

MAYER CITY COUNCIL MEETING MINUTES – DECEMBER 12, 2022

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

PRESENT: Mayor Dodge, Council Members Heldt and McNeilly

ABSENT: Council Member Wegner

STAFF: City Administrator Johnson and City Clerk Gildemeister

ALSO PRESENT: Derek Boettcher, Myron Taylor, Stan Heldt, David Gohl, Ken Plocher, Troy Puckett, Tim Thompson, Shirley Ostlie, Dan Cone, Mike Oltrogge, Joe Aurich

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 Heldt to approve the agenda with the tabling of items 14-17 related to Zion Lutheran School Addition per their request. Motion Carried 3/0.

PUBLIC COMMENT

None

*Mayor Dodge stated it is with a heavy heart that Council Member Millender passed away and expressed appreciation for his service to the community and voiced the City's condolences to his wife Leann and his son's Austin and Will and extended family.*

APPROVE CONSENT AGENDA

A MOTION was made by Council Member Heldt with a second by Council Member McNeilly to approve the Consent Agenda as presented. Motion Carried 5/0.

1. Approve Minutes of the November 28, 2022 Regular Council Meeting.
2. Approve Minutes of the November 28, 2022 Council Workshop Meeting.
3. Approve Claims for the Month of December 2022. Check numbers 24869 to 24897. E-check numbers 6590 to 6592.
4. Approve Final Pay Application #12 to BCI Construction for the Fire Station Project Conditioned Upon Completion of All Punch List Items and Submission of Closeout Documents.
5. Approve Pay Application #1 to for the Old Schoolhouse Pavilion Project.
6. Approve to Cancel the December 26, 2022 Council Meeting.

TRUTH-IN-TAXATION HEARING – 6:32 p.m.

City Administrator Johnson opened hearing by explaining the Truth in Taxation as required by law. Johnson informed the Council the purpose of the hearing is to go over everything related to property tax. The Truth in Taxation process helps the public understand local government's budget process and how property taxes are determined. Johnson stated we will focus on tax levy's, historical data on what levies have been and will be, tax rates, tax base, and then go over the 2023 Preliminary Budget as well as the 2023 Final Budget revenues and expenditures. Johnson explained the journey the city went through and why the tax rate for the preliminary budget showed an increase in the tax levy of 31% and how the final tax levy for 2023 is 12.18%.

After the historical explanation, Council welcomed comments from the audience.

*Shirley Ostlie, 5171 Harvest Curve, asked if the City has figures on the new housing and how much the city is getting from tax dollars. Johnson stated the City had 9 new houses built in 2022 and 25 in 2021 and are not on the 2022 statement. Those taxes take two years to be seen on a tax statement.*

*Troy Puckett*, 426 5<sup>th</sup> Street NE, asked if the City has data showing comparable taxes with surrounding cities. He is concerned that the taxes are high in Mayer. Council shared that for western Carver County, the City of Mayer has one of the lowest tax rates and have been steadily decreasing since 2017.

*Joe Aurich*, 1388 Pinecone Circle, asked for clarification on the mill and overlay costs for the street improvement project CIP and asked when the cost of water will come down. Council Member McNeilly clarified that street projects do no effect water rates. Water is not funded by taxes; it is an enterprise fund and is funded by the number of homes. Mayor Dodge added; the city has about three years left on the debt levy, however, that doesn't mean that water rates will come down because the city must plan for expansion. Mayor Dodge stated that the infrastructure was built in 2003 and at that time the city was expected to grow by 75 homes a year. Since 2008, with the housing crash, the City of Mayer has not come close to that, and these enterprise funds need to be self-sufficient, and they are not. Dodge stated a study was performed and the study showed the city needed to increase its water rates by 3% a year to be self-sufficient. Dodge clarified that Council has been very conscious of the water rates and has worked very hard to keep rates down. That is why water rates were not increased for 2022 and will not be increased for 2023. Aurich asked why the city is not doing more to bring in more businesses. Dodge shared the city works hard to bring in businesses; its not that simple. City Staff meets with all interested parties. The major factor for businesses not coming to Mayer is the number of residents. Dodge also shared that the State was offering grant incentives during the Covid years to new business located outside the seven-county metro area. Owners could go to Norwood Young America and open a business and get state funding. So that hurt us too.

*Ken Plocher*, 2491 River Bend Trail, asked if the figures that were on the tax statement were going to be adjusted and Council stated yes, they will be adjusted tonight to 12.18%.

*Tim Thompson*, 5139 Harvest Curve, commented on the roller coaster tax levy and would like the city to work toward a gradual increase year after year. Thompson stated in his opinion the city should hold off on the street improvement CIP's.

Council discussed how the Long-Term Comprehensive Improvement Plan (CIP) has been a great tool to help guide Council when making financial decisions and the city has shown progressive growth and consistency. Mayor Dodge asked City Administrator Johnson if the city received emails or letters from residents. Johnson stated no emails or letters have been received by Staff. Mayor Dodge commended Johnson for a thorough presentation. Council thanked Johnson for all his hard work and thanked the residents for all the comments.

*Closed public hearing at 6:48 p.m.*

1. **Approve Resolution 2022-12-12-1 Approval of the 2023 Final Levy and Budgets** – A MOTION to approve the was made by Council Member McNeilly and seconded by Council Member Heldt. Motion carried 3/0. Nikki thanked Johnson for finding and researching and getting the levy lowered.  
*Mayor Dodge Recessed Regular Council Meeting at 7:11 pm.*  
*Mayor Dodge Resumed Regular Council Meeting at 7:13 pm.*
2. **Approve Resolution 2022-12-12-2 Amendment to the City of Mayer 2040 Comprehension Plan Changing the Designation of Property on the Future Land Use Map from Medium Density Residential to Public and Quasi Public** – Tabled
3. **Approve Ordinance 236 Amendment of City Code Chapter 152 Zoning, Section 152.051 Rezoning Property from R-1 Low Density Residential District to P/I Public Institutional District** - Tabled
4. **Approve Resolution 2022-12-12-3 Denying a Variance to Reduce the Required Number of Off-Street Parking Spaces from Seventy Stalls to Four Stalls to Allow for an Addition to Zion Lutheran School at 209 Bluejay Avenue** – Tabled

5. **Approve Resolution 2022-12-12-4 Site Plan for an Addition to Zion Lutheran School – Tabled**

PUBLIC WORKS

1. **Approve Resolution 2022-12-12-5 Site Plan to Allow for an Expansion to the Existing Public Works Building** A MOTION to approve Resolution 2022-12-12-5 Site Plan to Allow for an Expansion to the Existing Public Works Building located at 323 Shimmcor Street was made by Council Member McNeilly and seconded by Council Member Heldt. Motion carried 3/0.
2. **Approve Resolution 2022-12-12-6 Approving Plans and Specifications and Authorizing Advertisement for Bids** – A MOTION to approve Resolution 2022-12-12-6 Approving Plans and Specifications for Public Works Building and Authorize to Advertise for Bids was made by Council Member Heldt and seconded by Council Member McNeilly. Motion carried 3/0.

FIRE DEPARTMENT

1. **Approve Fire Department Officers** – A MOTION to approve the Fire Department Officers was made by Council Member McNeilly and seconded by Council Member Heldt. Motion carried 3/0.
2. **Approve Annual Fire Protection Contracts with Townships** – A MOTION to approve the annual Fire Contracts with Townships was made by Council Member McNeilly and seconded by Council Member Heldt. Motion carried 3/0.

ADMINISTRATION

1. **Approve 2023 Contract for City Planning Services** – A MOTION to approve the 2023 Contract with Municipal Development Group for City Planning Services with hourly rate of \$110.00 per hour and travel rate of \$75.00 per trip was made by Council Member McNeilly and seconded by Council Member Heldt. Motion carried 3/0. Mayor Dodge asked Staff to connect with John Anderson to make sure he is available for Council Meetings.
2. **Adopt Resolution 2022-12-12-7 Declaring a Vacancy on the City Council** – A MOTION to adopt Resolution 2022-12-12-7 Declaring a Vacancy on the City Council was made by Council Member Heldt and seconded by Council Member McNeilly. Motion carried 3/0. Mayor Dodge asked Staff to correct a typing error.
3. **Discussion on Method of Filling Council Vacancy** – City Administrator Johnson stated City Council has two options for filling Council vacancy due to the passing of Council Member Millender. The first is to hold a special election and the second is to appointment and/or interview. Johnson recommended to appoint someone to the seat. Mayor Dodge stated that there was not a lot of interest to file at the last election and he agreed appointing would be best. Dodge asked Council if they want to appoint or interview. A MOTION to appoint Peggy Wegner to the vacant seat since she received the second most write-in votes and then open up to interviews if she declines was made by Council Member McNeilly and seconded by Council Member Heldt. Motion carried 3/0.

*Council Member McNeilly leaves at 7:19pm*

**Veterans Memorial Sidewalk Project Presentation** – Stan Heldt, Carver County Veteran Memorial Group, presented information on the veteran’s memorial sidewalk project. Heldt stated that the total cost for the sidewalk is \$9,000. The sidewalk will be installed from County Road 30 to the entrance into parking lot. Heldt stated that Carver County committed to fund a third of the cost. Council asked when the project is to begin. Heldt stated, early March when road restrictions are lifted. Council thanked the Veterans Memorial group for their dedication and stated they have done a phenomenal job. Mayor Dodge stated he will get this presentation to who needs to see it and discuss it next year.

ADJOURN

Council Meeting adjourned at 7:38 p.m.

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Mike Dodge, Mayor

Attest: \_\_\_\_\_  
Janell Gildemeister, City Clerk MCMC