

MAYER CITY COUNCIL MEETING MINUTES – JANUARY 25, 2021

Call Regular meeting to order at 6:33 p.m. by Mayor Dodge

COUNCIL PRESENT: Mayor Dodge

COUNCIL PRESENT VIA ZOOM: Council Members Boder, Heldt, Millender, and McNeilly

ABSENT:

STAFF PRESENT VIA ZOOM: City Administrator McCallum, Deputy Clerk Gildemeister, Fire Chief I Andy Maetzold

MEMBERS OF THE AUDIANCE VIA ZOOM: Don Wachholz, Scott Iverson, Dave Martini, Jeff Weyandt, Ivan Raconteur, Tice Stieve-McPadden, Logan Pysick, Todd Hagen, Troy & Becky Puckett, Suzi Poppler, Jeff Schwartz, Madeline Seveland.

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 as presented. Motion Carried 5/0.

PUBLIC COMMENT

None

APPROVE CONSENT AGENDA

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

1. Approve Minutes of January 11, 2021 Regular Council Meeting.
2. Approve Claims for December 2020 and January 2021. Check numbers 23533 to 23566. E-check numbers 5898 to 5859 to 5904, and 5912 to 5917.
3. Acknowledge City Engineers Summary of Projects worked on during the past billing period.
4. Acknowledge Fire Department Report for the Month of December.
5. Acknowledge Public Works Report of Activities from December 23, 2020 to January 20, 2021.
6. Acknowledge Sheriff's Department Report for the Month of December 2020.
7. Acknowledge City Administrators Report for the Month of January 2021.
8. Approval of Park Board Appointment-Mike Wegner and Planning Commission Appointments-Patty Lanting and Thomas VonBerge.
9. Approve City of Mayer Fire Station Contract with BCI Construction.

PUBLIC HEARING – *Opened at 6:33 p.m.*

2021 Street Project - Resolution 1-25-21-02

City Administrator McCallum presented a summary along with a PowerPoint to Council.

McCallum: As you know over the last few years, we have been working on a 10-year Street Improvement Project Plan. In 2020 we did our first mill and overlay project. The City is working on planning for the 2021 Street Project which includes improvements to 5th Street and 3rd Street. At this time we have had Bolton & Menk complete a feasibility report, which was approved by the City Council. We are here to hold the Public Hearing for public comment on the project which will then go to a vote to either approve or deny resolution 1.25.21.02 and move forward with the project or not. McCallum turned it over to Bolton & Menk for their PowerPoint presentation on the 2021 street reconstruction project.

City Engineer Jeff Weyandt with Bolton & Menk walked Council through the presentation which showed the project areas, 3rd Street and 5th Street.

Weyandt: The proposed improvements consist of reconstructing 3rd Street between Highway 25 and Bluejay Avenue. Also, the reconstruction of 5th Street between Highway 25 and Bluejay Avenue to the east end of the

road where the pavement currently ends. Along, with the improvements we would add concrete curb and gutter. We would also replace the water main and service on 5th Street and the sanitary sewer services on 5th Street would also be replaced. The main line was lined a few years ago so we do not need to replace that, just the sanitary sewer services. The total estimated project costs are approximately \$1,086,000. Based on the City's assessment policy, the City contribution would be approximately \$890,000 with the accessible portion being \$594,000. Per the assessment policy, we assessed 30 percent of the street improvements to the adjacent properties. So, 30% to residents and the City picks up the remaining 70%. 100% of the concrete curb and gutter would be assessed to residents and the water main portion would be assessed at 30% with the city picking up 70%. The water services and the sanitary sewer services would be assessed 100% to the adjacent properties. The policy estimated assessments for water services is \$2,960 per unit and sanitary sewer services is 3,975 per unit. Weyandt stated that all the improvements are feasible, cost effective, and necessary to maintain the city's infrastructure. If the Council decides to move forward with the project, we could order the improvements tonight. The plan would be to open bids on March 17th, 2021, award the project on March 22nd, 2021 and schedule the final assessment hearing for the fall of 2021.

Mayor Dodge asked if anyone had any questions or comments and asked McCallum to switched back to the packet because it had additional information about the project.

Dodge: Asked the audience to state their name and address so we can document it when commenting.

Suzi Poppler, 120 5th Street NE, said Jeff Schwartz, 113 5th Street NE, and I were kind of looking over the assessment estimates that you had for our properties and it's based on 100 feet frontage or 150 feet frontage. So when we calculate the numbers, it's \$26,000 to \$33,000. Is that assessed over a 15-year period or what's the assessment period?

Weyandt: After the project's over is when the Council sets the terms of the payback period.

Council Member McNeilly stated that on the Ridge Road project it was a 10-year term.

McNeilly: I do not remember the interest rate, but it was a special assessment that was tacked on to my property taxes every year.

Poppler: If you use 10 years as an example, we're going to see our taxes go up \$3,000 a year for the ten years, right?

Weyandt: The assessment hearing is when the length of time is determined.

McCallum: There will definitely be ongoing discussion and I think the terms were usually 10-, 15- or 20-years financing options that can considered.

Dodge: Does that answer your question Suzi?

Suzi lost connection.

Troy and Becky Puckett, we are out in Hutchinson right now, but will be moving to Mayer next year.

Puckett: We purchased the end lot there on 5th Street. How far down 5th Street will the project go? According to your diagram the improvements are going to stop at the end of our property. Will that be a curb and gutter kind of ending point or will that still be a dirt road?

Weyandt: The plans right now are to end it where the existing blacktop ends. We would reconstruct the black portion of the road and the curb and gutter would just taper down to nothing as you enter the gravel portion. When we prepare final plan, the City can review them and decide to extend it another 50 feet, but as of right now we were just planning on reconstructing the paved portion of the road. This was talked about and it's supposed to go further because we knew that this property was going to get developed. Currently, I believe the blacktop stops at the end of 416 5th Street NE. It is my understanding that it would go up to the edge of your property to the east.

Puckett: We were just curious if it's going to go all the way down and if there are there plans in the future that you know of to do any kind of connecting down there to that road or is that not even being considered?

McCallum: It is a private road; however, nothing is ever not feasible. The City would probably have to work to get an easement over there if it were ever determined that that was necessary. I do not think we have the ability currently, to extend it and there has been no discussion and no plans at all to do that at this time.

Puckett: Thank you.

Dodge: Is there anyone else who would like to speak?

Schwartz: We have a couple other questions. What's the real reason for replacing the water main?

Weyandt: The water main is cast iron and right now cities use either ductile iron or PVC. The age of the material of the water main which here, was installed in the 70s, and because we are putting in a new road. The life of the water main isn't expected to last as long as the road, so now is a good time to replace the water main.

Schwartz: So you gotta tear it up most of Mayer.

Weyandt: I believe a good portion of the water main was reconstructed with the Westridge Development. So as we make our way through the old part of town, we will replace any old infrastructure that we feel is going to need to be replaced at that time. This is pretty consistent with the other project that we did in 2007 or 2008.

Schwartz: So, you know, \$33,000 is a good chunk of change.

McNeilly: I live on Ridge Road and was part of the assessment in 2007. It was the same type of project, water, sewer, curb and gutter. There were just more homes to cover the assessment costs of the project. I think these numbers are very comparable in terms of what the assessment percentage is that we paid in 2007.

Schwartz: What are the plans in the future for 5th Street with the high school? They put a whole new frontage road in over there and their address still directs cars to run up fifth street and there's a lot of wear and tear and traffic on this road. So, if you're going to charge me \$33,00, I don't want all these big trucks and everything beating up 5th Street so we got to redo it again.

McCallum: So my understanding is that they have worked with google and they have directed staff to not use 5th Street. They've sent out memos to staff and students and visitors that they need to come in on the northern entrances off of the roundabout.

Schwartz: Well it's not working at all. They have two entrances on 5th Street. Buses, garbage trucks, teachers, all continue to use 5th Street. What's to stop all the big trucks the next time they do construction work up there? All the construction traffic was coming up here and that is why the road is in the condition it is and that's going to happen again because these entrances remain open. There's no enforcement whatsoever.

McCallum: Well, they are entitled to use this road as well because they have been there a very long time and they are also paying for it.

Schwartz: Are we going to pay more? Are they going to pay more than us when they're having all these big trucks causing all the wear and tear?

Dodge: Can we go to the assessment slide. Zoom in please.

McCallum: The City can try and continue to work with the school. The residents can try to work with the school to figure out ways to reduce traffic. The difficult thing is that they have been in this community for a really long time as well and that was their main entrance, so it takes time, in my opinion, to shift behavior.

Dodge: Can you point out the MLHS?

McCallum: MLHS has contacted the City and we're working with them to change their address over to 62nd Street and not 5th Street. As far as closing those entrances off, I don't know if we can from a public safety position. But we'll continue to work with them to get some feedback.

Poppler: They have their main entrance on 62nd, why do they need all these extra entrances here? Again, we're going to be responsible for this down the road and it's going to deteriorate the road that much quicker. They're the ones putting the brunt of the traffic on this road and they're not enforcing it on a regular basis.

Dodge: Jeff maybe you can tell if these roads are designed for 30 years with this kind of traffic with school buses, construction, and garbage trucks. We know some of that will happen like all roads, but like I said, we'll continue to work with MLHS. Buses shouldn't be coming back there. They should be going up front. Garbage trucks of course they can certainly go on there: it's a public road and that's a one once a week traffic. But when they have events or sporting events everything should be coming up through 62nd street. That was the intent when we built the roundabout.

Schwartz: Is this a special tonnage road because of the traffic? What's the road rated at or what will it be rated at?

Weyandt: The road will be rated as a seven-ton road. That is in the spring of the year that's when the road's vulnerable to damage. So in the spring of the year we'd have to post it as a seven-ton road, but the after limits come off, the road can handle ten tons. The same as for 4th Street. It is also a 7-ton road but can handle 10 tons.

Poppler: The last question. If I'm looking at that map of the City of Mayer, the property across

from Agave where the old Creamery is, and the park up by Snap Fitness, is that City property?

McCallum: Yes

Poppler: Are those parcels subject to the assessment portion of \$600,000 that all the residents are? Will the City be assessed based on that 600?

Weyandt: Yes

Weyandt: So if you go back to the assessment role, parcel 22, is that City of Mayer property? Do you have an estimated assessment? I wasn't aware of a second property owned by the City. We do have the parking area being assessed.

Poppler: It just says 513 5th Street, across from where Agave is.

Weyandt: That's some additional right away and not an actual parcel. Whereas the park by Snap Fitness is being assessed just like the residents are. Part of that \$600,000.

Poppler: So we're not going to know our true assessment amount until the fall when the work has been done? What happens when it comes in over budget? Do we just have no choice and we're just going to be assessed whatever if it's over this estimated amount?

McCallum: This is the engineers estimate. What the next step will be is that we will put the engineers estimate out for contractors to bid on. At that time, hopefully, we'll get a good number of people bidding on this project. Our hope is that the bids will come in lower than the estimated cost. We will bring that discussion to another Council Meeting, and if approved, residents are then able to comment at that time as well. If the project comes in at a cost that works for the City and residents, we will move forward with the project. If it comes in too high, the City may decide not to move forward.

Dodge: Typically these estimates come in on the high side. I can tell you in my time as being on Council, since 2007, I have never seen a project bid higher than what the estimate's been at.

McCallum: I'm going to keep the updates on the City website. There's a section about the project on the website. There is going to be communication as to when these discussions come to City Council Meetings because we do want participation along the way. We want to be transparent. We want to make sure that residents get involved and are well informed.

Dodge: I do have my contact information up there. You can contact me, City Engineer, or other Council Members, at any time.

Dodge: Were there emailed comments or phone calls to the City?

McCallum: No emailed comments or phone calls were received.

Dodge: The Public Hearing for the 2021 Street Project, Resolution 1-25-21-02 closed at 7:21 p.m.

A MOTION to Approve Resolution 1-25-21-02, 2021 Street Project was made by Council Member McNeilly and seconded by Council Member Heldt. Motion carried 5/0.

FIRE DEPARTMENT

1. **Approve Resolution 1-25-21-03 Issuance and Sale of Bonds for the Fire Station** – Todd Hagen with Ehlers summarized the sale of the bonds for the Fire Station. A MOTION to approve Resolution 1-25-21-03 Issuance and Sale of Bonds for the Fire Station was made by Council Member Millender and seconded by Council Member McNeilly. Motion carried 5/0.
2. **Approve Resolution 1-25-21-04 Accepting Donation from Mayer Fire Relief Association** - A MOTION to Accept a Donation from Mayer Fire Relief Association in the amount of \$67,638.00 for in-floor heating at the Fire Station and authorize the Change Order was made by Council Member Millender and seconded by Council Member Heldt. Motion carried 5/0.
Mayor Dodge asked Chief Maetzold to relay the City's appreciation to the Mayer Fire Relief Association.
3. **Approve Fire Department Grant Application to FEMA** – Mayer Fire Department is looking to replace 30 dual G5 pagers and radio equipment to transition smoothly with Carver County's December 31, 2022 deadline. Chief Maetzold requested approval to apply for a grant from FEMA which will close on Friday,

February 12, 2021. A MOTION to Approve Fire Department submission for the Assistance to Firefighters Grant Program was made by Council Member Heldt and seconded by Council Member Millender. Motion carried 5/0.

FOR YOUR INFORMATION

- Acknowledge Minutes of the January 12, 2021 Park Board Commission.
- Acknowledge Minutes of the January 21, 2021 Public Works Meeting.

COUNCIL REPORTS

- Council Millender reported that he has his first W-M Community Education Meeting on February 8, 2021.

ADJOURN

There being no further business, a MOTION was made by Council Member McNeilly and seconded by Council Member Heldt to adjourn the meeting at 7:53 p.m. Motion Carried 5/0.

Mike Dodge, Mayor

Attest: _____
Janell Gildemeister, Deputy Clerk MCMC