

MAYER CITY COUNCIL WORK SESSION MINUTES – JUNE 11, 2018

Call Work Session to order at 7:56 p.m. by Mayor Dodge.

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

ABSENT: Council Member Boder

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

ALSO PRESENT: None

1. **Discussion on Tower Lease at 413 Bluejay Avenue:** The City entered in to a Site Lease Agreement in July of 2000 with Verizon. Pursuant to the terms of the Lease, a communications antenna facility (Verizon) was constructed on 413 Bluejay Avenue, property owned by the City. The original term of the Lease was 10 years, with two additional 5-year renewal periods (total of 20 years). An Amended Site Lease Agreement was entered into in August of 2008. The Amended Lease extended the term of the tenancy by five successive 5-year terms (total of 25 years). The Amended Lease remains in effect though the end of 2034. The City currently receives approximately \$35,000 per year in total rent. The tenant proposed to extend the term of the Amended Lease by six additional 5-year terms (total of 30 years). This would result in extending the Lease through 2064-over 46 years from now. In exchange for this lease extension, the City would receive a one-time signing bonus of \$20,000. The current offer would bind the City for another 30 years beyond the current lease year of 2034. Staff calculated that the City would receive approximately \$55.00 per month with this new 20-year lease extension. City Attorney affirmed that he doesn't see it as a benefit to the City because the tenant has over 16 years left on the current lease and in his opinion it is not enough of an incentive to sign. Council agreed with the City Attorney and is not interested in their offer.

1. **Discussion on Volunteer at City Hall:** The City Administrator received a letter from a Council Member offering to volunteer their time at City Hall. The City Administrator asked Council for their input and direction. Before there could be much discussion, the City Attorney stepped in to express some obvious concerns. He stated that there would be a clear chain of command issue. He also stated the potential Workers Comp issues, and Staff/Council relationship issues. He suggested the City look into what volunteer work is needed and whether the City really needs to hire additional employees. Majority of the Council agreed to do nothing with City Hall volunteers at this time.

2. **Engineer Updates:**
 - a. **Pond Maintenance Plan:** City Engineer Martini updated Council on the status of City ponds. He stated a number of ponds are nearing 20 years old and will need major maintenance. He stated that currently the City does not have a long term plan for maintenance of the City ponds. He recommended in the future the City create out lots around any new ponds.

After discussion, Council directed City Administrator, Public Works, and City Engineer to get together and formulate a plan to include how City will access City ponds and the costs involved.
 - b. **Residential Development-Topsoil and Grass Installation:** City Engineer Martini informed Council that he visited a property where the sod has died. He stated that a property owner

complained about the lack of topsoil under the sod. He corresponded with the builder and the builder made clear that six inches of organic material was spread on the property per code. After discussion on types of soil, organic material, grading, and condition of sod on adjacent properties. Council asked City Administrator to reach out to surrounding communities for information on their code requirements.

3. **Discussion on Adding a Light Pole at City Hall/Community Center Parking Lot:** Council reviewed a bid from AME Electric in the amount of \$4,740.00 for a light pole installation in the parking lot of City Hall/Community Center. After some discussion on the placement of the light pole and cost, Council asked City Administrator to acquire additional quotes and bring back for future discussion.

Council asked Public Works about the pot holes on Bluejay Avenue and Public Works stated that the pot hole were on the list of items to be repaired.

MEETING ADJOURNED

There being no further business, the work session was adjourned at 8:53 p.m.

Mike Dodge, Mayor

Attest: _____
Janell Gildemeister, Deputy City Clerk