

**City of Mantorville
City Council Minutes
December 12, 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, and Bill Kinney

Absent: None

Others Present: City Clerk-Treasurer Shirley Buecksler
Public Works Lead Joe Adams
Public Works Wade Schroeder
Fire Chief Steve Fairchild
Assistant Officer Duke Harbaugh

2. Pledge of Allegiance

Everyone stood and recited the Pledge of Allegiance.

3. Changes to the Agenda

Council added the following items to the agenda:

- 4J. Hubbell House 2023 Liquor License Renewal, 502 Main Street North
- 4K. Mantorville Saloon 2023 Liquor License Renewal, 509 Main Street North
- 4L. Mantorville Saloon 2023 Liquor License Renewal, 501 Main Street North

Council approved the agenda, as amended.

4. Consent Agenda

- A. Regular City Council Meeting Minutes of September 26, 2022
- B. Regular City Council Meeting Minutes of October 10, 2022
- C. Regular City Council Meeting Minutes of October 24, 2022
- D. Regular City Council Meeting Minutes of November 14, 2022
- E. Accounts Payable Claims List for December 12, 2022
- F. Designating Polling Place for 2023 City Elections; Resolution No. 2022-51
- G. Milton Township Fire Contract 2023-2025
- H. Trash Hauler License Renewal for 2023 – Lakeshore Recycling Systems LLC
- I. Dodge County 2023 Assessment Agreement
- J. Hubbell House 2023 Liquor License Renewal, 502 Main Street North;
Resolution No. 2022-56
- K. Mantorville Saloon 2023 Liquor License Renewal, 509 Main Street North;
Resolution No. 2022-57

L. Mantorville Saloon 2023 Liquor License Renewal, 501 Main Street North;
Resolution No. 2022-58

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. Public Concerns

The following citizen(s) addressed the Council:

- 1) Mike Bolster and John Buckingham in regards to assessments for 408 West Street.

(At their September 12, 2022 regular meeting, City Council adopted Resolution No. 2022-38, Approving the Re-Assessment of Charges in Relation to 408 West Street, and reduced the amount by \$2,000.00 from \$28,792.59 to \$26,792.59.)

Mr. Bolster asked Council if they would reconsider the assessment amount charged on this lot. He stated that a lot of people stop by and feel that a young couple should not be accountable for these assessments charged by the City for demolishing the house that was there. The amount he paid for this lot from Dodge County was \$6,000.00.

Councilmember Ingalls said the lot was valued at \$58,000 and you paid \$32,000 total, which is below market value. When asked by Councilmember Ingalls, Realtor John Buckingham agreed that the lot was at market value at \$32,000.

Councilmember Ingalls said if we forgave the \$26,792.59 and there are 370 households in Mantorville, for demonstrative purposes, everyone in Mantorville would need to pay \$70.00 per household so that your lot value could be compensated. Just looking at it that way, or we could raise taxes by two percent (2%) to cover that difference. For public opinion, they have to understand the context. The lot was valued at \$58,000, even with the \$26,000 because we gave you \$2,000, you paid \$32,000 for it, which is below market value. If we go to our constituents, we need to put those amounts in there so they can come in and say yes, they're willing to kick in \$70 per household to offset a lot that was already below market value.

Mr. Bolster said he never asked for it to be forgiven. Who dictated market value? The \$58,000 wasn't market value.

Councilmember Ingalls said the \$34,000 was below market value and asked Mr. Bolster if he thought the lot was worth \$34,000.

Mr. Bolster said it is worth \$34,00 but that he is just stating public opinion.

Councilmember Ingalls said he won't vote on it tonight but wants it in the minutes to ask the constituents how much you're willing to raise your taxes or how much you're willing to kick in per household to offset a lot that went under market value.

Councilmember Keller commented that it's an interesting way of presenting it, that young people are paying for taking down a house, but that's not the concept we're talking about here. If you present it that way to someone, they will be sympathetic. But at the same time telling them that you got a lot in Mantorville way below market value. Let's not present it that way. We are not here for sympathy; we are here for economic value. Is there a house or a lot in Mantorville that you can buy for \$6,000? There is not. You're asking for a \$6,000 lot when no one else in Mantorville can have that. You got a good value, even your realtor says you got a good value.

Mr. Bolster asked how much of the \$29,000 was for the removal of the house? Councilmember Keller said we are selling you a lot and you're asking for it way under market value.

Mr. Bolster claimed that Councilmember Keller made comment during a phone conversation that offended him and his family.

Councilmember Keller said the fact is he got an extremely good value on a lot in Mantorville and you're asking for an even better deal.

Mayor Bradford said the City paid real money that we paid to clean it up. One avenue for the City to get money back that we invested into projects that should be handled through the private sector is through assessments. Assessments had been advertised when the property went up for sale. I think both points are valid. We want to recoup as much money as we can of those real dollars that we spent. When this item was last discussed, we spoke about, if you have to pay market value for the property, let's see what we can do. But if you get a substantial discount from market value, up and to the point where you're paying at market value, there would be less of an appetite for bringing that down. We still chose to bring the assessment down by \$2,000. That's the history, if you will, of how we got here. I understand the motivation for a young couple just getting started with their first house and trying to save money. What I'm hearing from the Council is, if you look at the project as a whole and say, what will it take for this family to get a lot in Mantorville, and is that in comparison to what other buyers in the market have to pay to get a lot in Mantorville? That's the viewpoint I've heard so far.

Councilmember Kinney said he has felt all along that we should be doing more for you. I didn't say any of the comments you referred to, but I want to apologize to you and your family. If any comments were ever said in a public forum on record, I'm truly sorry if that ever occurred. They took what was an empty and, at one point, an ugly eyesore property and are building a very nice home on it that will add to our tax base. I really thought that we should have met them somewhere in

the middle. I can appreciate needing to recover some of the money that was put into the demolition but I also think there should be some incentive for young families to get started. They took the eyesore and built something beautiful on it that will add to our city and I think we missed that opportunity here.

Councilmember Hoaglund said he was the one that made the motion to reduce the purchase price for that lot by \$2,000. I don't think it was unanimous but it carried. We did get some heat over that. The people you talk about walking down your street, I've talked to some of them, and they didn't think we were fair. My response to them was that I wasn't elected to give the city's taxpayers money. That's exactly what we did that night. We gave you \$2,000 off the top and you still got a good buy and a good lot and you put a nice house on it. You bought a lot with a blacktop alley in the back, a blacktop street in the front paid for with stubbed in water and sewer. I think you got a really good steal there. I'm sorry you don't think you got a good buy, but I think you did.

Mr. Bolster stated, I never said I didn't think we got a good buy. What I said was that I asked if you would entertain the idea of rethinking this and give them a little bit more of a discount. Mr. Bolster said the comment Councilmember Keller said was very insulting.

Councilmember Keller said you're asking for special consideration, which one asks for when they are in trouble. I asked a very logical question, if there is some reason here that we should help this family. I don't know who they are or if we should be considering something special.

Mr. Bolster said he is doing the same thing anyone else would have done and never asked for it for free.

Councilmember Hoaglund asked Mr. Bolster if they have closed on it yet. Mr. Bolster said no, they have not.

Councilmember Keller asked John Buckingham if he has anything to add. Mr. Buckingham said he came along because Mr. Bolster asked the question and he said he would come along to the meeting.

Councilmember Ingalls said he would like to get feedback from constituents on whether or not we should do this, but I want them to understand what it means to them.

Motion was made by Councilmember Ingalls and seconded by Councilmember Kinney to table this item.

Vote: 5 ayes / 0 nays. Motion carried.

Mayor Bradford said we have the records from tonight's meeting, we will solicit input, we will each think about this some more, and we will let you know when we want to pull this item from the table so you can be present at that meeting, as well. He added that he completely understands the motivation for coming and asking for consideration because it gives us an opportunity to look at this again.

Mr. Bolster said that they are looking to close near the end of January.

6. Public Safety Update

A. Dodge County Sheriff's Office, November 2022 Report

B. Mantorville Fire and Rescue

1) Update from the Fire Chief

Fire Chief Fairchild introduced Duke Harbaugh. Chief Fairchild said he has moved to Wabasha, and being the Chief in Mantorville is little difficult being over an hour away. At the last Fire Board meeting, there was discussion and a nomination to appoint Duke Harbaugh as our next Fire Chief. Looking for the Council's acceptance for him to start January 1. Chief Fairchild said he will still be on the Department, is still planning on retiring from here, and he works in Dodge Center every day and is here frequently.

Motion was made by Councilmember Hoaglund and seconded by Councilmember Keller to accept Duke Harbaugh as Fire Chief effective January 1, 2023.

Vote: 5 ayes / 0 nays. Motion carried.

The Fire Department held a Toys for Tots collection and received three truckloads of toys and \$1,550 in cash donations. Mantorville is awesome when it comes to Toys for Tots. It's a wonderful thing and we absolutely love it.

The Fire Board approved to add one more alarm on Pumper 1 to be sure the apparatus is plugged in for power. The alarm notifies the Captain with an email if the truck doesn't have power. We are also going to look at some new cold-water suits. Ours are all over 13 years old. Looking for pricing.

For the shed, Chief Fairchild said we are looking at replacing the original doors. Concrete floor is in. Betsy is there, as well as all of our tables and chairs. The skylights need to be replaced, and we're trying to find the right panel to put back on. It's great because there is a lot more room in the Hall and it's organized now. It's very nice, and we needed it. The doors are about \$6,000 so it's a lot right away. We want to be sure we have the funds to cover it and then we will get it done.

Chief Fairchild said he appreciates the year that he was Chief, something that he never thought he would have the opportunity to do, and he's thankful for it. Councilmember Kinney said we appreciate you.

Mayor Bradford thanked both Steve Fairchild and Duke Harbaugh for their service not only in the Fire Department, but for also taking a leadership position.

2) 2023 Fire Department Billing Rates

The Fire Department is proposing new rates for 2023, which are in the Council's packet for review. The Master Fee Schedule, of which this is a part, will be considered at a public hearing at the next regular City Council Meeting on January 9, 2023.

Councilmember Hoaglund asked about the motion made regarding the shed and about updates and improvements that they make. He said they are doing a fantastic job on the shed. When they're spending money, should they be coming to Council for approval? The City owns the shed, not the Fire Department, he said. The motion, I believe, was to bring improvements to City Council. Was it simply for updates or approval?

Mayor Bradford directed the City Clerk to look at the original motion and make sure we are in line with what was passed.

Councilmember Hoaglund added that the Fire Department had a terrific meeting with CPR training. Everyone had a chance to perform CPR on a mannequin.

3) Minutes of General Meeting December 2022

7. Old Business/New Business

A. Truth In Taxation Meeting and Public Input on Final General Levy Budget for 2023
1) Final 2023 General Fund Budget

Mayor Bradford asked if anyone from the audience would like to comment on the 2023 General Fund budget. There was no response.

2) Resolution No. 2022-54 Adopting the Final Tax Levy Collectible in the Year 2023

Council discussed that American Rescue Plan Act (ARPA) funds will not be issued to the City in 2023, that there needs to be a contingency fund, and the City also needs to be fiscally responsible.

Motion was made by Councilmember Ingalls and seconded by Councilmember Hoaglund to lower the rate from nine percent (9%), set as the preliminary rate in September 2022, to eight percent (8%) or \$595,334.00 and adopt Resolution No. 2022-54, Adopting the Final Tax Levy Collectible in the Year 2023.

Vote: 5 ayes / 0 nays. Motion carried.

3) Resolution No. 2022-55 Setting the Monthly Water and Sewer Rates for 2023

Motion was made by Councilmember Hoaglund and seconded by Councilmember Ingalls to adopt Resolution No. 2022-55, Setting the Monthly Water and Sewer Rates for 2023:

2022 Rates		2023 Rates	
Water Base	\$18.75	Water Base	\$19.31
Water Usage	\$ 4.66	Water Usage	\$ 4.80
Sewer Base	\$34.74	Sewer Base	\$35.78
Sewer Usage	\$ 8.20	Sewer Usage	\$ 8.45

Vote: 5 ayes / 0 nays. Motion carried.

4) Final Enterprise Budgets for 2023

Motion was made by Councilmember Ingalls and seconded by Councilmember Hoaglund to approve the Enterprise Budgets for 2023.

Vote: 5 ayes / 0 nays. Motion carried.

B. Utility Billing Policy Regarding Delinquent Accounts

Discussion included billing for water and sewer charges on the 1st of the month, bills due on the 15th of the month, and late fees applied if not paid by the due date. Disconnect notices to be issued after three (3) months of non-payment or past due bill of \$300.00 or more, whichever comes first.

Council directed the City Clerk to bring this back for discussion and a public hearing at the January 9, 2023 regular City Council meeting.

C. Resolution No. 2022-52 Approving the Delegation of Authority for Paying Claims Through Month End 2022

Motion was made by Councilmember Ingalls and seconded by Councilmember Keller to adopt Resolution No. 2022-52, Approving the Delegation of Authority for Paying Claims Through Month End in 2022.

Vote: 5 ayes / 0 nays. Motion carried.

D. 2023 Meetings Calendar

Council discussed the 2023 Meeting Calendar and the question from Staff regarding Juneteenth. Discussion also included the idea of a floating holiday. Consensus was to wait for the State to recognize June 19th as an official holiday for Minnesota cities.

Motion was made by Councilmember Kinney and seconded by Councilmember Ingalls to adopt the City of Mantorville 2023 Meetings Calendar, as presented.

Vote: 5 ayes / 0 nays. Motion carried.

E. Local Regulation of Recently Legalized THC Products

Mayor Bradford said he spoke with our City Attorney. A lot of communities have decided not to do anything on this subject. The moratorium would allow us time to gather information. The Legislature may make changes in the next legislative session. We could consider licensing or zoning restrictions. Banning THC would get focus from the state, since it has already been legalized by the state. The moratorium would not affect any retailer currently selling THC.

Councilmember Ingalls said he would like to hear from the public.

Councilmember Kinney said we need a stop gap between now and when legislation passes July 1st. It should be cleaner and clearer because the state is not.

Motion was made by Councilmember Kinney and seconded by Councilmember Ingalls to table this item and look for clarification from the City Attorney if the ordinance drafted is THC only or if it includes CBD. The focus is on THC products only.

Vote: 5 ayes / 0 nays. Motion carried.

8. Reports

A. Public Works Report

- 1) It is too cold for the contractor to install the gutter at Bill Reding's property. Mr. Reding is on board with work to be finished in the spring, and the contractor said they will hold true to the price.
- 2) Carr's Tree Service was here last week and took out 17 trees for Emerald Ash Borer.
- 3) There has been some discussion recently regarding purchasing a television for the Chambers to replace the small projector that hasn't worked.

Motion was made by Councilmember Hoaglund and seconded by Councilmember Ingalls for Joe Adams to purchase a television for the Council Chambers with air cast, wall mount, and any necessary cables using ARPA funds.

Vote: 5 ayes / 0 nays. Motion carried.

- 4) Snow removal – there were a couple posts on Facebook about plows getting out late. But with snow starting at 5:00 pm, we came in and plowed 5th Street and through town and then shut down until 9:00 pm and came back. There were quite a few vehicles out there and we contacted the Sheriff's Department. The City Clerk set up an email group, which includes the Sheriff and several Deputies, that worked well. Joe Adams mentioned others that should be added to the list, as there was a

miscommunication between day and night patrol shifts. We found other Cities do not notify the local television stations but rather post to Facebook and their websites. When the Clerk contacted one station, the information listed on the tv banner looked as if City Offices were closed. This time, we posted to Facebook and the City's website but not the tv stations. Councilmember Ingalls said the Facebook post for the Snow Emergency was the first thing to come up and it worked well.

- 5) The door for the well house, which he was going to use the Water Building Maintenance Fund, they cannot get it in until after the first of the year. Same for the hydrant work. Requesting approval to carry over \$5,000 from Water Fund, Building Repairs (601.49400.200) to 2023 so we're not using next year's budget but use the surplus in this account from 2022.

Motion was made by Councilmember Ingalls and seconded by Councilmember Kinney to carry over \$5,000 from 2022 Water Fund, Building Repairs, to be used in 2023 for the well house door and hydrant repair.

Vote: 5 ayes / 0 nays. Motion carried.

B. City Clerk Report

- 1) A meeting is scheduled for tomorrow between Mayor Bradford, Councilmember Kinney, Sheriff Rose and the City Clerk to discuss an ordinance regarding golf carts, ATVs, and UTVs. Information will be brought back for Council at the next meeting.
- 2) Information on the noise ordinance will also be brought back to the next meeting. Waiting to hear back from the Prosecuting Attorney and Sheriff Rose for their feedback.
- 3) Follow-up on the Tabled Item (Area 15 Preliminary Plat – the Developer granted an extension to January 13, 2023, allowing the City Council to discuss the preliminary plat at their January 9, 2023 regular meeting.
- 4) Shirley Buecksler will be on vacation December 19-22.

C. Consultant Report

- Merge Between Construction Management Systems and WSE Engineering Services Ltd – informational only

D. Committee Reports

- 1) Chamber
 - Discussed Olde Fashioned Christmas, and it was a complete success. Looking at ways to improve the event. Trolley program – people signed up but did not show up. Looking for ways to improve, but weather had an effect.
- 2) Economic Development Authority
 - Discussed brochures – printing 500 more. CEDA update on what Alexandria has been working on over the year. Discussed revolving loans. Looking at a grant for the trolley.

- 3) Finance/Budget
- 4) Fire Department
- 5) Infrastructure
- 6) Kasson Mantorville Joint Powers
- 7) Mantorville Restoration Association

- Meeting was cancelled for tomorrow.

8) Park Board

- Repair of the covered bridge will take place over the winter. A citizen wants to pay for the labor; Joe Adams will bring the dollar amount.
- Park benches – Councilmember Hoaglund received a call from Mark Packard with the Kasson-Mantorville Lions. The Lions voted to take one project and donate recycled plastic to TREX to make boards. A 501(C)3 can apply to that with 500 pounds of recyclable plastic and TREX will provide a bench in return. At Highway 57 and County Road 15, there is a two-person bench at the flower garden that was donated. The Lions have asked Mantorville if we want to partner with Kasson. We need to let them know if we are interested and would like some benches. We would need to supply them with the cement pad and location – Joe Adams already has the pads made.

Motion was made by Councilmember Hoaglund and seconded by Councilmember Kinney to buy into this park bench project with the Lions and TREX.

Vote: 5 ayes / 0 nays. Motion carried.

- 9) Personnel
- 10) Fire Relief
- 11) Township

E. Councilmember Reports
No reports.

F. Mayor's Report

Mayor Bradford wished everyone a Merry Christmas. He also thanked Councilmember Kinney and Councilmember Keller for their service to the citizens and the City of Mantorville.

9. **Tabled Items**

A. Area 15 Preliminary Plat Application (PID 130210401)

10. Adjourn

Motion was made by Councilmember Ingalls and seconded by Councilmember Hoaglund to adjourn the meeting at 8:19 p.m.

Vote: 5 ayes / 0 nays. Meeting adjourned.

Respectfully Submitted,



Shirley R Buecksler
City Clerk-Treasurer