

City of Mantorville
Regular City Council Minutes
January 23, 2023



1. **Call to Order**

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

Present: Mayor Chuck Bradford

Councilmembers:

Jessica Bradford

Jeffrey Ingalls

Greg Rud

Absent: Councilmember Lyle Hoaglund

Others Present: City Clerk-Treasurer Shirley Buecksler
Public Works Lead Joe Adams
Public Works Wade Schroeder
City Engineer Tim Hruska, WHKS
Tony Bigelow, Bigelow Homes

2. **Pledge of Allegiance**

Everyone stood and recited the Pledge of Allegiance.

3. **Changes to the Agenda**

Council approved the agenda, as presented.

4. **Consent Agenda**

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

- A. Regular City Council Meeting Minutes of January 9, 2023
- B. Accounts Payable Claims List
- C. Dodge County Board of Commissioners Meeting Minutes of December 27, 2022
- D. Mantorville Township Fire Contract for 2023-2025
- E. Rental License Renewal for 2023
 - 715 Clay Street

Motion carried: 4 ayes / 0 nays

5. **Proclamations, Presentations and Recognitions**

None.

6. Public Concerns

The following citizen(s) addressed the Council:

- 1) Bill Reding asked about an item on the payables list.
- 2) Tina Baudoin, 505 Walnut Street, discussed her water bill.

Council looked at meter usage provided by the City Clerk from Beacon/Badger Meter. The leak started after the homeowners left for vacation and stopped two hours before they returned. They did not know there was a problem until they received their water bill.

Discussion included:

- Usage shown by Beacon and the way it shut off, gradual not immediate, appears to be something mechanical. It then returned to normal.
- Every day at 2:00 am was slightly more flow. Questioned if there could be slightly higher pressure daily at that time.
- Water softener – homeowner said it's not running and has been on bypass for approximately six months.
- Boiler – homeowner said there is no auto-fill, must be manually done.
- Heated floors – homeowner said they do not have heated floors.

Council recommended that the homeowner have a plumber look at it.

Council told the homeowner that the City Clerk will provide them with an average of the last two months. They should pay this amount, and the City will hold the value of the difference with no interest. If there is no similar activity, Council can address it in the future. Council directed the City Clerk to provide future updates on activity.

7. Public Safety Update

None.

8. Public Hearings

None.

9. Old Business/New Business

A. Intersection Control at 4th Street and Clay Street; Memo from WHKS

City Engineer Hruska discussed the intersection, which has a single yield sign for westbound traffic. There were traffic counts done for Clay and 5th but not Clay and 4th. We could look at getting those counts, but it would be less for Clay and 4th. Stop signs added where not warranted could add to unsafe behaviors. There is a potential increase for risk. The current sign was placed where it is because of sight distances.

Councilmember Bradford said Council can make a decision without doing a study.

City Engineer Hruska said he can provide recommendations but Council has the discretion to do as they see fit on any intersection that doesn't involve the State or County.

Discussion included:

- Is there any relevance for the hill?
- Put signs on the north-south and leave the east-west as right-of-way.
- If they're coming from the east, drivers should be prepared to stop.
- Yield sign should be by the post office and by the park. One yield sign is not sufficient.
- Concern regarding removing the yield sign and someone speeds down the hill.
- The City has due diligence to provide public safety.
- Create a four-way yield.
- If we have four signs, two should be stop signs.

Councilmember Bradford said she can talk to the neighbors and get feedback.

Mayor Bradford said any changes need to be thought about over time. We can decide on a change, publish it, and give it three readings.

Councilmember Ingalls said we need a communication plan. Suggested "*City of Mantorville is proposing to remove the yield sign and place two of them on the opposite sides.*" The Infrastructure Committee can create a Google maps mock-up with Scenario A and Scenario B for public comment, post it on the City's website, and put it on screen at the next meetings.

Mayor Bradford directed the City Clerk to add the drawings from the Infrastructure Committee to the City's website and keep this item on Old Business for three meetings to gather public comment.

10. Tabled Items

A. Area 15 Preliminary Plat Application (PID 130210401) (tabled to January 23, 2023)

Motion was made by Councilmember Ingalls and seconded by Councilmember Bradford to remove this item from the table.

Motion carried: 4 ayes / 0 nays.

City Engineer Hruska discussed the lift station and how to serve this area. One option is to leave the lift station within the subdivision. The other option is to put it near County Road 15 and 251st Avenue to serve the overall area. It's an additional \$350K to get from this development to there. However, we do not know the timing of other subdivisions to connect.

The Infrastructure Committee met prior to the Council meeting and recommended leaving the lift station in the development, extend lines to the east and south property

lines. The City will add 25% to the cost, to be recouped in the future. The timeline for future developments to come into the City system is unknown.

Cost breakdown: 75% paid by Developer, 25% paid by City.

Tony Bigelow, Applicant, said he talked with City Engineer Hruska prior to the meeting. When Bigelow Homes started the annexation process, the cost was 100% on them. He said he is all for this if it's good for the area. He will work with Tim Hruska and his engineer. Mr. Bigelow said it will be a nice subdivision.

Discussion included:

- Has the City checked into what Kasson can take?
 - City Engineer Hruska said we are within our allocation. We have adequate capacity for this subdivision within our existing agreement.
- Will the City have capacity for future developments?
 - City Engineer Hruska said we have adequate capacity. If we get to our capacity, we put a 20-year agreement in place and we are on year 8. When we get to that point, we will discuss it again with the City of Kasson, but that will be a good problem because Mantorville will be growing. The lift station will be there for the long term.
 - Mayor Bradford said we own our capacity. Kasson cannot tap into that, so they cannot be maxed out.
- What if we have a 500 year flood?
 - Both Kasson and Mantorville are set up well. We would go into bypass mode.
- Councilmember Ingalls said current customers are paying more than they should. As we add homes and increase our capacity, the cost will decrease.

Motion was made by Councilmember Ingalls and seconded by Councilmember Rud to adopt the following resolution that will become part of the official records:

RESOLUTION NO. 2023-08
A RESOLUTION APPROVING THE PRELIMINARY PLAT FOR
AREA 15 WITHIN THE CITY OF MANTORVILLE

Motion carried: 4 ayes / 0 nays.

B. Designation of City Consultants for 2023 (tabled to February 2023)

11. Reports

A. Public Works Report

Adams said he ordered 40 snow emergency signs at \$15.84 each. The cost was reduced for the larger order.

B. City Clerk Report

- 1) Bueckslar contacted other Cities and the League of Minnesota Cities for advice on interviewing law firms. Many responses were received. Council asked that this information be forwarded to them electronically for review.
- 2) The Auditors will be here on Wednesday for the interim audit.

C. Consultant Report

- 1) City Attorney Dave Anderson is drafting an ordinance amendment for golf carts, ATVs and UTVs, as well as noise from dirt bikes, etc. This should be coming to the next meeting.

D. Committee Reports

1) Chamber

- Annual meeting at the Hubbell House had good attendance. One person was impressed by the event and attendance for this level of a meeting. Good stories were shared. The Hubbell House served fantastic food.

2) Economic Development Authority

- A Special EDA Meeting will be held tomorrow.

3) Finance/Budget

4) Fire Department

5) Infrastructure

6) Kasson Mantorville Joint Powers

7) Mantorville Restoration Association

- The MRA is looking to build a wall and walkways around the Restoration House. They are working on a quarterly newsletter. Bingo February 11th is at the Kasson Legion.

8) Park Board

9) Personnel

10) Fire Relief

11) Township

- Meetings start the first week of February Wasioja is the second Monday of the month.

E. Councilmember Reports

Councilmember Ingalls said a couple of residents were concerned about noise.

F. Mayor's Report

12. Adjourn

Motion was made by Councilmember Ingalls and seconded by Councilmember Rud to adjourn the meeting at 7:34 p.m.

Motion carried: 4 ayes / 0 nays. Meeting adjourned.

Approved: February 13, 2023.



Shirley R Buecksler
City Clerk-Treasurer

Quantities (Linear Feet unless otherwise noted):

Zone:	Lots(#):	Pro. Svc. Gravity	Pro. Svc. Pressure	Pro. Main Gravity	Pro. Main Pressure
A	19	3,394	2,096	4,359	0
B	9	0	1,998	0	1,376
C	23	Existing gravity mains and services			
D	39	Existing gravity mains and services			
E	22	Sewer main to be constructed by developer			
F	52	Sewer main to be constructed by developer			
G	33	Sewer main to be constructed by developer			

Legend

- Study Area
- Sanitary Sewer Points of Interest

Sewer

- Existing Gravity Service
- Existing 8" Force Main
- Proposed Gravity Service
- Existing Gravity Main
- Proposed Gravity Main
- Proposed GP Pressure Service
- Proposed GP Pressure Main
- Proposed 4" Force Main

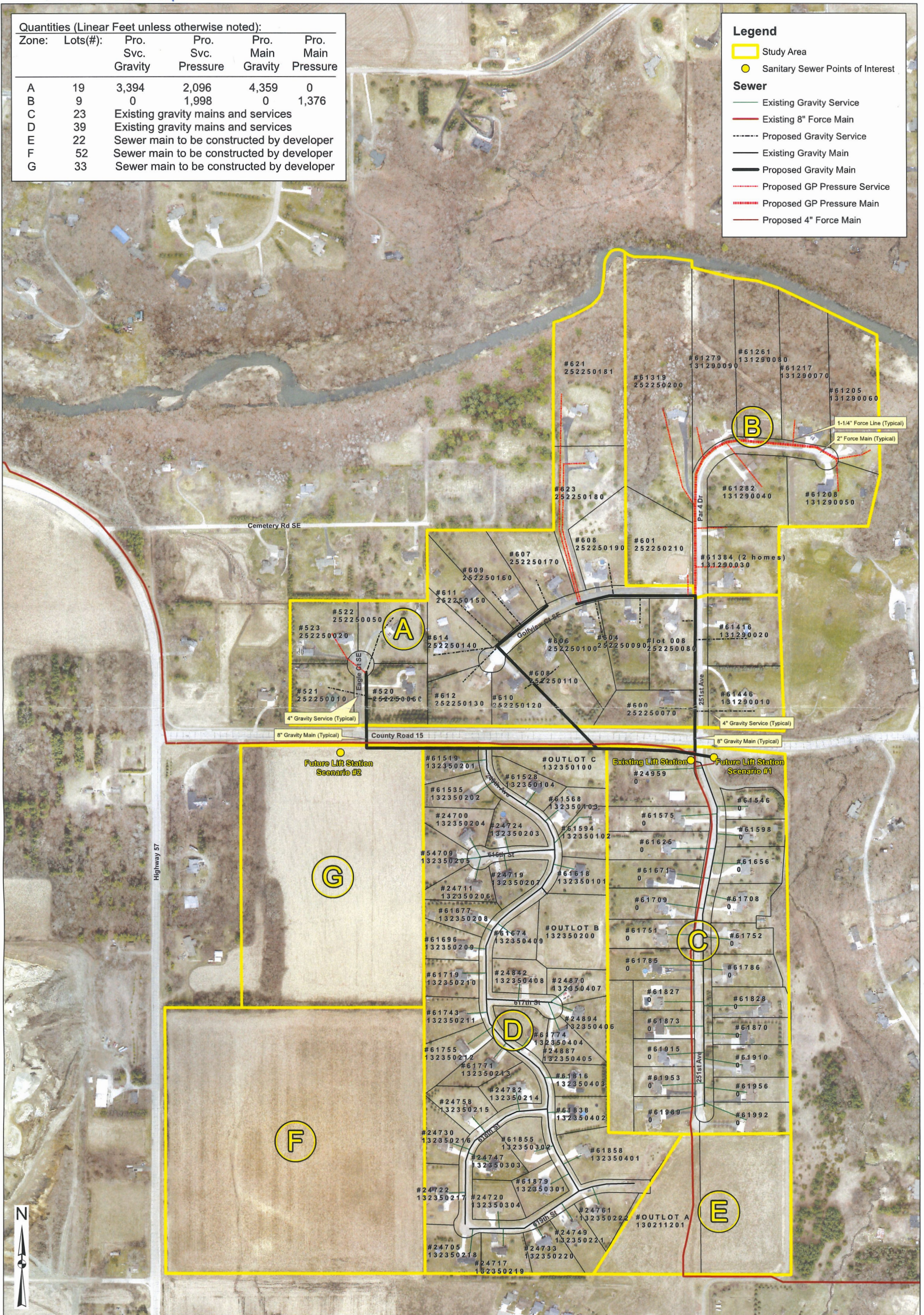


EXHIBIT "A"
 PROPOSED AND EXISTING SEWERAGE
 SOUTH EAST SEWER EXTENSION
 MANTORVILLE, MN



WHKS No. 6878.23

0 200 400 Feet