

CITY OF MAPLETON
COUNCIL MINUTES
Tuesday November 24th, 2020

Members present: Maslakow, Warner, Froehlich and Hollerich. Absent: Christian

Staff members present: City Clerk Duncanson, Deputy Clerk Fay, Fire Department Chief Froehlich, Public Works Supervisor Chaffee.

Others present: Koni-Maple River Messenger, Mat Malone, Cindy & Dale Wishart, Sue & Jim Schull, Nancy Sohre, Gail Jaeger, Jim Heins, Mary Larson, Orval Gartner, and Doug Ireland

Mayor Hollerich called the council meeting to order at 7:00p.m. in the Council Chambers at the Mapleton Fire Station.

Pledge of Allegiance

All present stood and said the Pledge of Allegiance to the flag.

Agenda

Councilor Warner moved and Councilor Froehlich seconded to adopt the agenda as follows. All present voted in favor thereof. Motion carried

Consent Agenda

Councilor Maslakow moved and Warner seconded to adopt the consent agenda as follows. All present voted in favor thereof. Motion carried.

- A. Minutes 11/10/20 & 11/13/20
- B. Bills \$219,977.61
- C. Zoning Permits- J. Beebe, J. Karels, J. McFarland
- D. Mapleton Area Foundation
- E. Rev

Community Comment:

- None

Public Hearing: Annexation by Ordinance- Mayor Hollerich closed the council meeting and opened the public hearing at 7:02pm. Ordinance No. 153.121 is being proposed to annex land into the city for the new school that is being built on the south side of town off of County Road 7. Doug Ireland was present and questioned where city limits were stating he thought the land the school has purchased was already in city limits. Mayor Hollerich stated that the land used to be in city limits but was annexed out in the past. Mayor Hollerich closed the public hearing and reopened the council meeting at 7:05pm.

Unfinished Business:

- A. **Ordinance No. 153.121 Annexation of Land- Councilor Froehlich moved and Councilor Maslakow seconded to adopt Ordinance No. 153.121 Annexation of Land into Mapleton City limits for the new Maple River School. Roll Call Vote: Aye: Froehlich, Maslakow, Warner, Hollerich. Nay: None. Absent: Christian. Motion Carried.**

New Business

- A. **Resolution 78-11-20 Hiring Part-Time Police Officer-** Chief Honsey is requesting to hire Zachary Keeseey as a part-time police officer, pending background check. **Councilor Warner moved and Councilor Froehlich seconded to adopt Resolution 78-11-20 approving the hire of Zachary Keeseey as a part-time police officer. Roll Call Vote: Aye: Froehlich, Warner, Maslakow, Hollerich. Nay: none. Absent: Christian Motion Carried.**
- B. **Resolution 79-11-20 PERA-** Part-Time Officer Zachary Keeseey needs to be enrolled into P.E.R.A. **Councilor Froehlich moved and Councilor Maslakow seconded to adopt Resolution 79-11-20 enrolling part-time officer Zachary Keeseey into P.E.R.A. Roll Call Vote: Aye: Froehlich, Warner, Maslakow, Hollerich. Nay: none. Absent: Christian. Motion Carried.**
- C. **Resolution 80-11-20 Draw Request #6-** Holtmeier Construction is requesting the amount of \$52,104.16 for the 2020 street and utility improvements. **Councilor Maslakow moved and Councilor Froehlich seconded to adopt Resolution 80-11-20 approving Draw Request #6 in the amount of \$52,104.16. Roll Call Vote: Aye: Froehlich, Maslakow, Warner, Hollerich. Nay: none. Absent: Christian. Motion Carried.**
- D. **Resolution 81-11-20 Agreement with County-** Blue Earth County has put together an agreement with the City of Mapleton to improve County Road 7 through Mapleton. This has been proposed in anticipation of the new school being built. Chaffee shared that the road would be widened, include center left turn lanes, include curb and gutter and to better accommodate a potential route to the school, sidewalks will be added. The cost for the road would be split 90% for the county and 10% for the city and the sidewalk cost would be split 50/50. **Councilor Warner moved and Councilor Maslakow seconded to adopt Resolution 81-11-20 approving CSAH 7 Agreement with Blue Earth County. Roll Call Vote: Aye: Froehlich, Maslakow, Warner, Hollerich. Nay: none. Absent: Christian. Motion Carried.**
- E. **Resolution 82-11-20 Massop Proposal-** Joe Massop’s proposal to build an industrial park road between County Road 7 and Highway 22. Many community members were present to discuss the matter because the first potential tenant of the industrial park would be a Dollar General. Councilor Froehlich started the conversation by stating that she is not necessarily for or against Dollar General, but she is for growth within Mapleton. At the same time, Froehlich says she does not want to be known as the “no” community. Mayor Hollerich agreed with Froehlich stating he does not just want to say no. He is in favor of the industrial park but is nervous about the first tenant being Dollar General and what that could mean for our town. Potentially losing our hardware store, gas station, and grocery store. Councilor Maslakow agreed, and added that the city can work with Massops, it does not need to involve Dollar General to get this road started. Mat Malone asked if Bolton & Menk would be engineering the project and if Chaffee would oversee the construction. Chaffee answered that he is currently working on an ordinance that would make any outside developers use Bolton & Menk to draw plans and oversee road construction to ensure that the roads will last 40 years. Jim Schull asked if there would be sewer and water along this road and who would pay for it. Chaffee answered that the water and sewer run along Highway 22 and Massops would have to pay for the hookup and under ground infrastructure. Mary Larson thanked the council for listening to community members and taking their thoughts into consideration. She continued to say that Dollar General uses “trick marketing” to make people think they are getting a good deal, when in reality, they could get the same thing cheaper at Dietz, and that it is not a healthy option for Mapleton. Sue Schull pointed out with the new school coming, Mapleton could get a lot of people wanting to move here. People will not move here if the Dollar General closes our grocery store. Jim Heins talked about how Dollar General is controversial franchise. He stated that they have 16,720 stores and averaged 3 new stores a week in the last year. Dollar General used to go to small towns that did not

have grocery stores, but now are targeting towns that already have them and are considered predators. Heins questioned if Dollar General is a fit for Mapleton at this time or ever. Cindy Wishart stated that she could potentially lose 20% of her sales in the first year and will not help Main Street whatsoever. Ben Froehlich asked if the council was aware of any other properties Dollar General was looking at in town in case this deal falls through. Mayor Hollerich answered that this is their last shot to come to Mapleton. Froehlich went on to say that Dollar General has built right outside of city limits of other cities that have not allowed them in, and questioned if it would be better to have them in town so there is some control over them. **Councilor Froehlich moved and Councilor Maslakow seconded to table any decision regarding Massop's Industrial Park Road proposal. During the discussion over the motion, Councilor Warner stated that not putting a time frame on this discussion was not fair to Massops and could lead to legal issues. Councilor Froehlich amended her motion to table the discussion for 60 days and Councilor Maslakow seconded. Roll Call Vote: Aye: Froehlich, Warner, Hollerich. Nay: none. Absent Christian. Motion Carried.**

F. Resolution 83-11-20 Polling Place- The City of Mapleton is designating their 2021 polling place to be the Community Center at 304 2nd Ave NE. **Councilor Froehlich moved and Councilor Warner seconded to adopt Resolution 83-11-20 designating the Mapleton Community Center to be the polling place for 2021. Roll Call Vote: Aye: Froehlich, Maslakow, Warner, Hollerich. Nay: none. Absent: Christian. Motion Carried.**

G. Resolution 84-11-20 Modem for Sign- The LED sign in Proehl park stopped working and Stewart Signs has found that the modem needs to be replace. The cost of the new modem is \$1,169.59. **Councilor Masakow moved and Councilor Froehlich seconded to adopt Resolution 84-11-20 approving the purchase of a new modem for the LED sign at a cost of \$1,169.59. Roll Call Vote: Aye: Froehlich, Maslakow, Warner, Hollerich. Nay: none. Absent: Christian. Motion Carried.**

H. Public Hearing for Conditional Use Application- There will be a public hearing for the proposed conditional use application for the new school. The hearing is scheduled for Tuesday, December 8th, 2020 at 7:05pm at the Mapleton Fire Station, 103 3rd Ave NE Mapleton, MN.

Councilor Froehlich moved and Councilor Warner seconded to adjourn the meeting. All present voted in favor thereof. Motion carried. Mayor Hollerich adjourned the meeting at 8:30 p.m.

Recorded by Sarah Fay, Deputy Clerk

John Hollerich, Mayor

Amber Duncanson, City Clerk