

**City of Mantorville  
Special City Council Minutes  
May 31, 2022**

**1. Call to Order**

Mayor Bradford called the meeting to order at 6:00 p.m.

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

Absent: Councilmember Jeffrey Ingalls

Others Present: City Clerk-Treasurer Shirley Buecksler  
Public Works Lead Joe Adams  
City Engineer Tim Hruska, WHKS

**2. Pledge of Allegiance**

Everyone stood and recited the Pledge of Allegiance.

**3. Changes to the Agenda**

Council approved the agenda, as presented.

**9. Old Business/New Business**

A. Discussion Regarding Special Assessments on Lot Located at 408 West Street

This lot is up for auction from Dodge County. The County discussed lowering their price. The City has the option of re-assessing \$28,792.00.

Discussion included:

- Is it too early to do anything?
- Do we take “x” amount off of our assessment?
- Do we wait to see the sale price versus market value?
- Do we need to recoup all of our expenses?
- A potential buyer knows what we have into it, which is real taxpayer’s money. Want to see a figure from the potential buyer.
- Councilmember Kinney recommended reducing it to get it back on the tax rolls and give this potential buyer an answer to move forward.
- Mayor Bradford agreed. Should we get it to market value?
- Lynette Nash agreed. The buyer would not pay above fair market value. Could state that the City won’t ask for assessments beyond total cost.
- Realtor John Buckingham estimated the lot value at \$35,000.
- Mayor Bradford thinks the City is best served to increase the value of that property over the long run and get it build on soon. Likes the market value approach; for

instance, within 115% of fair market value, we would do what we can on discounting our assessment to get it there.

- Lynette Nash said it could be valued at \$35,000 to \$40,000.
- Mayor Bradford said we have an expert opinion from John Buckingham.
- Mike Bolster asked if the City would settle for half?

Motion was made by Councilmember Keller and seconded by Councilmember Hoaglund to leave the assessment at the current price of \$28,792.00.

Vote: 2 ayes / 2 nays – Councilmember Kinney and Mayor Bradford voted against. Councilmember Ingalls was absent. Motion did not pass.

#### B. Street Project Evaluation

Mayor Bradford said he has reviewed with the City Attorney and City Engineer. Drainage is as it should be, per our legal counsel. DeCook came out – they looked at it and said there are two options:

- 1) Overseed and fertilize
- 2) Scrape all up and bring in fill and reseed.

He may have mentioned sod, but we have had better success with seed on projects. He also suggested getting bore samples. Need a sub-surface sample. Waiting for results and then we will have more information on what to do going forward.

Councilmember Keller discussed PH balances, which should be below seven for most plants. 5.8 to 6.5 is optimum for grass. He provided his findings of samples he took in different areas. Netting, rocks and hard soil. PH lowest was 7.4 and highest was 8.2. Not optimum for grass growth. There was a question at the last meeting about adding lime, but that would raise the PH. Netting is in there because there are two different ways of making sod. Netting holds it together when there are not enough roots. It's not bad, just why it's there. It's very difficult to bring the PH back down.

Mayor Bradford reached out to Elcor Construction, who shared the same comments. An email from Elcor Construction was read by Mayor Bradford: *"Hello Mayor, I visited with Nagel sod regarding Mantorville sod. Her advice is as follows: Overseed with Kentucky bluegrass at 100 lbs/acre. Fertilize with 19-19 fertilizer. Water seeded areas. Do not mow too low in dry conditions. If using a lawn spray service, do not reseed until 2 months after spraying. Thanks, Matt Smith, Vice President."* Mayor Bradford did not share the PH findings when he spoke with him.

Joe Adams took samples in on Friday. Expect five days for results.

Mayor Bradford asked if we did overseed; Joe Adams said yes, two weeks ago.

Mayor Bradford said we went out last week and looked at the area. Thinks something is not quite right that needs to be identified and resolved.

City Engineer Hruska said we sodded because of Marigold Days but we usually seed. After Marigold Days, there was no damage. Don't recall any issues during the summer of 2020 but there were issues in 2021. The drought of 2021 brought that to fruition. It

was overseeded last fall and this spring. Wait for the test results for the best alternative to move forward.

Councilmember Keller said the overseeding this year didn't take right away. But later, a lot of it was taking. We added topsoil that will help it take root and grow. But the nutrients will stay below, they won't go up (in theory).

Cost estimates for:

- 1) Seed and fertilizer – already done
- 2) Complete redo – DeCook estimate and others needed
- 3) WHKS – put together information on Nash's property. Hruska said \$18,000 to \$20,000 to put in a culvert, intake near alley driveway and turf establishment.

Discussion continued with comments from citizens regarding ditches, sod, grass, and water run-off to the river.

The following citizens addressed the Council:

- Karen Steele – the park used to be the City dump.
- John Olson – steep ditch east of Nash's property
- Virgil Andrist – contacted the Department of Natural Resources and the Minnesota Pollution Control Agency regarding the pipe that leads into the river.

Mayor Bradford talked with the DNR and the City Attorney.

City Engineer Hruska said there were some exceptions but we will be getting that permit.

- Jim Potter
- Resident at 201 3<sup>rd</sup> Street West
- Bill Reding
- Lynette Nash, 302 West Street – it is now within five feet of my house and I could go after the City. If anything effects a property or property value, land owners should be contacted.

Mayor Bradford said we will bring updated information for further discussion to the June 13, 2022 City Council Meeting.

#### **10. Adjourn**

Mayor Bradford declared the meeting adjourned at 7:09 p.m.

Respectfully Submitted,



Shirley R Buecksler  
City Clerk-Treasurer