

MAYER CITY COUNCIL MEETING MINUTES – AUGUST 12, 2019

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

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

ABSENT:

STAFF: City Administrator McCallum, City Attorney Sullivan, Fire Chief Rod Maetzold, Fire Chief Andy Maetzold and Deputy Clerk Gildemeister

ALSO PRESENT: Don Wachholz, Jen Garrison, Brian Garrison, Chad Heldt, Corey Brunton, Garlen Mikolichek, Paul Malberg

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 5/0

PUBLIC COMMENT

None

APPROVE CONSENT AGENDA

A MOTION was made by Council Member Butterfield with a second by Council Member McNeilly to approve the Consent Agenda with date and spelling corrections to Resolution 8-12-19-28. Motion Carried 5/0.

1. Approve Minutes of the July 22, 2019 Regular Council Meeting.
2. Approve Minutes of the July 22, 2019 Council Workshop Meeting.
3. Approve Claims for the Month of August 2019. Check numbers 22425 to 22460. E-check numbers 5350E to 5370E. Check numbers 50090 to 50091.
4. Approve Resolution 8-12-19-29 Fire Department Hiring of Firefighter Erik Strand.
5. Approve Temporary Liquor License for Mayer Lutheran High School Event.
6. Acknowledge Quarter 2, 2019 Building Permit Report.
7. Accept Snow Removal Contract for 2019-2020 with Widmer Construction.
8. Acknowledge Quarter 2, 2019 Financial Report from Abdo, Eick, and Meyers.

PUBLIC HEARING: 6:33 pm

Hearing to discuss the Mayer Fire Department Building Project, including the economic and environmental impacts, service area, alternatives to the project, potential funding sources, and USDA Rural Loan application.

City Administrator McCallum opened the hearing with a PowerPoint presentation on the history of the Mayer Fire Station followed by a discussion on funding sources. The City enlisted the guidance of its financial advisor to review loan bond options available to the City. Bond loans (by Minnesota Law) are limited to 30-year loan periods and typically have higher interest rates. The Fire Department recommends the USDA loan option which offers a 40-year loan term with a fixed interest rate of 3.5%.

Corey Brunton and Todd Myerhoff of Brunton Architects spoke at length on the details of the project, the need for the new facility, the building site, and cost estimates. Corey Brunton stated to Council that he has experience working with the USDA and explained the USDA loan process.

If Council agrees to apply for a USDA loan, according to Brunton Architects, the amount to be financed is \$3,058,050.00. The projected timeline for the project is to begin construction in 2020. Loan repayment would

start in 2021. The City would owe approximately \$56,000.00 in construction interest in 2020. The City would then levy and pay an estimated payment of \$143,209.00 per year for the terms of the loan.

City Administrator McCallum informed the audience that Council and Commissions have been holding visioning sessions to identify key City projects in the upcoming years. A few of these include focusing on street maintenance projects, park and recreation projects, building upgrades and maintenance, and vehicle and equipment replacement. The City has been working with a financial consultant to financially forecast out the impact of these projects through a Capital Improvement Project and Budget Report.

Mayor Dodge asked for comments from the audience. No one from the audience came forward with comments. Staff stated there were no emailed comments received.

Fire Chief Rod Maetzold spoke to the problems with the current Fire Station, located at 111 4th Street NE. Reaffirming that space is the biggest problem along with the lack of a ventilation system for the removal of carcinogens which are all over the station. He stated he worries about the safety of the firefighters.

Mayor Dodge closed the Public Hearing to resume Regular Council Meeting at 7:10 pm and called for a motion.

A MOTION to submit a USDA loan application to qualify for funding for Mayer Fire Department building project was made by Council Member Stieve-McPadden and seconded by Council Member McNeilly. Motion carried 5/0.

Council Member Butterfield asked Staff if the City has applied for grants. Staff informed Council that the City does not qualify for grants based on the medium household income being too high.

Council Member Stieve-McPadden stated to be clear, if the City qualifies for the USDA loan, the City is not approving the new Mayer Fire Department building project.

Council Member Boder asked Fire Chief Maetzold if he acquired cost estimates to make the current Fire Station work and if he has exhausted all other avenues. Fire Chief Maetzold stated that the physical space and square footage of the current station does not work. The current building structure does not allow for a second story and there is not enough apron space to safely back the trucks out of the stalls.

Corey Brunton summarized deficiencies of the current Fire Station for Council.

Mayor Dodge stated he is concerned about the timeline for the loan. He asked if there was an application fee. Staff answered no.

Council Member McNeilly asked if there is a time limit on when the project needs to be started. Corey Brunton stated that there is an "ideal" time limit of January 2019 to get the best contractor bids for construction in 2020.

CITY ADMINISTRATOR

- 1. Discussion on Mosquito Control** – The City of Mayer is part of the seven-county metro area which is serviced by Metropolitan Mosquito Control District (MMCD) for mosquito, gnat, and tick control. Staff indicated that she has received complaints about mosquitos and asked Council to discuss the City taking on mosquito control. Council stated that Carver County residents already pay for mosquito control with MMCD and cannot justify increasing taxes to add mosquito control to the budget. Council agreed they need more information for further discussion.
- 2. Code Enforcement at 413 4th Street NE** – Garlen Mikolichek, 413 4th Street NE, addressed Council about a code violation letter he received. Mr. Mikolichek expressed concern regarding his recent violation on his

property and coming into compliance. He stated that he has been parking on the grass since 1978 and wanted to know if he was being singled out. City Administrator McCallum stated that she makes routine sweeps of the City and has sent out over one hundred code violation letters. Council and Staff affirmed that Garlen Mikolichcek was not being singled out. Mr. Mikolichcek asked when the code was passed. Council stated the code was enacted July 9th, 2001. Mr. Mikolichcek wanted to know why rock could not be used as a parking surface. Mayor Dodge informed Mr. Mikolichcek that the Planning Commission discussed parking pad materials at length, however, did not approve the use of rock as a parking material. After listening, Council empathized, however, restated that Mr. Mikolichcek was still in violation of City Code and recommended working with the City Administrator to resolve the issue.

3. **Special Event Discussion with Resident** – Brian Garrison, 108 Bluejay Avenue, addressed Council regarding concerns about the recent special event held at Knuckheads on July 27, 2019. He stated how he was offended by the language and the loud music coming from Knuckleheads. Mr. Garrison informed Council that a flyer was left at his property a couple days before the event but did not list any contact information. He stated he would have liked to be notified well in advance of the event as he and his wife were not able to make other arrangement in time and had to cancel an engagement on the following Sunday morning. Mr. Garrison wanted to know what the Council will do, in regard to, future events. After listening to Mr. Garrison's concerns, Council acknowledged that the City could have done a better job in monitoring the whole process. Council agreed Knuckleheads did not communicate the event to its neighbors as specified at a previous Workshop Meeting. Council agreed the City could improve on its procedures and needs to put a policy in place. Council directed Staff to work on drafting a policy.
4. **Approve Watertown-Mayer School District Special Election** – A MOTION to Approve Watertown-Mayer School District Special Election and Administrative Service Agreement was made by Council Member Stieve-McPadden and seconded by Council Member Butterfield. Motion carried 5/0.

ENGINEERING

1. **Approve West Ridge Park Parking Lot Bid** – A MOTION to Approve the bid with Valley Paving in the amount of \$68,090.50 for the West Ridge Park Parking Lot project was made by Council Member Butterfield and seconded by Council Member McNeilly. Motion carried 5/0.

COUNCIL REPORTS

- Mayor Dodge stated he attended a personnel meeting to discuss the Fire Department Personnel Policy.

CLOSED SESSION-Minn. Stat. §13D.03

Council Member Stieve-McPadden made to following Motion at 8:15 p.m.:

MOTION TO CLOSE CITY COUNCIL MEETING

1. The meeting is closed to consider strategy for labor negotiations, including negotiation strategies or developments or discussion and review of labor negotiation proposals, pursuant to Minn. Stat. § 13D.03, subd. 1(b);
2. The specific subjects to be discussed, pursuant to Minn. Stat. § 13.01, subd. 3, may include the status of labor negotiations and negotiation strategies.

The motion for the adoption of the foregoing Motion was duly seconded by Council Member McNeilly and upon a vote being taken thereon, the following voted in favor thereof: Mayor Dodge, Council Members Boder, Butterfield, McNeilly and Stieve-McPadden.
and the following voted against the same:

A MOTION to close Closed Session and reopen Regular Council Meeting at 9:08 p.m. was made by Council Member McNeilly and seconded by Council Member Stieve-McPadden. Motion carried 5/0.

ADJOURN

There being no further business, a MOTION was made by Council Member Butterfield and seconded by Council Member McNeilly to adjourn the meeting at 9:10 p.m. Motion Carried 5/0

Mike Dodge, Mayor

Attest: _____
Janell Gildemeister, Deputy City Clerk

DRAFT