed.

Lane stated that Evanson and his wife were once his neighbors and are good people. Lane stated that it was nice to see a younger generation involved in local government.

*Moved by Workman, seconded by Brinkman, to approve the appointment of Jeff Evanson to Park Commission for Term Ending January 1, 2005. **Motion passed unanimously.***

**VI. CONSENT AGENDA**

- A. Resolution Authorizing Execution of Agreement – Safe & Sober Communities**
- B. Resolution Approving Conditional Use Permit Amendment and Site Plan for Walter G. Anderson for a Building Expansion at 4535 Willow Drive**
- C. Resolution Approving Conditional Use Permit and Variance for Three Rivers Park for Chemical Storage Building**
- D. Approve Contract Renewal with Embedded Systems, Inc. – Tornado Siren Maintenance**

*Moved by Workman, seconded by Brinkman, to approve the Consent Agenda. **Motion passed unanimously.***

**VII. COMMENTS**

**A. Comments from Citizens on Items Not on the Agenda**

John Johnston, representing Temroc Metals at 4375 Willow Drive, stated that his company deeded their entrance easement to the City of Medina. Consequently, it is now difficult to locate the company due to the lack of signage for visitors.

Johnston stated that he has spoke to Zietlow and Schield who have expressed to him that perhaps it was an oversight that the sign was removed. Johnston stated that his company is completely commercial, not open to the public, and is looking for creative ways to post a sign.

Zietlow asked Dillman if entrance for Temroc Metals was a public road. Dillman stated yes.

Smith arrived at 7:37 p.m.

Dillman stated that both QX, Inc. and Temroc Metals wanted to keep their Willow Drive and Highway 55 addresses. The City has been discussing posting a standard address sign to direct traffic to the two separate companies.

Zietlow stated that key for Council is to look for a creative solution without going through variances. Lane proposed that Temroc Metals and QX, Inc. get together, formulate a solution and then present it to staff. Lane asked if the access was public or privately maintained.

Dillman stated that it is now a public road with three businesses off the access.

Batty stated he has understood that the only thing requested and being discussed is the need for a sign and a new address.

Batty stated that Dillman is correct in assuming that the entrance is a public road providing access to Tamarack Road. MnDot required closing the public access to Tamarack Road, therefore the City does not need to entertain the idea of changing accesses, only to identify a better way to identify the addresses.

Smith proposed that staff report back to Council with a resolution.

Johnston asked for clarification for how he should proceed. Schield stated that his next step would be to meet with herself and Dillman.

**B. Park Commission**

Dillman stated that Park Commission will meet Wednesday, October 20, 2004. The agenda is not large as it only includes discussion on the playground equipment and storm sewer. The boat ramp will be delayed until the spring of 2005. Dillman stated that Zietlow has lined up the Boy Scouts for the removal of the buckthorn, and the Community building is almost complete.

Lane asked if the budget would be affected by delaying the boat ramp until next year. Zietlow stated that the budget would not be affected as a park fund was set up for the boat ramp. Dillman stated that quoted price for the construction of the boat ramp will remain the same in 2005.

**C. Planning Commission**

Schild stated that looking ahead to the November 17, 2004 Planning Commission meeting, applications have been received from Ryan Companies, Darrel Farr Development, DQ project on TH 55, and Creekview Homes. However, all four of the applications are incomplete at this time.

Schild stated that at their last meeting, the Planning Commission reviewed the Bradley plat and variance which was recommended for Council's approval with conditions.

Smith asked if there was still a polo field. Schild stated no.

Lane stated that there is a twenty-acre lot that encompasses the field. There are also appropriate designated high spots with septic.

Lane stated that he is concerned with a northerly access consideration through the property. He stated that he was confused with the Zoning Administrator's decision to consider for north/south extensions to run through the City. He stated that as a resident of the area, nothing would be more offensive than having a north/south thoroughfare from Parkview Drive to Pioneer Trail.

Schild stated that the north/south extensions were never a condition or a recommendation, as it was only discussed by Planning Commission. She stated that the road was not intended to be an extension; it was more or less an attempt to look toward the future in order to eliminate a long cul-de-sac of which there was a variance.

Lane stated he accepts the explanation, further stating that this is an issue that carries a lot of strong concerns.

Smith stated that Council will need to start talking about the traffic problems. Zietlow stated that the traffic discussion is a part of Medina's comp plan.

Smith stated that the issue of a north/south route running through Medina would soon need to be addressed instead of avoiding it.

Dillman stated the north/south road was no contention at all, as it was simply a way of looking at creating an easement through the cul-de-sac. Dillman stated that staff has looked at these properties and have been trying to figure what would happen in the future with development.

Zietlow stated that these concerns should be raised when the comp plan comes up for review; however, Council needs to abide by the comp plan.

Dillman stated that staff has also been talking about buffer easements around the watersheds. Lane stated there was a good discussion of the buffer easements. Schield stated that a couple of Planning Commission members did not feel that the City should pose restrictions on wetland setbacks in residential areas that were greater than those planned in commercial areas.

Lane stated that the applicant was willing to work with the City.

Weir stated that the applicant had agreed to a 100' wetland setback where possible. She stated that the condition was written in flexible (soft) language. Lane stated that due to the necessity of a road between two wetlands, he indicated a willingness to provide extra footage to do what is needed.

Smith stated she would rather see an ordinance of fifty feet rather than a one hundred feet setback at the will of the applicant.

Zietlow stated that each situation is unique. Workman stated that the City has to be careful because there are a lot of wetlands in the area.

Smith asked for clarification on the review procedure for a project such as the Dave Moore project. Smith wanted clarification on whether it was expected for Planning Commission to review all four applications in one night.

Zietlow stated that Council discussed in August 2004 for the Planning Commission to consider a limit on the number of applications reviewed in one evening. Staff was advised to use their discretion.

Schild stated that some of the applicants have worked really hard to get their applications completed immediately.

Weir stated that the potential for another Planning Commission meeting to be scheduled in order to discuss all four applications is a possibility.

## **VIII. OLD BUSINESS**

### **A. Resolution Granting Preliminary Plat Approval for Keller Estates**

Batty stated that at the October 5, 2004 Council meeting, Staff was directed to prepare the resolution for preliminary plat approval. Because there are a few changes in the condition language, staff decided to place this item on the agenda to review or answer any questions on the changes.

Batty discussed the changes and clarifications on the reworking of the language as well as the terms of the resolution.

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Workman stated that he would like to reopen the discussion, as he is concerned with what would happen if the wetland plan does not work. Workman expressed that he would like to know the recourse for the residents who have flooded property or basements and if the City would be held responsible to pay for that.

Workman stated that he is looking for the developer to provide a warranty guaranteeing that their engineering plans will work.

Brinkman stated that he agreed with Workman and asked how the developer plans to make the water problem and engineering better.

Smith stated that she is concerned that there are a lot of problems of which have not been solved and does not know if it is the City's fault. Smith asked fellow Council members if the City has an obligation to fix some of the problems in Medina Morningside. She stated that she has heard from a resident of Morningside that the City has an obligation to fix the water problem if it is in fact the fault of the City. Smith stated that the developer should not be held solely responsible for fixing the existing problems created in Morningside.

Fred Keller, 1255 North Willow Drive, asked if there was a water problem now. Brinkman stated that there is standing water on the lots surrounding the development.

Dean Johnson, applicant from Dean Johnson Homes, explained that the water problem will be solved via a carefully engineered solution of which involves digging in drain tile, sewer and culvert, an engineer designed rain garden, storm pipe, and a drainage easement. He reassured Council that his engineer will work with City Engineer Kellogg in creating a workable solution.

Johnson stated that he has created a redundancy of fixing any water problem through his many years of experience. Johnson urged Council to trust the engineers and reinstated that he does not think that he will have any water issues.

Workman stated that if Johnson is so confident, than he would like to see Johnson warranty his work since this is an area that has constantly had water problems. Workman stated that he is not comfortable in voting yes for the project unless there is some sort of warranty in place.

Johnson asked how long the bond is valid for. Kellogg stated two years.

Kellogg clarified to Johnson that he will be reviewing the engineered plans but he would not be helping to design the project. He stated that his confidence level is pretty high in that a solution can be made.

Zietlow clarified to Johnson that Council and residents are nervous about any "unknowns" that may be overlooked or unaccounted for (i.e. a perched water table).

Workman stated that the fear is not in the engineers, it is in the unknown factors.

Keller stated that the water problems got worse after the installation of the sewer, and that he would like noted that the City may have some responsibility with the water flow across the discussed property.

Smith asked Batty for a possible solution. Batty stated that the City has always relied on a two-year warranty before accepting the improvements (two years after the improvements have been constructed).

Dillman stated that when the Medina Morningside storm sewer went in, at least 20% of the basements were flooded. A third sewer line was put in and residents had the option to hook onto the footing sewer with the footing drains. The only people that had problems with flooding are those that chose not to hook onto the footing sewer. Dillman clarified that the same system that was installed to pump water out, is the same as the storm sewer that Johnson is proposing to put in now.

Dennis Hedtke, of 2515 Morningside Road, stated that he still has surface water running down from the proposed development onto his property. Hedtke stated that the field tile underground does not function anymore because it has been broken by truck traffic. He stated that he has had to waterproof his house as well as build a surface drain around his house. He stated that he has pictures of water flooding his yard. He disagrees with the rain garden and does not think that it will help the water situation. Hedtke expressed his concerns in regard to the elevations of the engineered water system and whether it could truly work.

Dillman asked Johnson if he was going to run a catch basin to the back of Hedtke's property. Johnson stated yes.

Brinkman confirmed that the resident's elevation was 1042.

Lane stated that in a development agreement, there is a five-year term bond. All other provisions of the agreement can be satisfied in a year or a year and a half. Lane proposed that the City draw the developer's agreement out for five years and secure the option with a performance bond or a letter of credit.

Batty confirmed that Lane's plan could work.

Lane stated that if there is an existing problem today, the City has the obligation of quantifying and identifying the problem as well as trying to fix the trouble area.

Dillman stated that there is a swale cut along the water problem area.

Lane stated this should not be Johnson's problem then and should be something that the City deals with first. To some extent, the City has created the problem on property that the City owned; therefore the City should have to help fix the water issues.

Brinkman asked if it would be feasible that upon review of Johnson's engineer's work, the bond could then be released.

Batty stated that the task tonight is to consider the resolution. A solution may be to provide an amendment crafting language to ensure that the water problem would be fixed. Batty proposed that an additional condition be added to the resolution, and

changing the wording for condition number one to read "prior to final plat approval", instead of "prior to preliminary plat approval".

Batty stated that if the City would like broad discretion, he proposed that the language of condition number one be changed so that the developer does not get final approval until Council feels comfortable with the project. Batty stated that the City has to be careful of general terms for preliminary plat approval. When a specific solution cannot be configured, wording that includes "meeting all conditions" would be most appropriate until the most acceptable solution can be formulated.

Brinkman asked for the outlet elevation of the main holding pond. Zietlow responded that the original plan shows 1,007.5 feet.

Hedtke proposed alternate solutions and asked how there could be enough room for a rain garden due to restrictions of space.

Johnson stated that the water garden has a pipe that will take overflow, and an emergency overland flow that would cause the water to run to the south.

Smith asked Kellogg if he felt that Johnson's proposed fix would work. Kellogg confirmed yes.

Smith asked Workman if he would be comfortable with adding verbage to condition number eighteen. Workman stated that he wants to see a guarantee, as this is a highly problematic area. Workman reinstated that again, it is not that he does not trust Johnson's engineer's judgment; it is just that typically when he draws up a business deal, he asks for a guarantee to cover the unforeseeable.

Smith stated that the City should have to require a guarantee from all developers. Workman stated that he would approve of that requirement and asked Council why the City would not want to protect its residents.

Johnson stated that according to state statute, one, two and ten year guarantees are required. The one year guarantee covers everything except for heating, plumbing and electrical which is two year guarantee. The ten year guarantee then covers all major structural issues.

Derrick Monroe requested that the preliminary plat be approved which would give the developer the confidence to move forward with the plan.

Lynette, resident at 2465 Morningside Road, stated that she was confused by the wording of the comprehensive plan and wanted to know if the quantity of homes being proposed for construction were necessary. Zietlow stated that the quantity of homes met the comp plan requirements.

Zietlow stated that the rain garden is the problem.

Lynette stated that the backyards along Morningside Road are typically wet through most of the summer.

Brinkman stated that he is confident that Johnson's engineer's design will make Lynette's yard better. He reassured Lynette that nobody would be allowed to build something that would make her water situation worse.

Lynette stated that she has confidence in the City's decision making process as they have taken this process very seriously.

Johnson stated that of thirty of his projects, he has only had to dig in one French drain tile after a project had been completed. He stated that he is confident in his engineer.

Workman stated that he is simply asking for a solution that reassures the residents that there will not be a problem.

Johnson stated that he would rather have the City and himself partner together in trying to solve the problem now rather than wait for future developments and further issues.

Zietlow asked Batty if a condition would need to be added tonight if Council decided that a guarantee is necessary. Batty confirmed, further stating that broad language would allow for the possibility of adding a guarantee.

Lane proposed adding the words "performance guarantees for subdivision agreement acceptable to the City".

Batty stated that the wording should include "...an enhanced performance standards". Without clarifying the language, the condition would include a two year guarantee. Batty stated that Council will need language that establishes the perimeter of the guarantee so that Council can come back to approve the development agreement.

Johnson asked if the warranty period was only in reference to storm water problems. Workman and Lane stated the spirit of the warranty is strictly for storm water problems.

Batty stated the wording will include "enhancement warranty period for storm water system."

Johnson stated that condition number twelve requires a fence around the rain garden pond. He stated that his engineer has deleted the fencing because the size of the pond is being engineered larger with a more gradual slope.

Workman stated that the fence was meant for safety and if warranted, he would still require the condition requesting the fencing.

Kellogg stated that he wants the wording of condition number twelve to remain as is until he sees a final plat and design.

Zietlow proposed that the condition be changed to read "...must install a fence if the depth of the pond requires it." Kellogg stated that the depth should not be referenced.

Batty stated instead, the words should read "...if determined to be desirable by City".

Johnson stated he has noted the words under condition number twenty to read, "reimburse the City for cost of reviewing the plat and drafting...". Johnson stated this is

something that he is used to seeing as part of the development agreement. He inquired as to whether the fee was an extra. Batty stated the way verbage reads is standard language with the purpose of informing developer early of the upcoming fees.

Hedtke expressed concern on whether an inventory of large trees would be performed. Zietlow stated that a tree inventory is listed as part of the list of conditions.

*Moved by Smith, seconded by Brinkman, to approve Resolution No. 04-61 Granting Preliminary Plat Approval for Keller Estates with additional verbage to condition number twelve to read as "if determined to be desirable by the City"; and additional verbage to, condition number eighteen to read as "including enhancement warranty period for the storm water system." **Motion passed unanimously.***

**B. An Ordinance Amending the Medina Zoning Map Regarding Property in Section 28, Township 118, Range 23 from Rural Residential to Suburban Residential**

Batty stated that this item relates to the rezoning of the Keller Estates parcels from rural residential (RR) to suburban residential (SR). At the September 7, 2004 meeting, the Council directed staff to prepare the ordinance for approval and to bring it back for approval. Typically the City has not approved rezoning until final plat. Staff advises to wait until final plat for the rezoning approval.

Zietlow stated that this agenda will need to be tabled.

*Moved by Workman, seconded by Lane, to table the agenda item to approve Ordinance Amending the Medina Zoning Map Regarding Property in Section 28, Township 118, Range 23 from Rural Residential to Suburban Residential. **Motion passed unanimously.***

**C. Uptown Hamel Public Improvements**

Batty stated that Staff met earlier this week to discuss a few of the outstanding items relating to the improvements that warrant Council discussion and decision. One of those items relates to choosing one of two options for the storm water and drainage design as indicated in the BRAA Feasibility Report. Staff is seeking direction to move forward with surveying work for the public improvements because that may help provide more information on which storm water design will be more desirable. The second item to be discussed is special assessments and the identification of benefited properties relating to the public improvements. Staff reviewed notes from the June 22, 2004 Work Session relating to the special assessments and financing of the public improvements. Staff is seeking direction on whether Council agrees with the maps being presented.

Batty stated that not much has changed since the TIF projections made on June 22, 2004. Staff will continue to work with Ehlers & Associates on those details for a possible future work session or November 3, 2004 Council discussion.

Kellogg presented maps that outlined the proposed benefited properties.

Kellogg stated he has previously discussed the Uptown Hamel storm water improvements at the September Council meeting; however he did not request that Council make a decision that night. Currently, staff expects and predicts that it will be likely that Mill Drive and Sioux Drive will be forthcoming in improvements.

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Kellogg stated that staff would like to bid on the improvement work in January or February of 2005 in order to move forward with the construction schedule.

Zietlow stated that it would be nice to have a decision on the preferable option prior to moving forward. Zietlow expressed that he would like some additional time dedicated to research before making the final recommendation of either option.

Kellogg reviewed the two options for Council per the presentation from the September Council meeting.

Batty is asking for authorization to spend the money for the survey work.

*Moved by Smith, seconded by Workman, to authorize staff to allocate the funds necessary for the survey work of both option one and two for the storm water and drainage design. **Motion passed unanimously.***

Batty stated a notice needs to be sent out at end of October for the Public Improvement Hearing to be held on November 16, 2004. The hearing is about the improvement, not the assessment. The notice for assessment hearing will need to be sent out to everybody who may be affected by the assessment. The notice should also include a general proposal of the cost, as well as methodology and reason for assessment.

Batty demonstrated to Council, using a map and plat handout, the possible affected residents of the assessments.

Batty explained the verbage and meaning of the Public Hearing notices.

Kellogg explained that there is an easement that does not appear on the plat.

Smith asked for the date of when the public hearing would take place.

Batty clarified that all of the residents contacted for the public hearing are area based for the storm water assessment. In addition, some of the selected residents will also be assessed for the Mill Drive and Sioux Drive assessments.

Kellogg stated that there is an additional item that should be briefly discussed, which is if combined lots should be considered for assessment for strictly the storm water or also for the Sioux drive and Mill Drive assessment as well.

Batty stated that if the Council approved of the public hearing notice, staff will proceed with sending out the notices. Workman stated his approval.

Brinkman asked how the properties were selected as those affected by the assessments. Kellogg clarified that the properties were selected through a survey and by determining those that will be benefited by the system.

Smith stated that if TIF is done, than only the south side of Highway 55 will be sufficient. Workman stated yes. Batty stated that Smith is right. Ehlers stated that those projects would supply enough increment to support the project.

## **IX. NEW BUSINESS**

### **A. Final Pay Request to Lametti & Sons for Hamel Area Water Lines**

Dillman stated that the topic should be tabled due to further discussions and negotiations for final pay request for replacement of a water line and installation of a new water supply line as part of the Hamel Road project has been made. BRAA is recommending a lower final payment than what is being requested by Lametti & Sons. The following items would be considered incidental to the project and be removed from the payment request: granular bedding, add steel casing under Elm Creek for 8", add steel casing under Elm Creek for 12", add 6" gate valve Elm Creek Drive, and add connection to lines under creek.

Smith asked if Lametti had cleaned out or dug out area by Elm Creek. Smith stated she had also noticed a large pipe and wondered if it was a storm water pipe from Hamel Road. Dillman stated yes, but drainage pattern today is similar to MnDot's design construction of Highway 55. Dillman clarified the issue would be solved.

*Moved by Workman, seconded by Lane, to table the agenda item Final Pay Request to Lametti & Sons for Hamel Area Water Lines.*

Lane asked Dillman if any of the changes made by Lametti were for the changes that were requested. Dillman stated no, as some of their requests are legitimate.

Lane asked why Lametti was making a pay request when they do not have a change order. Dillman stated the circumstance was different as this project was really a quote of which Council had approved.

Lane asked Council to list any possible circumstance of which it would be acceptable to grant an additional \$50,000 to a contractor when it was already quoted and approved at a set amount.

Dillman stated that the City has only paid Lametti half of what they originally quoted. Smith clarified that Lametti is only asking for an additional nine thousand dollars.

***Motion passed unanimously.***

### **B. Park Commission and Planning Commission Term Limits**

Zietlow stated that at the October 5, 2004 Council meeting, there was discussion to add this item to tonight's meeting for discussion. Currently, the Planning Commission members are not allowed to serve more than three consecutive three-year terms (nine years); however, members can be re-appointed after sitting out a term. There are currently no restrictions on Park Commission terms.

Smith stated that it was her opinion that each Commission be treated the same. Workman asked if there was a problem with the current lack of limits. Smith stated that Planning Commission will lose a really good member if this term limit is enforced.

Workman stated that he approves of term limits as it forces the City to change ideas and members over a period of time.

Smith stated she believes that if the City does have to enforce some type of term limit, then Council is going to have to enlist new members.

*Moved by Workman, seconded by Smith, to approve term limits for Park and Planning Commission of nine years effective immediately. **Motion passed unanimously.***

### **C. Hunter Drive Trail**

Dillman reviewed his memo and presented a map via overhead. The City does have budgeted funds under the 2004 CIP to make a trail improvement, and the Park Commission has identified this as the 2004/2005 project since other trail plans in the Uptown Hamel area may be incorporated with other public improvements (i.e. Sioux Drive). Dillman reminded Council that some survey work has been conducted along Hunter Drive to determine ROW locations and best areas for the trail.

Dillman stated the cost of the trail, when completed, would be \$74,520 with all drainage pipe and structure being an additional cost. Dillman explained that the City would like to start the project in the fall of 2004. The paths would be both on and off road.

Smith asked Dillman if the trails are ever used for horses and if there would be a gravel shoulder. Dillman stated that there is not a large quantity of gravel shoulders. Lane stated that horses were prohibited from Hunter Park.

*Moved by Smith, seconded by Workman, to approve the Hunter Drive Trail plans and construction of a trail from Medina Road to Hunter Farms Park. **Motion passed unanimously.***

Lane asked for price of drainage pipe. Dillman stated it is difficult to determine cost.

Lane asked if any easements were required for the trail. Dillman stated that everything is in order.

### **D. Schedule Special Meeting**

Zietlow stated there are a number of items, as of today, that may warrant a special meeting sometime on October 25 or October 26, 2004. The most pressing item is discussion of the Bridgewater at Lake Medina project (Cudd). Adams will be receiving correspondence from Met Council staff in the next week that will identify how new Met Council policy guidelines will affect the Bridgewater project. Their response will also formally address Mayor Zietlow's letter. Zietlow stated that upon Adams' receipt of their letter, he would seek Council comment on recommendations prior to the October 27, 2004 Met Council meeting, at which time they will make a decision on the project with any conditions. Zietlow stated Adams plans to attend the October 27, 2004 meeting.

Zietlow proposed that other items be added to the special meeting agenda such as: Appointment of City Planner position, Hamel Community Building – Operational Agreement, Uptown Hamel Improvements, City Hall Improvements, and Water and Sewer Service Extension – City of Corcoran request.

*Moved by Smith, seconded by Brinkman, to schedule special meeting for 7:30 p.m. or later as the room becomes available immediately following the Candidate Forum on October 26, 2004. **Motion passed unanimously.***

Brinkman stated he wanted to provide a quick update on the Gramercy project. Brinkman stated that Lou Stocco is analyzing and planning to rework the fire truck access, which could also possibly affect the efforts made in the landscaping of the southwest corner of Gramercy. Concerns in regard to the fire access involve trying to get a fire truck onto the property properly. An option would be to lower the road in the southwest corner which could now make the landscaping more difficult.

Workman stated the fire access road should be built to standards. The landscaping can be drawn and designed from scratch to fit the appropriateness of the hill.

**X. APPROVAL TO PAY THE BILLS**

*Moved by Workman, seconded by Lane, to approve the bills, all except for the Lametti & Sons Bill, order check numbers 027076-027138 for \$287,484.74 and payroll check numbers 018910-018927 for \$23,183.34. **Motion passed unanimously.***

**XI. ADJOURN**

*Moved by Workman, seconded by Lane, to adjourn the meeting at 9:56 p.m. **Motion passed unanimously.***

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Philip K. Zietlow, Mayor

Attest:

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Chad M. Adams, City Administrator