



# Watertown City Council

Mayor Steve Washburn  
Lindsay Guetzkow  
Adam Pawelk  
Michael Walters  
Dan Schuette

5/11/2021 - Minutes

1. Call To Order And Roll Call

Pursuant to due call and notice thereof, the regular meeting of the Watertown City Council was called to order in the Council Chambers of City Hall at 6:30 p.m. Tuesday, May 11, 2021 by Mayor Steve Washburn. Council Members present: Washburn, Mike Walters, Adam Pawelk, Lindsay Guetzkow, and Dan Schuette.

City Staff present: City Administrator Shane Fineran, Administrative Services Director Lynn Tschudi, and City Planner Mark Kaltsas.

Guest: Brad Falteysek with Abdo Eick and Meyers.

Those who signed in: Rob & Linda Berg, Steve Homola.

2. Adopt Agenda

**PAWELK MOVED, WALTERS SECONDED A MOTION TO ADOPT THE AGENDA AS PRESENTED. MOTION CARRIED 5-0.**

3. Consent Agenda Discussion And Approval

**GUETZKOW MOVED, SCHUETTE SECONDED A MOTION TO APPROVE THE CONSENT AGENDA AS PRESENTED. MOTION CARRIED 5-0.**

3.A. Adopt A Motion To Approve City Council Worksession Meeting Minutes From April 27, 2021

3.B. Adopt A Motion To Approve City Council Regular Meeting Minutes From April 27, 2021

3.C. Adopt A Motion To Approve City Council Regular Meeting Minutes From April 13, 2021

3.D. Consider Resolution #2021-54, Not Waiving Monetary Limits On Municipal Tort Liability

3.E. Consider Resolution #2021-55, Accepting Voluntary Resignation Of City Administrator Shane Fineran

3.F. Consider Resolution #2021-52, Approving Transfer Of Unrestricted Funds

3.G. Consider Resolution #2021-60, Approving Quote For Hutchinson Road Lift Station Generator

4. Open Forum

5. New/Old Business

5.A. 2020 Audited Financial Statements

Brad Falteysek with Abdo, Eick and Myers auditing firm presented the final City of Watertown 2020 audited financial statements to council via Zoom. The only finding was the preparation of financial statements finding.

Falteysek shared key ratios of class 4 cities and other Carver County cities as compared to the City of Watertown.

**GUETZKOW MOVED, WALTERS SECONDED A MOTION TO ADOPT RESOLUTION 2021-42 ACCEPTING AUDITED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2020. MOTION CARRIED 5-0.**

5.B. Vacation Of Public Trail Easement And Restatement Agreement

City Administrator Fineran said there is an existing trail segment next to Riverview Apartments at 201 Territorial Street East and Old Mill Park that currently exists in an area not in the easement of the City. The legal property partnership for the apartment complex proposed to clean up the paperwork and vacate the easement of the trail and record the new documents showing the trail on City property.

**WALTERS MOVED, SCHUETTE SECONDED A MOTION TO OPEN A PUBLIC HEARING. MOTION CARRIED 5-0. No verbal or written comment received.**  
**SCHUETTE MOVED, WALTERS SECONDED A MOTION TO CLOSE THE PUBLIC HEARING. MOTION CARRIED 5-0.**

**PAWELK MOVED, SCHUETTE SECONDED A MOTION TO ADOPT RESOLUTION 2021-56, VACATING A CERTAIN PUBLIC TRAIL EASEMENT LOCATED IN THE CITY OF WATERTOWN, CARVER COUNTY, STATE OF MINNESOTA. MOTION CARRIED 5-0.**

5.C. Plat And Site Plan Approval - Workshops Of Watertown

City Planner Mark Kaltsas said Berg Companies has submitted a site plan review for the proposed development of the Workshops of Watertown which would allow the development of Auto Condos and commercial/industrial uses on the subject property.

The site is located in the industrial park currently designated as Subzone C of the MU-BRLI zoning district.

Kaltsas said the applicant is proposing to phase the development and has noted that they would like to understand demand for the units prior to developing the entire area. The concept of "auto condos" is currently being developed in the cities of Medina and Minnetrista. Auto condos allow individual owners to purchase a garage space for personal storage and can also be finished with a loft space, bathroom, and shower.

The proposed phase 1 development plan contains four (4) buildings that house 56 individual garage condo units. The building would be constructed as a post frame building with LP Smartside board and batten siding and shingle siding accents. The City is recommending that only designated units be made available for business uses. This will allow the City to administer adequate vehicle parking, signage, and customer parking for those units with public facing units. The proposed number of parking spaces is anticipated to be 14 spaces that would be provided along Industrial Boulevard. The parking spaces will need to be delineated and shown on the site plan.

No common trash removal area is shown on the plans. These should be shown on the plans and the enclosure and details also shown on the revised plan set.

Kaltsas noted additional trees should be provided along Industrial Boulevard and CSAH 122 and expanded on the landscape requirements for the area.

Kaltsas said the planning commission is recommending approval of the site plan review with the recommendations listed in the staff report.

Council Member Pawelk asked how the City could regulate illegal use or individuals using the area for living quarters. Kaltsas said the ordinance prohibits living in the units and the City would need to enforce it on a complaint basis.

Council Member Schuette asked if these units will become part of an association. Rob Berg said there will be snow removal, parking lot maintenance, trash, lawn care to be paid with an annual fee.

Mayor Washburn asked if City Planner, Mark Kaltsas was comfortable with the buildings having no stone finish. Kaltsas said the scale of the project is too large to require stone. Washburn asked how many commercial units are in the first phase. Berg said there are six to begin with. Washburn asked Berg if there are finishing expectations on the interior. Berg said only the bathrooms will be roughed in and walls sheet rocked. Kaltsas said the only thing that would raise concern is building code violations. Mayor Washburn asked what is required for the tree installation on CSAH 122. Kaltsas said he will require more trees than what is shown on the landscaping plan along CSAH 122. Washburn asked if fencing will be installed around the property. Berg said yes, around the entire complex in the future.

**WALTERS MOVED, GUETZKOW SECONDED A MOTION TO ADOPT RESOLUTION 2021-57, GRANTING APPROVAL OF SITE PLAN REVIEW TO ALLOW AUTO CONDOS AND ASSOCIATED SITE IMPROVEMENTS ON THE PROPERTY LOCATED ON INDUSTRIAL BLVD. AND IDENTIFIED AS PID NO. 854610090. MOTION CARRIED 5-0.**

5.D. Conditional Use Permit Amendment– 716 Industrial Blvd (Stonwerk)

City Planner Mark Kaltsas explained that the applicant, Stonwerk, has applied for an expansion on their current conditional use permit to allow for additional outdoor storage at 716 Industrial Boulevard. Kaltsas showed the original outdoor storage area granted in 2020 as well as the requested 15,000 square foot addition. Kaltsas said due to the recent re-zoning of this property, the outdoor storage is allowed. The planning commission made a recommendation to council to approve the amendment to the conditional use permit for Stonwerk.

Council Member Schuette asked for clarification on where the fence will be located around the storage area. Kaltsas showed on a map where the fence will be built. Council Member Guetzkow asked if there are any concerns with drainage. Kaltsas said they are still within their allowable impervious surface percentage.

Steve Homola, owner of Stonwerk, addressed council to stress that he needs a fence and the additional storage. He invited council to stop out for a tour.

**PAWELK MOVED, SCHUETTE SECONDED A MOTION TO ADOPT RESOLUTION 2021-58, GRANTING APPROVAL OF A CONDITIONAL USE PERMIT AMENDMENT TO ALLOW AN EXPANSION OF THE OUTDOOR STORAGE AREA ON THE PROPERTY LOCATED AT 716 INDUSTRIAL BLVD. MOTION CARRIED 5-0.**

5.E. Garage Variance – 880 Angel Ave SW

City Planner Marck Kaltsas said Jason Murdock (Applicant/Owner) requests that the City consider a variance to allow a modification of the existing accessory structure for the property located at 880 Angel Avenue SW. The structure would exceed the allowable structure height, garage door height, and front yard setback on the subject property. Kaltsas explained that this property was annexed into the City years back, so the detached accessory structure was in existence prior to the property being annexed into the City and is considered legal non-conforming. The applicant is proposing to modify the existing 1,010 square foot garage by removing ~320 SF and adding ~624 SF for a total of 1,309 SF. A second variance request is to have a 14-foot-tall overhead door rather than 8 feet as permitted by ordinance. A third front line variance of 45 feet would be required (15 feet from the front line setback of 70 feet is 85

feet) would be required due to the uniqueness of the lot.

**GUETZKOW MOVED, WALTERS SECONDED A MOTION TO ADOPT RESOLUTION 2021-59, GRANTING APPROVAL OF A VARIANCE TO ALLOW A MODIFICATION TO THE EXISTING GARAGE THAT EXCEEDS THE REQUISITE ACCESSORY STRUCTURE HEIGHT, GARAGE DOOR HEIGHT AND FRONT YARD SETBACK FOR THE PROPERTY LOCATED AT 880 ANGEL AVENUE SW. MOTION CARRIED 5-0.**

5.F. Executive Recruitment Proposals

City Administrator Fineran said his last day with the City will be June 4, 2021. He has researched four executive search firms the council can choose from for the City Administrator recruitment. Pawelk said he trusts that there is no wrong answer for the firm that is chosen, however the timing is more important. Schuette asked what the soonest a permanent City Administrator could be hired. Fineran said likely the soonest would be September. Walters suggested using the same firm for both the interim and the permanent replacement. Guetzkow does not feel like the same firm needs to be used for both the interim and permanent. She would like to see a firm used that has a strong presence in the metro and in Minnesota as well as a firm who will focus the most resources on Watertown.

Council asked Fineran for his suggestion on the firm he would choose. Fineran said he would go with David Drown or GovHR. Mayor Washburn said he was impressed with the David Drown wage reports and not as impressed with GovHR. He wants to make sure the firm hired is focused on the relationships with Watertown. Council discussed scheduling interviews with two firms: GovHR, and David Drown Associates. Washburn asked staff to develop interview questions for the firm interviews. Council agreed that Wednesday, May 19 they will hold a special meeting to interview the executive search firms.

6. Other Reports

Council Member Pawelk said there is a park meeting on May 19 at the Oak Grove Community Park for a ribbon cutting of the disc golf course.

Guetzkow said the Workshops of Watertown requested the utility trunk fee waiver program from the EDA. The EDA granted the subsidy in the amount of \$26,669.

Washburn updated there may be an interested interim City Administrator.

7. Claims

**GUETZKOW MOVED, PAWELK SECONDED A MOTION TO APPROVE THE 2021 CLAIMS. MOTION CARRIED 5-0.**

7.A. 5-11-21 Claims

8. Adjournment

**SCHUETTE MOVED, WALTERS SECONDED A MOTION TO ADJOURN THE MEETING AT 8:46 PM. MOTION CARRIED 5-0.**

**309 Lewis Avenue South; P.O. Box 279, Watertown, MN 55388**