

MAYER CITY COUNCIL MEETING MINUTES – APRIL 22, 2019

Call Regular meeting to order at 6:30 p.m. by Mayor Dodge

PRESENT: Mayor Dodge, Council Members McNeilly, and Stieve-McPadden

ABSENT: Council Members Boder and Butterfield

STAFF: City Administrator McCallum, Deputy Clerk Gildemeister, Public Works Kuntz and Hilgers. City Attorney Sullivan and City Engineer Martini.

ALSO PRESENT: Don Wachholz, Kaye Timmers, Kathy Johnson, Joe Dvorak, Jenny Nace, Rick Masloski (Novel Energy), Jim Koerber (T4 Solutions), Brenda Lano (Carver County CDA).

The meeting was opened with the Pledge of Allegiance.

APPROVE AGENDA

A MOTION was made by Council Member McNeilly with a second by Council Member Stieve-McPadden to approve the agenda as presented. Motion Carried 3/0

PUBLIC COMMENT

None

APPROVE CONSENT AGENDA

A MOTION was made by Council Member McNeilly with a second by Council Member Stieve-McPadden to approve the Consent Agenda. Motion Carried 3/0.

1. Approve the Minutes of the April 8, 2019 Regular Council Meeting.
2. Approve Claims for the Month of April 2019. Check numbers 22221 to 22238. E-Check numbers 5237E to 5250E.
3. Reports from City Administrator, City Engineer, Sheriff Department, Public Works and Fire Department.

ADMINISTRATION

1. **National Night Out – August 6, 2019** – McCallum introduced this item stating that National Night Out is an annual event that seeks to bring together neighborhoods and police partnerships. It enhances relationships and creates safer communities. McCallum introduced residents, Jenny Nace, Kathy Johnson and Joe Dvorak (Lions Club) to the Council.

Johnson thanked the Council for allowing them to come to the meeting. She said that last year's event located in the parking lot of City Hall was a huge success. She said that she was glad to see Council show up to the event. She said that they are starting to prepare for the 2019 event with a co-sponsorship from the Mayer Lions Club. Johnson said that they are looking to add more amenities for kids, more food, and possibly a band.

Johnson asked if the City would support the event again in the City Hall parking lot location from 6:00 – 8:00 pm. on August 6, 2019. She inquired into using the City's electricity connection again and the garbage can. They are hoping to coordinate with the Sheriff's Department and Fire Department to make a presence at the event. She also asked if the City could help with social media and publicity for the event.

Dodge agreed that the City could provide support where it can including promoting the event, the electricity, garbage service and presence at the event.

2. **Novel Energy** – McCallum introduced Rick Masloski from Novel Energy to present on the Minnesota Community Solar Garden Program. Masloski began by introducing himself and the company, Novel Energy. He informed that the community solar garden program was create in 2013 with direction from the Minnesota State Legislature and is regulated by the Public Utilities Commission.

He informed that Novel energy has a solar garden located near Lester Prairie in McCloed County that they are looking for subscribers to utilize. He said that the City of Mayer would be an ideal candidate. He said that upon looking at the City’s current electricity usage for its facilities, that the City would take up 33% of the farm if subscribed. He explained that it would be \$0 upfront and that there is no production risk and no pricing risk in that the City would be guaranteed a discount regardless.

Masloski said that the solar farm feeds into the Xcel Energy grid.

He estimated that if the City did the 8 year term with the 2 year term replacement period (10 years) for a discount rate of a penny per kilowatt hour (kWh), that the estimated saving would be about \$5,700/year for 25 years.

Masloski went over the environmental benefits of the City supporting solar.

He went over the payment process stressing that the subscription rate will always remain one cent below the VOS bill credit rate.

Dodge explained that the City had been approached in the past by a company offering a similar subscription to an off-site solar farm. The Council discussed the differences between this contract and the proposal from years back. They concluded that the agreement was different in many aspects and that the previous proposal included a lot of uncertainty. They agreed that this proposal offered solutions to the uncertain elements.

Dodge asked if staff could provide and bring back some additional information including the differences between the previous proposal and this current one. He also asked if staff could provide information on other farms in Carver County and if there would be more of a benefit to support a farm within the same County as the City.

Council agreed that this could be a benefit to the City and wanted this to come back soon to a future meeting for further discussion with additional information.

3. **Carver County Community Development Agency – Land Trust** – McCallum introduced this item stating that the Carver County Community Development Agency administers the Community Land Trust program for the County. She informed that the CDA is hoping to expand the program throughout Carver County in cities that are interested. She said that currently, the program has 28 homes within the land trust mostly in the City of Chaska. They are expanding with a few more homes in Waconia and Victoria.

McCallum introduced Brenda Lano from the CDA to explain the program further. Lano explained the program to the Council stating that they are looking for support from Carver County cities to expand their program. The program helps to provide homeownership to people who would like to live in Carver County communities but need some support to make the purchasing of a home affordable.

Lano informed that Mayer, over the last few years, has not had affordable housing options based on affordability standards. She said that the cost of housing continues to increase. She said that the program helps by bringing properties into the land trust program and making properties affordable. They work with the cities to create a partnership.

Dodge asked if the program focused on new or existing homes. Lano said both.

Dodge said that it seems like a great idea and that he likes the model. He said that he would like more information and discussion between the Council on what they would have to provide within the partnership. For example, money, reduced fees, etc. He wants more information on what other communities offer.

Lano informed that some cities do nothing, while some offer between \$5,000 - \$10,000 in gap funding support. She explained that some communities require developers to participate properties into the program through density requirements. Chaska negotiated within a TIF district.

Lano said the first step would be to get overall City support for the program to come into the City. Lano provided information on the types of people they help including, first time homebuyers, seniors who downsized, people who work in the community but need financial assistance to live there, etc.

Dodge suggested that this be brought to the EDA for informational purposes and to see if there would be interest from the EDA to support this program as well. He said that then it should be brought back to Council for additional discussion.

PUBLIC WORKS

1. Hiring for Seasonal Position – Resolution 4-22-19-17

McCallum informed that the City recently approved the hiring of a seasonal employee for 30 hours per week for 13 weeks at \$12.00 per hour. The City received 5 applications and interviewed 2 of the applicants. McCallum said that staff is recommending William Devine for the position and asked that the Council pass resolution 4-22-19-17 supporting his hiring.

Stieve-McPadden moved to approve Resolution 4-22-19-17 for the hiring of William Devine for the seasonal public works position. McNeilly seconded. Motion passed 3-0.

2. Sewer Jetting and Televising Proposal – Yearly Maintenance

Kuntz stated that staff is proposing to have about 15,000 linear feet of the sanitary sewer line jetted and televised by Overline and Sons in the amount of \$17,293.28. He informed that the scheduled sewer line areas include: Ash Ave N and S, Canary Avenue, 2nd Street NW, Co Road 30, 4th Street NE, West Ridge Road, Ridge Road and Hidden Creek Phases 1 and 2. He said that this is annual maintenance. He said that the City budgeted \$25,000 for the maintenance.

McNeilly moved to approve the project and cost of \$17,293.28 from Overline and Sons to perform the sewer line jetting and television of the scheduled areas. Stieve-McPadden seconded. Motion passed 3-0.

COUNCIL REPORTS

- Dodge congratulated Kuntz on passing his Wastewater A License Test.
- McNeilly said that the Park Commission held a visioning session for the City of Mayer parks and that it was very informative and useful. Dodge suggested a joint Council/Commission meeting in the future.

ADJOURN

There being no further business, a MOTION was made by Council Member McNeilly and seconded by Council Member Stieve-McPadden to adjourn the meeting at 8:05 p.m. Motion Carried 3/0

Mike Dodge, Mayor

Attest: _____
Margaret McCallum, City Administrator

DRAFT