

**City of Mantorville
City Council Minutes
November 22, 2021**

1. Call to Order

Mayor Bradford called the meeting to order at 6:30 p.m.

Present: Mayor Chuck Bradford
Councilmembers Lyle Hoaglund, Jeffrey Ingalls,
Kent Keller, and Bill Kinney

Absent: None

Others Present: City Clerk-Treasurer Shirley Buecksler
Public Works Lead Joe Adams
Public Works Wade Schroeder
Assistant City Clerk Shelly Jensen-Germundson

Mike Bubany, David Drown & Associates
Coaches and Members of the Kasson-Mantorville Football Team

2. Pledge of Allegiance

Everyone stood and recited the Pledge of Allegiance.

3. Adopt the Agenda

- Added: Proclamation by Mayor Bradford for KoMets Football Team
- Moved: Item 8A to follow Item 6.

4. Consent Agenda

- A. Warrant List for November 22, 2021
- B. Economic Development Authority Meeting Minutes of May 4, September 7, and October 5, 2021
- C. Park Board Meeting Minutes of July 27, August 31, September 28, and October 26, 2021
- D. Dodge County Multi-Hazard Mitigation Planning Team Minutes of October 25, 2021
- E. Dodge County Board of Commissioners Meeting Minutes of September 14, September 28, October 12, and October 26, 2021
- F. Chamber of Commerce Meeting Minutes of September 1, October 6, and November 3, 2021
- G. Assessment Agreement Between the City of Mantorville and Dodge County for 2022

Motion was made by Councilmember Ingalls and seconded by Councilmember Hoaglund to approve the Consent Agenda, as presented.

Vote: 5 ayes / 0 nays. Motion carried.

5. Proclamations, Presentations and Recognitions

Mayor Bradford presented a letter of congratulations to each player of the Kasson-Mantorville (KoMets) Football Team and proclaimed November 26, 2021 as KoMets Football Day, recognizing the KoMets Football Team for their accomplishments and commitment to each other and called upon the citizens of Mantorville to cheer the KoMets team on to victory.

Mayor Bradford congratulated the team on an outstanding season and stated that the Dodge County Sheriff's Office, Mantorville Fire Department, and Kasson Fire Department will escort the team to the game this Friday.

Mayor Bradford said the Boosters want to put up signs with each player's name, as well as a banner. Mayor Bradford has committed his personal funds to the cost of the banner, approximately \$175.00, and asked if Council is interested in contributing towards the signs?

Councilmember Hoaglund asked if this is an acceptable expense? Mayor Bradford said yes. He said the cost is \$15.00 per sign. Councilmember Keller said this may be more appropriate for the Chamber or the Economic Development Authority.

Motion was made by Councilmember Hoaglund for the City to donate \$500.00 for the signs. Councilmember Ingalls made a friendly amendment to the motion to reduce the donation to \$375.00.

Vote: 4 ayes / 1 nay – Councilmember Kinney voted against. Motion carried.

8. Old Business/New Business

A. Septic System Permit Application for 13 Zumbro Drive – John Buckingham
Representing Applicants Gary and Joann Bromley

Applicants Gary and Joann Bromley submitted a Septic System Permit Application to replace their current septic system at 13 Zumbro Drive. John Buckingham of Keller Williams Premier Realty was here to represent the Bromley's, as they were unable to attend tonight's meeting.

Motion was made by Councilmember Keller and seconded by Councilmember Ingalls to approve the Septic System Permit Application for 13 Zumbro Drive.

Vote: 5 ayes / 0 nays. Motion carried.

6. Public Concerns

The following citizens addressed the Council:

- A student asked how taxes are collected?
 - Mayor Bradford explained that taxes are based on property and are the City's main source of income. He described tax base and tax rates.

- A student asked, if a mailbox is government property, what is the punishment if my tire came upon a mailbox?
 - Mayor Bradford said it would depend on the situation but may be deemed accidental.

Mayor Bradford and Council thanked the KoMets Football Team for coming tonight and wished them well for their upcoming games.

7. Public Hearings

A. Street Reconstruction Plan, 2022-2026 – Mike Bubany, David Drown & Associations

Mayor Bradford opened the Public Hearing at 6:42 p.m.

Mike Bubany of David Drown & Associates discussed the Street Reconstruction Plan for 2022-2026, which was included in the Council's packet. \$400K will be needed for 2022 Street Improvements.

Mayor Bradford said we want to keep our tax rate lower than 50%. Mike Bubany said \$33K in expenses would need to be cut from the 2022 budget to get the tax rate the same as in 2021 (55-56%).

Councilmember Keller said we are limited in what we can do for infrastructure. Mike Bubany said, when residents can see roads repaired and rebuilt, taxes become less upsetting to them. Mantorville's tax rate is very competitive. Kasson and Dodge Center are much higher. The average water bill is \$30.00 (Mantorville is higher) and sewer is \$50.00 (Mantorville is higher). However, Mantorville is lower on taxes.

Hearing from no one else wishing to speak, Mayor Bradford closed the public hearing at 7:17 p.m.

Motion was made by Councilmember Ingalls and seconded by Councilmember Keller to adopt Resolution No. 2021-32 Adopting a Street Reconstruction Plan and Approving the Issuance of General Obligation Street Reconstruction Bonds.

Vote: 5 ayes / 0 nays. Motion carried.

8. Old Business/New Business

B. 2022 General Budget – Final Draft Prior to Truth in Taxation Meeting (December 13, 2021)

Council reviewed the 2022 General Budget and scheduled a Council Work Session for December 6, 2021 to discuss in further detail and review the recommendations received from Mike Bubany.

C. 2022 Enterprise Funds Budget

Council reviewed the 2022 Enterprise Funds Budget.

D. 2022 Monthly Water and Sewer Rates

Council reviewed the 2022 Monthly Water and Sewer rates.

9. Tabled Items

A. Lighting at Park/Basketball Court (tabled 10.25.21)

Public Works Lead Adams said he spoke with three contractors but has received no quotes, yet. Council left this item on the table.

10. Reports

A. Public Works Report

- 1) Staff is getting ready for the first snowfall.
- 2) Wade Schroeder passed his CDL test. Council congratulated him.
- 3) Delivery of the new plow may be in March, but they are still waiting on computer chips for it.

B. City Clerk Report

- 1) The Fire Department would like to order a dumpster to be placed at the back of the Fire Hall, to be used by both the Fire Department, especially during Marigold Days and other events, and the City. The cost is \$100.00 per month. The Fire Department is requesting that the cost be split between the City and the Fire Department.

Motion was made by Councilmember Keller and seconded by Councilmember Hoaglund to order the dumpster and split the cost between the City and Fire Department, up to \$600.00 each annually.

Vote: 5 ayes / 0 nays. Motion carried.

- 2) The next Council meeting on December 13 is also the Truth in Taxation (TNT) Meeting for public input on the City's budget. If necessary, December 20 has also been scheduled, should the TNT meeting need to be continued.
- 3) Does Council want to hold a regular meeting on December 27 or cancel this date? Council directed the City Clerk to cancel the meeting on December 27.
- 4) Reminder that City Offices will be close this Thursday and Friday for Thanksgiving.
- 5) Christmas Day lands on Saturday this year, so offices will be closed on Friday. With Friday being Christmas Eve, in years past, it appears that City Offices were closed at Noon. County Offices will be closed at Noon on December 23 and all day on December 24.

Council directed that City Offices will be closed at Noon on Thursday, December 23, for Christmas Eve, and all day on Friday, December 24, 2021 to observe Christmas Day. City Offices will also be closed Friday, December 31, 2021 for the New Year's Holiday.

C. Consultant Report

Nothing to report.

D. Committee Reports

1) Chamber

- December 4 is Olde Fashioned Christmas. They will have Welsh ponies with a wagon for rides, pickle contest, Christmas ornament coloring, every business doing something, candlelight breakfast, and Toys for Tots at the Firehouse.

2) Economic Development Authority

3) Finance/Budget

4) Fire Department

5) Infrastructure

6) Kasson Mantorville Joint Powers

7) Mantorville Restoration Association

8) Park and Recreation Board

- Meeting Tuesday.

9) Relief

10) Township

E. Councilmember Reports

Councilmember Hoaglund is concerned over the results of the 2020 Census and Mantorville's population.

City Clerk Buecksler stated that some residents may not have responded to the Census, thereby reducing the population numbers for Mantorville. More marketing of the Census and reminders to residents will be needed for the 2030 Census.

Councilmember Hoaglund said there was concern regarding the Walnut Street project. He looked at it and they did a super job, he said. Great engineering and workmanship. Great job on Bill Reding's property and driveway.

Public Works Lead Joe Adams agreed that it came out well. At the time that Mr. Reding talked about the slope, he stated that it was a larger slope than it actually is.

Councilmember Keller said he also went and took photos. The issue is not the street. The issue is that Mr. Reding's garage is below grade. The concrete comes up but his immediately goes down. This could be smoothed out but it would be Mr. Reding's responsibility.

Mayor Bradford said that he and Councilmember Ingalls went there. The real problem is that Mrs. Reding has a very sensitive back so any change in pitch for the vehicle is hard on her. Going up and down the curve is too much change for her.

Councilmember Kinney said he went there and drove into both Mr. Reding's driveway and the neighbor's driveway and had no difficulty.

Mayor Bradford said, if we forego the trench that Mr. Reding wants up top, City Engineer Hruska would reach out to the contractor to cut 1 ½" off that curb, then take that 1 ½" and keep coming up in order to reduce the slope.

Councilmember Keller said we are all in agreement that Mr. Reding built the garage and the responsibility is his.

Public Works Lead Adams said Stephanie Moore, another Walnut Street resident, stated that she has not even attempted to drive her camper into her driveway, yet.

Mayor Bradford said we have done what we needed to do.

Councilmember Keller asked if we need to give a response to Mr. Reding after the City Engineer speaks with the contractor? Mayor Bradford said, if the City Engineer and Mr. Reding decide that this is the solution, Mr. Reding will need to respond whether he wants that solution and, if it doesn't work out, then it's Mr. Reding's responsibility.

F. Mayor's Report

- 1) Mayor Bradford had a conference call with the City's legal team to ask about the open lot that is on the County's forfeited list. State Statute dictates that the County must take market value for it. The City could dedicate it for public use, but that wasn't a good option. Going forward, the City Attorney said the City could approach the property owner who's in default and have them sell the property to the City. Then the City could do what it wants with it. The City Attorney said the City Council may do whatever it wants with the assessment portion owed on the empty lot but that there is nothing the County can do.

Councilmember Hoaglund asked if Council can look at the current figure and legally lower it? Mayor Bradford said yes.

- 2) The Coalition of Governments met recently. The southwest portion of Kasson has a 47-unit apartment building going up. We need more kids in our schools. There are currently only 150 kids in kindergarten, with 28 open enrolled in from other cities.

Public Works Lead Adams asked what we can do to improve that? Mayor Bradford said we could offer Tax Increment Financing and other things.

The City of Kasson runs a power cooperative. They also have a municipal liquor store plus a hockey rink. Mantorville used to be a part of the hockey rink but there wasn't much control over costs. Their municipal liquor store is rated top in the state for management, he said.

11. Executive Session

12. Adjourn

Motion was made by Councilmember Ingalls and seconded by Councilmember Hoaglund to adjourn the meeting at 8:33 p.m.

Vote: 5 ayes / 0 nays. Meeting adjourned.

Respectfully Submitted,



Shirley R Bueckler
City Clerk-Treasurer