

**City of Mantorville
Regular City Council Minutes
August 10, 2026**



1. Call to Order

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

Present: Mayor Jeff Ingalls

Councilmembers:

Lynnette Nash

Kim Boyum

Jim Potter

Jerrod Kappers

Others Present: City Clerk/Treasurer Gretchen Lohrbach
Public Works lead Joe Adams
Public Works Wade Schroeder
City Engineer Scott Huneke

2. Pledge of Allegiance

Everyone stood and recited the Pledge of Allegiance.

3. Changes to the Agenda

Added the camper/sewage issue as 9I under New Business.

4. Consent Agenda

- A. Accounts Payable (warrant list) for 8.10.26
- B. Park Board Meeting minutes 6.30.26
- C. Sanitary Sewer Water Report 7.16.26
- D. County Commissioners Meeting minutes 6.23.26
- E. County Commissioner Meeting minutes 7.14.26
- F. Fire Department Member minutes August 2026

- G. Sheriff's Report July 2026
- H. Fire Relief Temporary Liquor License for Marigold Days
- I. Mantorville Restoration Association Temporary Liquor License for Marigold Days
- J. Approval for payment #4 to Winona Mechanical Inc. for CSAH 15 Lift Station

Councilmember Potter moved and Councilmember Kappers seconded to approve the consent agenda as presented.

Motion carried: 5 ayes / 0 nays

5. Proclamations, Presentations and Recognitions

No Items

6. Public Concerns

- A. Scott Seim with the Mantorville Saloon was present to share their plans for Marigold Days weekend. Friday they will have a band and tent behind the saloon. Saturday Hwy 57 to the alley will be closed for the bean bag tournament. Then they will open the street afterwards.

Councilmember Potter moved and Councilmember Boyum seconded to approve the plans.

Motion carried: 5 ayes / 0 nays

- B. Dave Gilbertson with the Mantorville Fire Department shared their plans for the Marigold Days Weekend. 5th Street will be closed from the firehall until the West end of the Hubbell House parking lot. Cars can detour through the parking lot. 5th Street by the Saloon will need to be closed on Sunday for the water wars.

Councilmember Potter and Councilmember Boyum seconded to approve the plans.

Motion carried: 5 ayes / 0 nays

7. Public Safety Update

- A. Councilmember Kappers moved and Councilmember Potter to approve Resolution 2026-20 Declaring Certain Property Surplus and Authorize the Sale for their unused parts and equipment to off set some of the costs for the new grass rig.

Motion carried: 5 ayes / 0 nays

Council directed staff to look into cost thresholds for needing bids, or just open market, and prepare a waiver of liability form for the City as well.

- B. Street closings for Marigold days were already discussed during Citizen Complaints.
- C. Fire Department budget can be reviewed at the next meeting in September.

8. Public Hearings

- A. Three Cord Homes formally presented their building plans for the property at 421 Clay Street.
- B. Councilmember Nash moved and Councilmember Kappers seconded to open the public hearing at 6:44pm.

Motion carried: 5 ayes / 0 nays

The property will be re-zoned from Commercial to R-2, and the homes that are planned will be senior homes. There will be 4 single-level homes.

Renee Dina was wondering if the Mantorville Restoration Association is still a consultant because of the property being located in the historical district. Council stated that yes, we can still consult them. Councilmember Nash said that Council can continue to look at the project throughout the process to make sure they fit in and mentioned that Sherman Williams has special paint samples that are considered the historical colors of the older time period.

Travis Seeger said that the parking area that is to the South side of 5th Street near the property will stay there. The project will only go until where the grass ends.

Dina was also suggested just doing 3 homes so that they would have more space.

Councilmember Nash said that there will be an HOA in place to keep the properties maintained and neat.

Councilmember Potter added that the planned homes are very consistent with 55+ year homes in the area.

Paul Larson has been a long time member of the MRA and is worried about the project going forward without a Historical Preservation Committee in place.

Councilmember Potter moved and Councilmember Kappers seconded to close the public hearing at 7:03pm.

Motioned carried: 5 ayes / 0 nays

- C. Councilmember Potter moved and Councilmember Boyum seconded to approve the preliminary development plan.

Motion carried: 5 ayes / 0 nays

Councilmember Potter moved and Councilmember Kappers seconded to approve rezoning 421 Clay street from Commercial to R-2.

Motion carried: 5 ayes / 0 nays

Councilmember Boyum moved and Councilmember Kappers seconded to approve Ordinance 2026-05 Rezoning Property from Commercial to R-2 and Approving a Preliminary Development Plan with Conditions.

Motion carried: 5 ayes / 0 nays

9. New Business

- A. After reviewing the plans, Councilmember Potter moved and Councilmember Nash seconded to approve the eagle monument to be constructed ant the Eagle Meadows Development.

Motion carried: 5 ayes / 0 nays

- B. Councilmember Boyum moved and Councilmember Potter seconded to approve the usual street closures for Marigold Days weekend.:

- 4th Street - HWY 57 to alley West of Clay Street Friday, Saturday, and Sunday for festival activities
- Clay Street from 3rd Steet to 5th Street Friday, Saturday, and Sunday
- 5th Street – HWY 57 to alley West of Clay Street Saturday midnight to Sunday for car show, parade, and water fight
- From Cly & 5th Streets to 6th Street for the car show
- Permission to post “no parking” signage along parade route Saturday night and then pick them up after the parade and to use the City owned barricades/cones for all these purposes

Motion carried: 5 ayes / 0 nays

- C. Councilmember Kappers moved and Councilmember Potter seconded to approve the application for fireworks on Goat Island during Marigold Days and waive the application fee.

Motion carried: 5 ayes / 0 nays

- D. Councilmember Potter moved and Councilmember Boyum seconded to enter into a contract with KM Excavation of Mankato, the lowest responsible bidder, and approve Resolution 2026-19 Accepting Bids and Awarding Contract for 2026 Mantorville Lead Service Line Replacement contingent on the City receiving a grant from the Minnesota Public Facilities Authority.

Motion carried: 5 ayes / 0 nays

- E. Covered in above item.
F. Councilmember Potter moved and Councilmember Nash seconded to approve the Lead Service Line Replacement letters and agreements to be mailed by WHKS.

Motion carried: 4 ayes / 0 nays, Councilmember Boyum abstained

- G. The potential plumbing permit agreement with Construction Management Services was discussed by Council and Council would like staff to look into if drainage routes need to be shown in the building plans.
H. City Budget for 2027 was briefly discussed. It will be worked on at the next meeting September 14th and there will be a Special Line-by-Line Meeting September 28th.
I. The MPCA discovered that a property owner in Mantorville had a camper parked with straight lines for sewer running out of it. The State and County are dealing with this. Council instructed City Clerk Lohrbach to draft a letter to the property owner if necessary.
J. Kailee Thompson is running for County Attorney and introduced herself to Council.

10. Old Business

- A. The building at 101 5th Street East was discussed. City Engineer Scott Huneke said the property owner will probably need to respond to the letters served in 60 days. If the City ends up doing the repairs, it will need to get quotes and most likely would address it in the springtime.
B. Owner at 401 Walnut Street continues to work on their property and she is trying to get more quotes for her porch repair.

11. Tabled Items

- A. Councilmember Potter moved and Councilmember Boyum seconded to pull the Orderly Annexation Agreement Resolution off the table.

Motion carried: 5 ayes / 0 nays

Councilmember Potter moved and Councilmember Boyum seconded to approve Resolution 2026-18, A Joint Resolution for Orderly Annexation Between the Town of Mantorville, Minnesota and the City of Mantorville, Minnesota.

Motion carried: 5 ayes / 0 nays

Mantorville Township can now address this at their next meeting.

- B. Councilmember Potter moved and Councilmember Boyum seconded to pull Ordinance 2026-04 Repealing and Replacing Section 96.13 of the Mantorville City Code Regarding Permits for Open Burning off the table.

Motion carried: 5 ayes / 0 nays

Council would like applicants to come before Council directly to present their case for any variances off of the Ordinance. Council would also like it in our policy to have the Fire Department to bring all permits before Council for final approval.

Councilmember Potter moved and Councilmember Kappers seconded to re-table Ordinance 2026-04,

Motion carried: 5 ayes / 0 nays

- C. Resolution 2026-15 Authorizing Publication of Ordinance 2026-04 by Title and Summary was not pulled off the table.
- D. Streetlight on HWY 57 across from Casey's
- E. Amended Personnel Policy for 2026

12. Reports

A. Public Works Report

- 1) Riverside Park has two hydrants that require replacement. Public Works Joe Adams received two quotes, SL Contracting for \$7,800 and Jim Olive for \$2,500.

Councilmember Nash moved and Councilmember Potter seconded to approve up to \$3,000 for replacement of the two hydrants.

Motion carried: 5 ayes / 0 nays

- 2) The wall right below the dam is leaning out and is a safety hazard. Adams would like to bring in rip rap to fill in and support it. He said it will be \$3,000 and can be repaired on Wednesday.

Councilmember Kappers moved and Councilmember Boyum seconded to approve the rip rap under the bridge.

Motion carried: 5 ayes / 0 nays

- 3) The Minnesota Public Health survey is finished. They needed to check our logs, wells, etc. and did not find anything to flag.
- 4) Adams finished seasonal worker Luellen Lewis's review and City Clerk Lohrbach will email it to Council so they can look at it before the meeting in September.
- 5) SL Contracting will repaint the handicapped parking lines by Riverside Park.

B. City Clerk Report

- 1) Deputy City Clerk Siewert is continuing to gather quotes and information for the ADA approved website.
- 2) City Financial Consultant Mike Bubany with David Drown and Associates will be at the next meeting on September 14th.
- 3) The workman's compensation audit went well and there were no issues.
- 4) City Clerk Lohrbach is continuing to work on the preliminary budget for year 2027.
- 5) Getting ready for primary elections, which are tomorrow.

C. Consultant Report – No Items

D. Committee Reports

- 1) Mantorville Chamber of Commerce
 - The Haunted Hustle will be back this year. The Welcome Center will be talking to the EDA about possible reimbursement for their furnace replacement costs.
- 2) Economic Development Authority
 - There was no meeting in July. CEDA Representative Todd Kieffer is working on various grants for tourism. CEDA has a get together at Riverside Park on Wednesday the 19th from 4:30-6:00pm.

3) Finance/Budget

- Rip rap for park was approved at this meeting.

4) Fire Department

- Have some individuals that only want to be volunteer Emergency Medical Responders and not Fire Fighters.

5) Infrastructure – No Items

6) Planning and Zoning – No Items

7) Kasson Mantorville Joint Powers

- Approved a frisbee golf course for Kasson. The K-M Schools are going to implement it into their Physical Education classes.

8) Historical Preservation Committee – No Items

9) Decorations – No Items

10) Park Board

- Discussed 2027 Budget and discussed signs. The banners at Mantor Field were taken down.

11) Personnel

- Meets tonight after Council's regular meeting.

12) Fire Department Relief – No Items

13) Township – No Items

E. Councilmember Reports

- Councilmember Potter said the sound barriers are now installed on the Pickleball Courts at Slingerland Park.
- Councilmember Kappers would like to have a plan on how we prepare for the purchasing of new trucks for the Fire Department because sometimes there is a six year waiting list for some of them.
- Councilmember Potter had to leave and exited the meeting at 9:00pm.

F. Mayor's Report – No Items

13. Adjourn

Motion was made by Councilmember Nash and seconded by Councilmember Kappers to adjourn the meeting at 9:02pm.

Motion carried: 5 ayes / 0 nays. Meeting adjourned.