

City of Mayer

City Council Meeting Minutes for February 12th, 2024

Present: Mayor Dodge, Council Members McNeilly, Heldt, Wegner
Absent: Council Member Eley
Staff: City Administrator Nicholas Johnson
Fire Chief Andy Maetzold
City Engineer Dave Martini
Visitors: Don Wachholz
Nick Vlcek

Opening Items

The meeting was called to order at 6:30pm by Mayor Dodge.
The Pledge of Allegiance was recited.

Approval of Agenda

Mayor Dodge requested an item be added to the end of the meeting prior to adjournment. The item was going to closed session under Minnesota Statute 13D.05, subdivision 2(b) for preliminary consideration of allegations or charges against an individual subject to its authority. A motion was made by McNeilly and seconded by Heldt to approve the agenda with the addition. All voted in favor. None voted against. The motion was carried.

Public Comment Period

There were no attendees for public comment.

Consent Agenda

A motion was made by Wegner and seconded by Heldt to approve the consent agenda. All voted in favor. None voted against. The motion was carried.

1. Consider Approval of January 8th, 2024 City Council Minutes
2. Consider Approval of January 8th, 2024 City Council Workshop Minutes
3. Consider Approval of Claims for Payment
4. Consider Approval of Staff Reports
5. Consider Approval of 2024 Wetland Management Service Agreement with Prairie Restorations, Inc.
6. Consider Approval of Reduction of Credit for Coldwater Crossing 8th Addition
7. Consider Approval of Contract with Frontline Warning Systems
8. Consider Approval of Contract with Abdo for Technical Financial Assistance
9. Consider Approval of Temporary Liquor License for Trinity Lutheran on April 27, 2024 at Mayer Lutheran High School
10. Consider Approval of Exempt Gambling Permit for the Mayer Lions Club on April 13, 2024 at the Mayer Community Center

Business Items

Presentation of Old Creamery Business Plan – The old creamery property owner Nick Vlcek joined the Council in a discussion on his proposed plan for the redevelopment of the property. Nick Vlcek had been directed by the Council during the October 23, 2023 to produce:

- Intended use of the property along with background research to ensure the use is compatible with the zoning district and code of the City along with the intended business model.
- A detailed financial breakdown showing sources and uses of funding related to the project. Sources include specific funding whether personal, loans, and grants along with reasonable timelines of when the money would be available for use. Uses of funding includes all major categorical costs to final product, not just bare bones improvements.
- A schedule of improvements detailing what will be accomplished and when.

The plan submitted by Nick Vlcek included a phased approach towards restoration of the building. First phase would continue to shore up the security of the building to prevent intrusion along with removal of the lean-to and repairing the roof with completion by August 2024. Second phase would focus on exterior masonry and other repairs. Final phase included bringing the interior up to code with electrical, HVAC, water and sewer service, and finishings. Cost estimates for first and second phase were obtained but vague for the final phase. Similarly, timelines became vague as the phases progressed. City Administrator Johnson discussed concerns about the long term success of the project noting a handful of considerations were left out. Further noted was the lack of complete revenue sources to fund the project. Nick Vlcek informed the Council his personal investment of \$100,000, along with a not-yet-secured grant from the Carver County CDA, would provide the means to repair the roof. After further discussion the consensus of the Council was to table the matter until the grant application was reviewed by the CDA or, in the opinion of the City Administrator with consultation with the CDA, it was determined a grant application would not be competitive.

Consider Adoption of Ordinance 243 Regulating Hot Air Balloons in City Parks – A motion was made by Wegner and seconded by McNeilly to adopt Ordinance 243 regulating hot air balloons in City parks. All voted in favor. None voted against. The motion was carried.

Consider Approval to Purchase Small Rescue Replacement for Fire Department – Council had reviewed a request to utilize State funding to replace Small Rescue #11 for the Fire Department at a workshop in January 2024. Mayor Dodge noted that the State funding did not have a date by which it was required to be spent by. He discussed holding off on replacing Small Rescue #11 as it was still in good shape and designating the State funds for its replacement at a later date. Fire Chief Maetzold encouraged the Council to move forward with the purchase. He stated front-line vehicles are rotated out to backups at the fifteen year mark. The replacement of the small rescue would follow suit. A motion was made by McNeilly and seconded by Heldt to approve the replacement of Small Rescue #11. McNeilly and Heldt voted in favor. Dodge and Peggy voted against. The motion failed. The consensus of the Council was to bring the item to a workshop after the next meeting.

Discussion with City Engineer Regarding Lead Service Line Survey Grant – City Administrator Johnson and City Engineer Martini discussed the requirement for cities to perform a lead service line survey by October of 2024. The Minnesota Department of Health has grant funds available to assist registered consultants with the work on behalf of cities. Bolton and Menk received registration as a consultant. The Council would need to approve an engagement request before the Department of Health would allow Bolton and Menk to assist the City. A motion was made by McNeilly and seconded by Heldt to approve the engagement letter. All voted in favor. None voted against. The motion was carried.

Consider Approval of contract with Commercial Recreation Specialists for Construction of a Splash Pad at Old Schoolhouse Park – City Administrator Johnson informed the Council the City had been given a waiver of retroactivity from the Minnesota DNR through the National Park Service for the splash pad project. The waiver of retroactivity would allow any expenditures made prior to the grant documents being executed to be eligible for reimbursement. The Council discussed and wanted to wait until the grant documents were executed before approving the contract for construction. The item was tabled.

Consider Adoption of Resolution Receiving a Donation from the Mayer Baseball Club for Tree Plantings for the Splash Pad Project – The Mayer Baseball Club is donating \$3,000.00 to go towards planting trees once the splash pad project is completed. A motion was made by Wegner and seconded by McNeilly to adopt Resolution 2024-3 to accept the donation and designate it for splash pad tree planting use. All voted in favor. None voted against. The motion was carried.

Consider Approval of Annual Fire Protection Contracts with Townships – City Administrator Johnson reviewed the 2025 fire protection contracts with the Council. A motion was made by McNeilly and seconded by Heldt to approve the contracts. All voted in favor. None voted against. The motion was carried.

Consider Adoption of Resolution Authorizing the Submission of a Grant Application to the Safe Routes to School Planning Assistance Program – City Administrator Johnson discussed the efforts of the Sidewalk Committee in their work to produce an updated plan for future sidewalks and trails in Mayer. The grant application to the Safe Routes to School program would provide technical assistance for the planning process. The results would be used for grant applications towards construction later on. A motion was made by Heldt and seconded by Wegner to adopt Resolution 2023-4 authorizing the submission of the grant application. All voted in favor. None voted against. The motion was carried.

City Council Reports

Council Member McNeilly and Mayor Dodge reported attending a Personnel Committee meeting.

Closed Session

A motion was made by McNeilly and seconded by Heldt to go into closed session under Minnesota Statute 13D.05, subdivision 2(b) for preliminary consideration of allegations or

charges against an individual subject to its authority. All voted in favor. None voted against. The motion was carried.

A motion was made by Heldt and seconded by Wegner to reopen the meeting. All voted in favor. None voted against. The motion was carried.

Adjournment

A motion was made by McNeilly and seconded by Heldt to adjourn the meeting. All voted in favor. None voted against. The motion was carried.

Attest:

Mayor

City Clerk