

**MINUTES OF THE ZIMMERMAN CITY COUNCIL
COMMITTEE OF THE WHOLE MEETING
MONDAY, APRIL 14, 2025**

CALL TO ORDER The Zimmerman City Council met as the Committee of the Whole at City Hall on Monday, April 14, 2025. Mayor Dahl called the meeting to order at 7:00 p.m.

ROLL CALL Present: Mayor Dahl, Council Members Bondhus, Earenfight, Farber and Wells. Also present were Clerk/Treasurer Tillmann and Public Works Director Koehler.

AGENDA **Wells/Earenfight unanimous to approve the agenda as presented.**

ORDER OF DISCUSSION

2024/2025 Property Tax Comparisons

This item was intended for information only. Sherburne County Administration has provided information comparing property taxes to select cities and adjacent counties. Tax comparisons were provided using a static valuation for cities in Sherburne County, as well as Anoka, Benton, Hennepin, Mille Lacs, Sherburne, Stearns, and Wright counties. Comparisons were provided for the 2024 and 2025 tax years.

Petitioned Vacation of Drainage & Utility Easements

ISD 728 acquired vacant Outlots A, B, C and D of Zimmerman Town Centre in 2021 with the intention of expanding the high school athletic facilities. These outlots currently house the District's new tennis courts, parking lot and storage building north of the football/track complex. In 2023, the District submitted, and the City approved a replat of said outlots into Outlot A, and Lot 1, Block 1, Zimmerman High School Addition. This action was taken in order to convey the new Outlot A to an adjacent owner as it contained a shared parking lot, and to create a buildable Lot 1 which houses the field storage building.

When ISD 728 submitted the new plat to the County for filing, it was discovered that the outlots in Zimmerman Town Centre contained dedicated drainage and utility easements that must be vacated prior to filing the new plat. ISD 728 has requested the City vacate the existing easements over Outlots A, B, C and D as they will be replaced by dedicated easements as shown on the plat of Zimmerman High School Addition. A public hearing, which has been scheduled for April 21, 2025, must be held prior to Council granting a vacation action. Staff does not believe these easements contain any public or private easements, as they would have been affected by the mass grading and development of the tennis court and storage building. Assuming the existing easements are vacated after the hearing, notice will be provided to the Auditor/Treasurer and the action recorded at the County, so ISD 728 may then file their plat which includes the new replacement easements.

Proposed Amendment to MidCo Franchise Agreement

The City renewed Midco's cable franchise via Ordinance No. 327 on December 1, 2017. In February 2025 staff received notice from Midco requesting clarification regarding the franchise fees required in Ordinance No. 327 as they relate to an FCC order issued in 2019. That FCC Order determined that any free or discount cable services are franchise fees, and count toward the providers required franchise fee.

Per the previous agreement, including the current provisions, Midco is to provide free cable service to specified city-owned properties and to public and private schools. All costs associated with these services are now deemed

to be “fees” and will be deducted from the franchise fee paid to the City. Midco currently provides service to City Hall, the Zimmerman/Livonia Fire Station, Westwood Elementary School, and the Sheriff’s Department substation. Monthly fees for these accounts total \$475.32 or \$5,703.84 per year, which Midco will begin deducting from the monthly franchise fees paid to the City. These fees amount to approximately one-fifth the annual franchise fee. If the City wishes to avoid reduced franchise fees, the franchise ordinance could be amended to eliminate the “free service” provision by deleting Subd. 2, Paragraph 9. Midco would then invoice City Hall and all other agencies as appropriate for their monthly services.

Council directed staff to proceed with an amendment to the franchise agreement to eliminate the free service provision.

Bulk Water Meter Order

Public Works Director Koehler was present to discuss a bulk order of water meters for residential housing stock. Typically, staff orders and purchases water meters and radio read units in quantities of 100 or less to meet demand for new construction and replacement. Public Works staff is in the process of replacing failed or failing Metron meters, which report readings using cellular telephone technology. Due to changes in the telecommunications industry, these units are becoming obsolete or extremely difficult to maintain. If not replaced, all accounts with failed Metron meters are charged an estimated water bill based on past consumption quantities.

Staff is also preparing for the summer construction season and should maintain meter stock not only for new construction, but also replacement meters. The estimated current need is 250 water meters and dual port radio read units. Costs of the meters are recouped when meters are sold for installation in new however, the City bears the cost of the replacement meters.

Core & Main, our Sensus meter vendor, has provided a quote for a bulk meter purchase. Meters are priced at \$165 each, with radio read units at \$215/each, which are discounted by \$15/unit based on a minimum order of 275 units. An additional discount would be given if 500 meters are purchased. Council discussed various issues related to bulk purchasing including cost savings, immediate need and storage capabilities.

Council directed staff to proceed with the order and purchase of 275 meters.

Organized Garbage Collection

Attorney Mattick provided a memorandum related to the implementation of organized garbage hauling. After considerable discussion, Council feels the RFP process is the appropriate direction to take when moving towards the implementation of organized collection. Staff was directed to work with the City Attorney for review at a May 2025 Council meeting.

UPCOMING EVENTS

Mayor Dahl noted the following upcoming events:

- April 21 – Regular City Council Meeting – 7:00 p.m. – City Hall
- April 26 – Passing The Bread Food Distribution – 9 – 11 a.m. – UMA Precision Machining
- May 3 – Annual Joint Clean Up Day – 8 a.m. – 12 Noon – Livonia Town Hall
- May 22 – 26 – Wild West Days – Zimmerman City Park

Mayor Dahl adjourned the workshop at 7:50 p.m.

Approved this 21st day of April, 2025.

s/s Kary Tillmann, City Clerk/Treasurer

Approved 4/21/2025