

**City of Mantorville
City Council Minutes
June 13, 2022**

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 (joined remotely via phone) and Bill Kinney

Absent: None

Others Present: City Clerk-Treasurer Shirley Buecksler
Public Works Wade Schroeder
Scott Huneke, WHKS

2. Pledge of Allegiance

Everyone stood and recited the Pledge of Allegiance.

3. Changes to the Agenda

Council added:

Item 5A, Resolution No. 2022-26 Accepting Donation to the Mantorville Fire Department

Document added to Item 9B – Review from Bolton & Menk, Inc.

Motion was made by Councilmember Hoaglund and seconded by Councilmember Ingalls to approve the agenda as amended.

Vote: 5 ayes / 0 nays. Motion carried.

Mayor Bradford started the meeting with Item 9B, followed by Item 4 and the rest of the agenda.

4. Consent Agenda

- A. Regular City Council Meeting Minutes of March 14, 2022
- B. Regular City Council Meeting Minutes of March 28, 2022
- C. Regular City Council Meeting Minutes of April 11, 2022
- D. Council Work Session Minutes of April 18, 2022
- E. Local Board of Appeal and Equalization and Regular City Council Meeting Minutes of April 25, 2022
- F. Parks & Recreation Board Meeting Minutes of April 26, 2022
- G. Chamber of Commerce Meeting Minutes of May 4, 2022
- H. Accounts Payable Claims List for June 13, 2022

Council approved the Consent Agenda, as presented.

5. Proclamations, Presentations and Recognitions

A. Resolution No. 2022-26 Accepting Donation to Mantorville Fire Department

Council thanked French's Repair & Fabrication, Inc. of Dodge Center, Minnesota, who generously donated materials, time and labor for fabrication of storage boxes on the tanker truck for the Mantorville Fire Department, in the amount of \$2,190.00.

Motion was made by Councilmember Kinney and seconded by Councilmember Ingalls to adopt Resolution No. 2022-26 Accepting Donation to Mantorville Fire Department.

Vote: 5 ayes / 0 nays. Motion carried.

6. Public Concerns

The following citizens addressed the Council:

- Karen Steele
 - Council made the right decision on 408 West Street.
 - Asked if previous minutes are available. The City Clerk said they are being edited.
 - Requested that a couple copies of the entire packet be available at meetings.
 - Can we rope off the seeded area of lawns for Marigold Days? Mayor Bradford said it's important to get the second attempt right, so we will rope it off if we have to.

7. Public Hearings

There were no public hearings.

8. Public Safety Update

- A. Mantorville Fire Department Minutes of June 2022, General Members Meeting
- B. Dodge County Sheriff's Report for May 2022

9. Old Business/New Business

A. Assessments and Sale of 408 West Street

Mike Bolster introduced his family – they are the new owners of 408 West Street and are here to meet the City Council. The lot was purchased at County auction for \$6,000.00.

Mr. Bolster is asking for Council's consideration to lower the assessment and make it more affordable for this young family to build their first home.

Council discussion:

The assessed value is \$21,000.00 for "assessed taxable value."

Councilmember Kinney is in favor of reducing the City's assessment by 50% or approximately \$14,300.

Councilmember Keller is concerned about the assessment being taxpayer dollars.

Councilmember Ingalls likes Mayor Bradford's idea of a contingency. Each year of residence, we could leave it as a lien and remove \$3,000.00 annually. Councilmember Hoaglund said they cannot have a lien against it – they need a clear title.

Mr. Bolster asked if a home is not built in three years, does the assessment come back?

Councilmember Ingalls said if 18 months pass and there is no construction, would the full amount be assessed?

Mayor Bradford said either discount, no discount, or a contingency with a resolution to take to our attorney?

Councilmember Hoaglund asked if we are setting a precedence by giving a discount? We need to be fair and consistent with everyone. Mayor Bradford said we have addressed each by case. Councilmember Hoaglund said, forgetting about precedence, those assessments were taxpayer dollars.

Mr. Bolster asked, do you want to see a home on the lot or no? Look at it as affordable housing.

Councilmember Keller said it's risky to do without making it available to everyone.

Mayor Bradford said we started this conversation and the City is looking to get a home built on this property, so we have done that. Top priority is getting it built with residents happy in our community. By giving them something, we are serving everyone.

Motion was made by Councilmember Ingalls to take \$7,500.00 off of the assessment, with a contingency that parties involved are still involved in three years or the \$7,500.00 comes back, but it is only eligible for those who build on the lot. The assessment would be \$21,292.00

Motion failed for lack of a second.

Motion was made by Councilmember Keller to keep the assessment at the current amount and re-assess for \$28,792.00.

Motion failed for lack of a second.

Motion was made by Councilmember Hoaglund and seconded by Councilmember Keller to decrease the assessment by \$2,000.00 with no allotments later. The assessment would be \$26,792.00.

Vote: 3 ayes / 2 nays – Councilmembers Kinney and Ingalls voted against. Motion carried.

B. Street Project Evaluation

Since the last meeting and discussion, Mayor Bradford said he reached out to Bolton & Menk. They recommended dethatching the area. There are microbes and nutrients in the soil that you want to hold onto. Do some additional chemistry, pending lab results, and go back with seeding.

Mayor Bradford said he reached out to W.C. Massey. He will be able to talk when he returns, possibly this week.

Mayor Bradford said we also had lab results come back. The soil was below optimum. They recommend gypsum and fertilizer. That would be a slow long-term fix. But we are looking for faster results and long term. They recommend R2 that was phenomenal in results; however, they do not sell it.

TruGreen came out and quite affirmatively said his expert opinion is that the sod is very susceptible to grub worms. He showed that grubs eat the roots and it shows up in year two or three after eggs hatch and then eat the roots. In this case, it's the start of the decay. More eggs were laid and more roots eaten. The little circles in the lawns are bird pecks as they're reaching down to eat the grubs. We sent that opinion to Bolton & Menk and to WSC. TruGreen recommended to get the thatch up, erect the soil, and kill the grubs and eggs. We gave them the authorization to do this on Riverside Park. The park is our experimental area before doing work on residents' lawns.

Mayor Bradford said these were his to do items from the last meeting. Scott Huneke is here from WHKS to answer any questions. Scott Huneke said he leans towards TruGreen's expertise.

Lynette Nash – the PH levels can be due to rain or limestone soils. Concerned that dethatching will pull up the nylon netting. Councilmember Keller did a nice job finding an article pertaining to our area. Everything states to seed, not sod with netting. Think the netting was a mistake.

Mayor Bradford – Bolton & Menk made an observation that the plastic netting needs to come out.

Deb Knutson – where was the observation taken at?

Lynette Nash – Councilmember Keller noted it was by the park, Clay Street and Walnut Streets.

Mayor Bradford – Joe Adams collected six samples from random areas around the project.

Karen Steele – who would have approved of the netting?

Mayor Bradford – the Engineer would have written the specifications.

Scott Huneke – that's not something we call out. We did not know about it.

Karen Steele – WHKS put stakes in our yard because it doesn't drain. Will it cost a lot of money to raise our yards?

Mayor Bradford – before we jump to solutions, we need to put a scope around the item.

Karen Steele – are you going to spray the weeds?

Jim Potter – WHKS said your specifications call for all bio-degradable netting. Who will you go back to?

Scott Huneke – I would have to go to the City Attorney.

Lynette Nash – the netting was not a part of the original specifications?

Bill Reding – who's going to remove the netting and the bio logs?

Scott Huneke – Snow Contracting is responsible to complete the project and remove the bio logs.

Virgil Andrist – who was in charge to make sure it was done right?

Scott Huneke – it was one of our employees.

Virgil Andrist – you used the wrong sod and didn't catch that it had netting. It cost \$22,000 out of my own pocket because a valve was not put in correctly. Who is responsible? The inspector should have seen that the valve was not put in right. How many densities were taken on that roadway? I'd like to see the slips to see what was put in.

Scott Huneke – the road was done by specifications. I cannot speak to the sewer shut-off but we typically put in shut-offs.

Troy Andrist – we are going backwards. Ditches should be discussed first. My dad talked about the shut-off at the pre-planning meeting. But he had backups in his

basement. Insurance paid \$10,000, Elcore paid \$10,000 and Dad got stuck with \$22,000. The foreman said, "that's why your Dad asked about the valve." He added that Tim Hruska should have been here tonight. I still want the prints of everything, with photos, from that project.

Mayor Bradford – City Engineer Hruska apologized for not being here tonight. He has the details and dates to speak to later.

Virgil Andrist – I commented at the planning meeting and Tim Hruska wrote it down on his plans at that time. The contractor said, "you told us what was going to happen."

Bill Reding – the engineering firm was hired to do a study. Why are we listening to WHKS who is not qualified?

Lynette Nash – in Councilmember Keller's results, they call the netting degradable, not bio-degradable. This was during the pandemic, so we should be able to go back to the original contractor. Find solutions of where this started.

Mayor Bradford asked Scott Huneke for some possible solutions.

Scott Huneke – there are two typical standards for roadways:

1. Culverts/ditches – rural standard practice
2. Curb and gutter with storm drains – urban

It all comes down to costs. In 2021, three blocks on Walnut, total project bid at \$300,000. Curb and gutter would be \$220,000 more. Life expectancy is the same for the road. About 27 homes.

Jim Potter – Tim Hruska said the only reason those on 3rd Street had ditches was to make the road last longer. To put in a rural way doesn't make sense.

Scott Huneke – the water has to go somewhere. If you don't give water a way to go, it will ruin the road.

Virgil Andrist – the ditches are ruining the road.

Lynette Nash – Mantorville is not a rural setting. The gentle sloughs in our yards allowed the water to flow. Don't think we need curb and gutter. Bring back the gentle ditches. The concerns of everyone here were included in your packet. We don't want to see our town unwalkable and not parkable. Safety is the biggest concern. These ditches are not safe. People cannot walk on the side of the road. The drain in the park on the south side of the road had ponding all around it; not draining. People cannot park on my yard as I let them during Marigold Days. If people park on the road, public safety will not be able to get through. The roads are not holding up – the City needs to go back and get them fixed. If you read the neighborhood concerns, please refill our ditches and seed with good soil, take the netting out of my yard. I will even pay for the

water if you seed it. There were issues that came because of it and issues that were exposed because of this project. Everyone here agrees that water never went outside of the easements on our properties when we had sloughs.

Virgil Andrist – asked Scott Huneke if he has ever seen a road hold up with no shoulders?

Scott Huneke – there is an aggregate base underneath. The shoulder I'm referring to is the rock extends past the blacktop with topsoil on top, so it is unseen.

Mayor Bradford – the neighbors have presented a list of concerns. Most Councilmembers have walked the area. It's on the City to figure it out. It's a considerable item that the City needs to look at with our Attorney and Engineer. Bolton & Menk looked at the edge cracking and their opinion is this is normal for this type of road and won't encroach. Asked WHKS to look at a ribbon/hard surface for the blacktop.

Scott Huneke – looked at the ribbon idea and other options:

1. Ribbon is the cheapest but not recommended.
2. Curb on road and fill ditches – issues is roadway and curb and gutter would sit higher than some yards. Need to be sure ditches drain.
3. Certain spots – put in different structures with pipe and fill in ditches in the worst areas. Wouldn't need to do all, just some areas. Not something engineering necessarily wants to go with but for now you could make the best of it this way.

Deb Knutson – would like the pipe solution. Scott Huneke said you would need a significant ditch to do it.

Lynette Nash – we want 3D renderings.

Carol Andrist – you'll get another bid from another engineering firm? Mayor Bradford said we have an opinion from another, not a bid.

Jim Potter – it's devalued homes. Fill in the ditches, get it back to where it was. It wasn't broken. We should have more than one engineering firm quoting projects.

Mayor Bradford asked Scott Huneke about costs.

Scott Huneke – we would not be able to bid or quote to a contractor by the next meeting. We could bid to a couple of contractors.

Mayor Bradford – could we get a rendering first? Scott Huneke – yes, we can have a meeting or on the website.

Mayor Bradford – what about timing for a pre-con meeting? Scott Huneke – we could put it together in a month or so.

Lynette Nash – we want costs for each option. Please quote how residents want and how engineering thinks it should be, plus renderings. If we're not responding to you, knock on the door and let us know what the rendering is. Engineering or Council could go to homes and recommend coming to a Council meeting. Or leave it taped on the door.

Karen Steele – did you say roads should last four years? Scott Huneke – 40 years.

Councilmember Ingalls – we cannot afford a mistake here. We need to team up with two engineers. We didn't budget for the cost. We need to budget over the next couple of years.

Deb Knutson – the first mistake was that the City didn't bring it to us.

Virgil Andrist – I was at the pre-con meeting. Every resident should have seen the design beforehand.

Mayor Bradford – we can have renderings going forward.

Bill Reding – every new Councilmember should receive information on it so they understand.

Karen Steele – were there any shortcuts made in this project? Mayor Bradford – the City did not make any shortcuts to save money. Scott Huneke – no, we did not make any shortcuts. We were charged in designing the roadway with ditches and we did that.

Karen Steele – is WHKS our engineering firm?

Councilmember Ingalls – engineering firms do the drawings. The construction firm does all of the construction. For a project as big as this, we take it for a second opinion. I don't know that a 3D drawing would be enough in this case, when you're dealing with something gradual and monochromatic. We need to provide specific examples of what a ditch would look like – “go look at this address,” for example. That's the due diligence we need.

Jim Potter – there's nothing in WHKS from getting a second opinion. There's a reason why Plainview kicked them out. Take a step back to see if our needs are being satisfied.

Mayor Bradford spoke to Council – we've heard their concerns and their requests. We appreciate residents supplying their solutions. Council has seen the soil results, engineering firm recommendations, and TruGreen's analysis and recommendation.

1. What do we want to do with sod and ditches?
2. What do we want to ask our engineer? Solution?
3. What do we want to offer our residents?

Councilmember Hoaglund – curb and gutter, no. Remove netting and sod. Could write specs for it. And Lynette’s needs.

Mayor Bradford – we need a motion for engineering to come back with solutions and costs.

Virgil Andrist – the County has dirt held or check with other projects for dirt we can use. Need to fill in Lynette’s and Olson’s for sure and the rest to the way they were.

Karen Steele – they also took a big tree out of our yard.

Mayor Bradford said Council is asking engineering to go over notes from residents and have them address each point. Topography, drainage, culverts. We could move forward tonight with yard work. Yards that don’t have grass growing, we could talk on those tonight.

Councilmember Ingalls – fixing the grass is wasting money. Have engineering provide a complete accounting.

Resident – our driveway is now cracking.

Councilmember Ingalls – don’t understand the cracking in the road. What was the original problem being solved?

Scott Huneke – the underlying clay was a continual problem. The new road gave it a good base.

Joe Adams – the sewer was collapsing, as well, with a lot of watermain breaks. And it sped up the project, putting it higher on the list.

Lynette Nash – Clay Street just needs sod fixed.

Joe Adams – we need a property-by-property accounting.

Councilmember Keller – to simplify and move forward, I suggest we have enough information, samples, etc. and the parameters. Suggest we go to the contractor who was contacted earlier on that it was an issue and we want him to fix it. If not, the City fixes it and we send him the bill.

Motion was made by Councilmember Keller and seconded by Councilmember Hoaglund to go to the contractor, present our evidence, and ask him to replace to our specifications. If he doesn’t do it, the City does the work and sends him the bill. All yards and the park where grass is not growing.

Councilmember Keller made a modification to his motion that we ask the contractor to take care of it. If he doesn't, the City does the work and sends him the bill. Councilmember Hoaglund agreed to the amendment.

Vote: 5 ayes / 0 nays. Motion carried.

Mayor Bradford – the City Attorney will be copied on all.

Mayor Bradford – what do we want our engineer to do? He recommended they go point-by-point and come back with two best solutions and costs.

Councilmember Ingalls – we don't want to make assumptions again. We need a full accounting. Neighbors need to let others know that there is no rendering and to contact City Clerk Buecksler with their expectations.

Jim Potter – get two engineers with their two best options to present. Massey would be ready in two weeks.

Councilmember Ingalls – look at every property. Can we get a property-by-property estimate to fix it?

Councilmember Kinney – prepare a couple of options. Not in favor of getting a lot of firms involved. Takes money from the project. This problem was created by parties and should be addressed by the same parties. Engineers do not do the work – they make plans. They put plans together – they don't turn the shovels.

Councilmember Hoaglund – time to start moving towards solutions. Start with sod and netting. We have Marigold Days coming – time is of the essence. Agree with letting the engineer work on it with the list of neighbor problems. Come back with recommendations for each address.

Mayor Bradford – have engineer walk the project again and look at all properties, not just those on the list, by the June 27th meeting.

Scott Huneke – we can have it by June 24th for the packet.

Mayor Bradford – solutions and recommendations for the next meeting.

Councilmember Ingalls – including reference properties.

Lynette Nash – have all minutes available in the packet.

Councilmember Ingalls – perhaps a letter or postcard to all owners within the project.

Mayor Bradford and Councilmember Ingalls will door knock. Will also identify other addresses. Buecksler will post on Facebook for comments. All comments should be sent to the City Clerk.

Scott Huneke – I have clear direction to move forward.

Carol Andrist provided an updated list of neighbor needs. Buecksler will distribute this list to Council and WHKS.

C. Consumer Confidence Report

City Clerk Buecksler said the report was mailed to every home with City water services. The cost for mailing was \$700 less versus publishing the six pages in the newspaper.

D. Spring Striping Bids

Motion was made by Councilmember Ingalls and seconded by Councilmember Hoaglund to award the spring striping bid to SL Contracting.

Vote: 5 ayes / 0 nays. Motion carried.

10. Tabled Items – *These are items that the Council has previously discussed and voted to table, take action on, or continue discussion of at a later date. These items may be brought back by the Council for discussion at any future meeting.*

11. Reports

A. Public Works Report

Looking for approval to put up United States flags for Stagecoach Days and in honor of Gold Star Families. Approved. Mayor Bradford will help get them up.

B. City Clerk Report

1) No report.

C. Consultant Report

1) No report.

D. Committee Reports

1) Chamber

2) Economic Development Authority – need volunteers for Stagecoach Days.

3) Fire Department

4) Infrastructure

5) Kasson Mantorville Joint Powers

6) Mantorville Restoration Association – meet tomorrow night.

7) Park and Recreation Board

8) Personnel

9) Relief

10) Township

E. Councilmember Reports

Councilmember Keller thanked Council for allowing him to join the meeting tomorrow night by phone.

F. Mayor's Report

No report.

12. Executive Session

There was no executive session.

13. Adjourn

Motion was made by Councilmember Ingalls and seconded by Councilmember Hoaglund to adjourn the meeting at 9:12 p.m.

Vote: 5 ayes / 0 nays. Meeting adjourned.

Respectfully Submitted,



Shirley R. Buecksler
City Clerk-Treasurer