



Trail to the Past. Road to the Future.

CITY COUNCIL MEETING MINUTES

MANTORVILLE CITY COUNCIL CHAMBERS

21 5TH STREET E, MANTORVILLE, MN 55955

MONDAY, July 10, 2023

6:30 PM

1. Call to Order

Mayor Bradford called the meeting to order at 6:30pm

Present: Mayor Chuck Bradford (remotely)

Councilmember Lyle Hoaglund

Councilmember Jeff Ingalls

Councilmember Greg Rud

Absent: Councilmember Jessica Bradford

Public Works Wade Schroeder

Others Present: City Clerk-Treasurer Gretchen Lohrbach

Deputy City Clerk Stephanie Arnold

Public Works Lead Joe Adams

2. Pledge of Allegiance – Everyone stood and recited the Pledge of Allegiance

3. Adopt the Agenda

Approval of acceptance of a donation from Jerry Raddatz for \$8,500.00 was added

Motion was made by Councilmember Hoaglund and seconded by Councilmember Rud to approve the agenda:

Motion carried: 3 ayes / 0 nays

4. Consent Agenda

Motion made by Councilmember Rud and seconded by Councilmember Hoaglund to approve the Consent Agenda as presented:

A. Accounts Payable July 10, 2023

B. Council Regular Meeting Minutes June 28, 2023

C. County Board Regular Meeting Minutes June 13, 2023

D. County Board of Commissioners Committee of the Whole June 13, 2023

E. Mantorville Chamber Regular Meeting Minutes June 7, 2023

Motion carried: 3 ayes / 0 nays

5. Proclamations, Presentations and Recognitions

Jim Potter presented his information regarding the work done in the town by our City Engineers, WHKS

Virgil Andrist and Jim Potter researched how much was spent on several past projects and how much is being spent on current projects.

3rd Street project

- Bid price was \$754,235.50 and equals \$1,271.90 per tax payer
Actual costs were \$769,730.16 and equals \$1,298.03 per tax payer
Overage was \$15,494.66 and equals \$26.13 per tax payer
WHKS payments were \$128,449.73 and equals \$216.61 per tax payer
- Sod cost was \$38,225.00
Culverts/waterways/aprons were \$153,246.27
Total is \$191,471.27
Cost per tax payer was \$322.89
- To fix Third Street was \$61,224.34
Cost per tax payer was \$103.25
- Unnecessary costs were \$252,695.61
Cost per tax payer was \$426.13

Walnut Street project

- Bid price was \$298,789.30 and equals \$503.86 per tax payer
Actual price was \$309,611.37 and equals \$522.11 per tax payer
Overage was \$10,822.07 and equals \$18.25 per tax payer
WHKS costs were \$40,041.18 and equals \$67.52 per tax payer
- Cost of curbs was \$2,744.00
Drainage system cost was \$4,300.00
New ditch was \$????
Cost per tax payer \$????

Highway 57 project

- Project cost to date is \$328,085.01
Cost per tax payer is \$553.26

Culvert by the river at Riverside Park

- Discussed that water is not flowing through it the way it should and that it will have to be cleaned out

Potter and Andrist feel that property values were greatly affected by the work on 3rd street. They believe Lynette Nash's property was devalued around \$40,000.00 at the time because of the deep ditch created by the culvert that was on her property.

Potter said that we have paid WHKS \$328,085.01 so for the plans for the HWY 57 project and said that MNDOT has all the plans on file so it is possible to switch to another engineer.

Potter also produced a photo of the drain by the river in Riverside Park 18 months after it had been installed and said it is full of sediment and stagnant water and will need to be cleaned out. He also said he had heard from the DNR that WHKS often asks for forgiveness after the fact instead of asking permission beforehand because the drain was not originally proposed during the 3rd Street



Trail to the Past. Road to the Future.

project. He thinks we should have had a leach field or holding pond.

He said the HWY 57 project should be checked so that it will be okay.

Councilmember Hoaglund said that the original design was by the MNDOT engineers and not WHKS. Councilmember Rud also said that culverts often have to be cleaned out every three years. He would like the numbers for the presentation and Potter will send them to City Clerk Lohrbach.

Andrist felt people did not get enough notice of the 3rd Street project; that they found out the day before it was started. He also thinks there are better alternatives for water run-off into the river. He stated that we should have testing results on every project and itemized billing from WHKS for the HWY 57 project and other projects.

Potter also believes the attorney is costing the City \$280.00 an hour and that it should be around \$150.00 and that we should have an attorney that is more local.

Bill reding asked why his driveway was not taken care of on the North side. Public Works Lead Joe Adams said that Snow Contracting did work on that area because they believe that the rock was by snow being pushed over to that area in the wintertime, not from anything they did. He also said that nothing grows in the black dirt that was brought in for the project. Adams said that he and the other Public Works employees will clean this up and they have black dirt to fill holes.

Councilmember Rud made a motion and Councilmember Hoaglund seconded that Adams and Public works will fix this and then the project will be considered finished:

Motion carried: 3 ayes / 0 nays

Councilmember Ingalls and Councilmember Rud said that the City will look at all this information that was presented and then make some decisions.

Councilmember Hoaglund said that there is a HWY 57 committee that reviews the plans and that their meetings are open to the public and that they are still planning for work to begin in 2024. Potter mentioned that he had spoken with someone at the MNDOT and they had said it could be 2025. Councilmember Ingalls would like to know who Potter had spoken to and if he could get that information to City Clerk Lohrbach. Councilmember Hoaglund also said there will be a public HWY 57 meeting scheduled with MNDOT, Xcel energy, WHKS, and MN Energy.

Potter also expressed concern that the City's records are not as accessible as they should be. Councilmember Ingalls said that we are working toward transparency and will again look into getting the itemized invoices and Council will schedule a meeting to review our engineering firm that would be public.

6. Public Concerns

Dewayne Gilbertson would like to know if the driveway he is using is considered a public alley, or if it has been vacated. City Clerk Lohrbach will research this and see what records and maps can be found.

Councilmember Rud moved and Councilmember Ingalls seconded to have the record found and have the City Attorney review them and the rights of the property owners.

Motion carried: 3 ayes / 0 nays

7. Public Safety Update – *No Items*

8. Public Hearing – *No Items*

9. New Business

- A.** City Clerk Lohrbach recommended renewing the 4M Fund CD that will be maturing at the end of July and using cash on hand to pay for the 2nd half of the Fire departments Tanker. Council directed City Clerk Lohrbach to research different interest rates for renewal.

Councilmember Hoaglund moved and Councilmember Rud seconded to renew the CD:

Motion carried: 3 ayes / 0 nays

- B.** Jerry Raddatz has graciously donated \$8,500.00 to the City of Mantorville.

Councilmember Rud moved and Councilmember Hoaglund seconded to accept the donation and have some type of recognition for Raddatz.

Motion carried: 3 ayes / 0 nays

10. Tabled Items – *No Items*

11. Report

A. Public Works Report

1. On June 27th there was a water main break, but this was fixed on the morning of the 28th.
2. They will be patching the road on the North end of Walnut Street.

C. City Clerk Report

1. Deputy Clerk Stephanie Arnold prepared different Golf Cart Permit sticker samples for Council to review.
2. City Clerk Lohrbach had a question about the other 4M Fund the City has and what this may be designated for because the auditors would like to know before moving some funds around. She asked Cami Reber about it and Cami said that the fund was not designated for any particular project. It is just one of the City's investments.

D. Consultant Report- *No Items*

E. Committee Reports

1. Chamber
2. EDA
3. Finance/Budget
4. Fire Department
5. Infrastructure



Trail to the Past. Road to the Future.

6. KM Joint Powers – Next meeting is July 27 at 7:00am
7. MRA – Next meeting is tomorrow night
8. Park Board – Carol Denneson would like to donate something else to Denneson Park in honor of her late husband. It would be a bench and a tree of our choice.

Councilmember Rud moved and Councilmember Hoaglund seconded to approve the donation and the additional work required will not exceed \$3,000.00.

Motion carried: 3 ayes / 0 nays

Martha Vrieze also spoke about how donors can receive tax deductions for their donations.

9. Personnel
10. Township

- F.** Councilmember Reports – Councilmember Rud thought the meeting went well and would like to see good order of Council meetings continue.

Councilmember Hoaglund would like City Council to be transparent, but it is difficult to tell everyone everything.

Councilmember Ingalls said we need to continue to try and keep people informed and take their input into consideration. He would also like to see itemized bills or a spreadsheet of where our money is going for projects. We also need to charge for records retrieval as we put things in usable form. City Clerk Lohrbach mentioned that Deputy City Clerk Arnold has put together a form for residents to fill out so we are thorough with our searches.

- G.** Mayor's Report – Mayor Bradford would like to put a thank you together for Jerry Raddatz for his donation. City Clerk Lohrbach can assist with this. He also wants to make sure citizens have fair and equal amounts of time for public input.

10. Executive Session – No Items

- 11. Adjourn** – Councilmember Rud moved and Councilmember Hoaglund seconded to adjourn at 8:31pm.