

MAYER CITY COUNCIL MEETING MINUTES – OCTOBER 8, 2018

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

PRESENT: Mayor Dodge, Council Members Boder, Butterfield, and McNeilly

ABSENT: Council Member Stieve-McPadden

STAFF: City Administrator McCallum, City Planner Anderson, Public Works Kuntz, and Deputy Clerk Gildemeister

ALSO PRESENT: Don Wachholz, Jason Hilgers, Allan Thiemert, Kathleen Newman, Steve Harincar, Kristin Harincar

The meeting was opened with the Pledge of Allegiance.

APPROVE AGENDA

A MOTION was made by Council Member Butterfield with a second by Council Member McNeilly to approve the agenda as presented. Motion Carried 4/0

PUBLIC COMMENT

Allan Thiemert, 6202 County Road 23, addressed the Council with concerns about snowmobilers riding on his property. Council asked Staff to contact the local snowmobile club and add discussion to a future Work Session.

APPROVE CONSENT AGENDA

A MOTION was made by Council Member McNeilly with a second by Council Member Butterfield to approve the Consent Agenda as presented. Motion Carried 4/0.

1. Approve the Minutes of the June 11, 2018 Regular Council Meeting.
2. Approve the Minutes of the June 11, 2018 Council Workshop Meeting.
3. Approve Claims for the Month of June 2018.
4. Acknowledge City Administrators Report for the Month of June 2018.
5. Acknowledge Fire Department Report for the Month of May 2018.
6. Acknowledge Sheriff's Department Report for the Month of May 2018.
7. Acknowledge Public Works Report of Activities from May 25 to June 19, 2018.
8. Acknowledge City Engineer Summary Report of Projects from April 7 to May 18, 2018.

PUBLIC HEARING- Fieldstone 3rd Addition Drainage and Utility Easement

A MOTION to open Public Hearing at 6:37 p.m. was made by Council Member Boder and seconded by Council Member McNeilly. Motion carried 4/0.

City Planner John Anderson opened the discussion by sharing the background on 5408 Cinnamon Point and 5411 Cinnamon Point. Mr. Anderson showed the two lots combined with an out lot adjacent to each property. He stated the out lots have been sold to a builder who is planning on combining the out lots with the buildable lots (5408 & 5411). The builder is planning to build houses on 5408 and 5411 Cinnamon Point lots and in the case of 5408 the plan is to add a deck to the side of the house. The deck would cross the existing property line. In order for the City to allow the deck to be built across the property line, a new plat would be required since out lots are unbuildable and need to be re-platted in order to allow them to be buildable. In addition to the plat, a drainage and utility easement is located on the common property line between the lots and out lots. The builder has requested to vacate the existing drainage and utility easements. At the October 2, 2018 Planning Commission Meeting, the Planning Commission recommended approval of the preliminary plat, utility vacation, and final plat. Steve Harincar, 5408 Cinnamon Point, appealed to the Council with his desire to be able to use all of this property and that includes building a deck off the side of their house where there will be a patio door. Jilayna Arcoren, realtor for Mr. Harincar, spoke on her client's behalf. Ms. Arcoren, stated that these

out lots will be well maintained and contribute to the beautification of the City, where previously the grass was not being mowed and kept up. She attested to how meticulous the Harincars take care of their property because she sold their house in Victoria. With the particular design of their house, the deck would be placed off the side of the house facing north and the deck would need to be built over existing easements. She expressed that the Harincar's are really looking forward to enjoying views of the sunset from the deck. Mayor Dodge asked if there were any other public comments and Staff stated no emailed comments were received.

CLOSE PUBLIC HEARING- Fieldstone 3rd Addition Drainage and Utility Easement

A MOTION to close Public Hearing and re-open Regular Council Meeting at 6:45 p.m. was made by Council Member Butterfield and seconded by Council Member McNeilly. Motion carried 4/0.

PLANNING COMMISSION - Fieldstone 3rd Addition Preliminary & Final Plat

1. **Approve Resolution 10-8-18-32 Fieldstone 3rd Addition Drainage and Utility Easement** – A MOTION to approve Resolution 10-8-18-32 Fieldstone 3rd Addition Drainage and Utility Easement was made by Council Member Boder and seconded by Council Member McNeilly. Motion carried 4/0.
2. **Approve Resolution 10-8-18-33 Preliminary Plat** – A MOTION to Approve Resolution 10-8-18-33 Preliminary Plat was made by Council Member Butterfield and seconded by Council Member McNeilly. Motion Carried 4/0.
3. **Approve Resolution 10-8-18-34 Final Plat** – A MOTION to approve Resolution 10-8-18-34 Final Plat was made by Council Member McNeilly and seconded by Council Member Boder. Motion Carried 4/0.
4. **Approve Text Amendment Regarding Floodplain Management Text and Map** – John Anderson, City Planner, stated the State of Minnesota delegated the responsibility to local governments to adopt regulations designed to minimize flood losses. Mr. Anderson summarized the text language changes in chapters 152 and 154, and stated the new floodplain maps are ready to be approved. The City has till December 31, 2018 to approve the text amendment and maps. A MOTION to approve Text Amendment Regarding Floodplain Management and Map was made by Council Member Boder and seconded by Council Member McNeilly. Motion carried 4/0.

CITY ADMINISTRATOR

1. **Discussion on Proposal to Provide Long Term Financial Management Plan with Ehlers** – Todd Hagen, Ehlers Senior Municipal Advisor, presented a proposal to develop a long-term financial management plan (FMP) to identify sustainable funding mechanisms for its pavement management program, new fire station, and public works equipment. Mr. Hagen stated that Ehlers proposes to assist the City in developing its funding strategy by undertaking an FMP that will address all funds having an impact on property taxes. In this way, the City will be able to confidently fund its projects with an understanding of how capital projects fit into the context of the City's finances as a whole; and the tax impact of funding the projects on residents and businesses. Ryan Miles, Ehlers Investment Advisor, provided an investment and cashflow summary. The FMP can be completed in approximately 90 days, depending on the availability of capital improvement plans and Council Workshop meeting schedules. Ehlers will perform the Financial Management Plan at an hourly rate of \$240 and the expected cost range is \$16,000 to \$20,000. The Council expressed their desire to understand the City's Investments and how these investments can be managed and accessibility of these funds for future projects. Council directed Staff to work with Ehlers and bring investment discussion to a future Work Session.

2. **Approve Ordinance 224 Jaguar Communications Franchise** – A MOTION to Approve Ordinance 224 Jaguar Communications Franchise was made by Council Member Butterfield and seconded by Council Member Boder. Motion Carried 4/0.
3. **Approve Resolution 10-08-18-35 Ordinance 224 Summary** - A MOTION to approve Resolution 10-18-18-35 Ordinance 224 Summary was made by Council Member McNeilly and seconded by Boder. Motion carried 4/0.
4. **Approve Resolution 10-08-18-36 2018 Employee Benefits** – A MOTION to increase employee health benefits to \$1500 till December 31, 2018 was made by Council Member McNeilly and seconded by Council Member Butterfield. Motion carried 3/1. *Council Member Boder a nay.*

FIRE DEPARTMENT

1. **Authorize Mayors Signature on 2019 Fire Contracts** – A MOTION to authorize Mayors signature on 2019 Fire Contracts was made by Council Member McNeilly and seconded by Council Member Butterfield. Motion carried 4/0.

COUNCIL REPORTS

- Mayor Dodge gave an update on the Fallen Fire Fighter Ceremonial Service held in St. Paul. Jeffrey Vollmer was one of the honored.
- Council Member McNeilly stated that she attended the National Fallen Fire Fighter Ceremony held in Maryland where Jeffrey Vollmer was honored and Emily Vollmer was presented a flag.
Link: FireHero.org

ADJOURN

There being no further business, a MOTION was made by Council Member McNeilly and seconded by Council Member Butterfield to adjourn the meeting at 7:47 p.m. Motion Carried 4/0

Mike Dodge, Mayor

Attest: _____
Janell Gildemeister, Deputy City Clerk