

City of Mantorville  
Regular City Council and Truth in Taxation Minutes  
December 9, 2024



1. **Call to Order**

Mayor Bradford called the meeting to order at 6:30 p.m.

Present: Mayor Chuck Bradford

Councilmembers:

Henry Blair  
Lyle Hoaglund  
Lynnette Nash  
Jeffrey Ingalls

Absent: City Clerk-Treasurer Gretchen Lohrbach

Others Present: Public Works Lead Joe Adams

2. **Pledge of Allegiance**

Everyone stood and recited the Pledge of Allegiance.

3. **10-minute Recess**

4. **Consent Agenda**

The General Session resumed at 6:40 p.m. A motion was made and seconded to approve the Consent Agenda as presented:

- Accounts Payable (Warrant List) for 12.9.24
- Regular Council Meeting Minutes for 10.28.24
- Regular Council Meeting Minutes for 11.25.24
- County Commissioners Regular Meeting Minutes 11.12.24
- Dodge County Assessor Agreement for year 2025
- Resolution 2024-32 Approving Delegation of Authority to Pay Claims Through Month End 2024

Motion carried: 5 ayes / 0 nays

5. **Changes to the Agenda - None**

6. **Proclamations, Presentations and Recognitions – No Items**

**7. Public Concerns –**

- A citizen, Tina Bigaouette of 505 Walnut Street, raised concerns on behalf of herself and other neighbors about proposed tiny homes at the church on Walnut Street which were first discussed at the last City Council meeting. She wanted to know what their rights are as neighbors and how and when to get involved to make sure their voices are heard. She expressed concern about the following in relation to any proposed project: zoning compliance, public works and facilities impacts, impact on the surrounding properties and neighborhood, feasibility of fitting a project into the available space, liability, funding source, and safety in regards to how potential residents would be screened.
  - The original proposer, pastor Johan with the church at 515 Walnut Street, was present and said that thinking is still in the concept phase. They are exploring possibilities for building low-income housing on church property and have not explored pragmatic limitations yet. Residents would have to sign a Code of Conduct through the church, agreeing to adhere to religious standards of no alcohol, tobacco, or drugs. There are 2 main ideas being explored: (1) an intentional community using the Settled.org model for the homeless, or (2) the affordable housing idea in which rental homes would charge \$500-\$600/month. He is open to talking with neighbors in the next 3-6 months to hear their feedback.
  - Mayor Bradford said that a zoning variance could possibly be considered instead of a rezone if the project were to move forward. If it were considered, another public hearing would occur to get input on that.

**8. Public Safety Update - *No Items***

**9. Public Hearings – *No Items***

**10. Old Business/New Business**

- A. A motion was made to accept an in-kind donation valuing \$200 from Mayor Bradford to the City consisting of a Christmas tree, lights, and an extension cord for the band shell at Riverside Park. Councilmember Nash seconded to approve Resolution 2024-33. Mayor Bradford abstained.

Motion carried: 4 ayes / 0 nays / 1 abstain

- B. A motion was made and seconded to approve the calendar for 2025 as presented.

Motion carried: 5 ayes / 0 nays

- C. A motion was made and seconded to go into the public input section for the Truth in Taxation Final General Budget Levy for Year 2025.

Motion carried: 5 ayes / 0 nays

- 1) A motion was made and seconded to approve the Final General Fund Budget for 2025. The motion was rejected because some wording in the document needed to be corrected before approval.

Motion failed: 0 ayes / 5 nays

- 2) A motion was made and seconded to approve Resolution 2024-34 Adopting the Final Tax Levy Collectible for Year 2025 (a dollar amount of \$681,584, which represents an increase of 7.5%).

Motion carried: 5 ayes / 0 nays

- 3) A motion was made and seconded to approve Resolution 2024-31 Setting the Monthly Water and Sewer Rates for 2025.

Motion carried: 5 ayes / 0 nays

- 4) A motion was made and seconded to approve Resolution 2024-35 Setting the Monthly Stormwater Rates for 2025.

Motion carried: 5 ayes / 0 nays

- 5) Corrections were made to the wording in the Final General Fund Budget for Year 2025. A motion was made and seconded to approve.

Motion carried: 5 ayes / 0 nays

D. Koreen Seim gave an update on the old Relay Station lot directly to the west of the Post Office. Together with a potential buyer, they are seeking to get zoning for the lot changed from commercial to residential for property tax purposes and so that a residential home and accessory structures could be built there. It was determined to be uncertain what the lot's current zoning is and that it may be transitional already. The proposers will need to submit an application and fee before further investigation can continue. Mayor Bradford explained that a public hearing would be required to rezone or for any other pathway forward, and that any changes must meet historic guidelines.

## **11. Tabled Items**

- Security cameras for City Hall, the Fire Department, and Public Works Shop

## **12. Reports**

### **A. Public Works Report**

- Adams reported that Roto-Rooter Storm and Sewer Services had recently been in town using camera technology to televise and assess the condition of the pipes. No issues were found.

- Mike Sewell, Director of the MMUA (Minnesota Municipal Utilities Association) recently inspected the Public Works Shop. He made a couple of small suggestions for updates but overall was impressed with the organization and cleanliness of the space.

B. City Clerk Report – *No Items*

C. Consultant Report – *No Items*

D. Committee Reports

- 1) Chamber – Last weekend the Olde Fashioned Christmas event was a success with good attendance. The trolley attraction had a couple of quirks with drivers not understanding their assigned route and schedule. Clarity of communication will be addressed in the future.
- 2) Economic Development Authority – *No Items*
- 3) Finance/Budget – *No Items*
- 4) Fire Department – *No Items*
- 5) Infrastructure – *No Items*
- 6) Kasson Mantorville Joint Powers – *No Items*
- 7) Mantorville Restoration Association – meets tomorrow night (12.10.24)
- 8) Park Board – *No Items*
- 9) Personnel – *No Items*
- 10) Fire Relief – *No Items*
- 11) Township – *No Items*
- 12) Decorations Committee –
  - The Christmas decorations (lights) are not due to arrive until the week before Christmas due to supplier-end issues. In apology, they offered a 20% off discount plus free shipping (savings of \$700 in shipping alone) and 2 sets of free banners.
  - Adams reported that 4 of the new light poles for downtown are the wrong type, not matching what is already installed downtown. Though they belong to Xcel, a lot had been paid by the City for matching poles. They are also still waiting on Xcel to turn on the power to the electrical outlets on the poles and to the band shell in the park.

E. Councilmember Reports – *No Items*

F. Mayor’s Report

Mayor Bradford said that this would be his final City Council meeting. He expressed appreciation to all of the councils he has worked with over the years and the positive changes they were able to make, including improving communication between sub-committees and city administration, maintaining a lower tax levy, getting the \$1 million grant from the State to help with sewer infrastructure, and navigating the COVID-19 pandemic calmly while keeping outdoor spaces open and accessible for residents. He

also thanked city staff for their commitment to excellence. He is working with Mayor-elect Jeffrey Ingalls on a transition plan.

A motion was made and seconded to close the General Session and move to Executive Session.

Motion carried: 5 ayes / 0 nays

**13. Executive Session** – Discussing a personnel issue

**14. Reopening of General Session** – No updates at this time

**15. Adjourn**

Motion made by Councilmember Nash and seconded by Councilmember Ingalls to adjourn at 8:00 p.m. 5 ayes / 0 nays. Meeting Adjourned.