

CITY OF MAPLETON
COUNCIL MINUTES
Tuesday June 2nd, 2020

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

Staff members present: City Clerk Duncanson, Deputy Clerk Fay, Public Works Supervisor Chaffee

Others present: Koni Preston-Maple River Messenger

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

Mayor Hollerich added item C. Polling Place Information to New Business and moved item D. Concern grass/sod Replacement from the Consent Agenda to New Business.

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

Consent Agenda

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

- A. Minutes 5/19/2020
- B. Bills \$177,384.88
- C. Zoning Permits- K. Lehmann, A. Buse, J. Gordon, C. Langworthy, L. Furland, P. Winning
- D. First Draw Request- 2020 Street Project

Community Comment:

- None

Public Hearing: Amendment to Non-Conforming Uses- Mayor Hollerich closed the council meeting and opened the public hearing at 7:03pm. The property owner at 202 Silver St E, Jon Rossow, has requested an amendment to the ordinance allowing attached garages in the business district. The proposed amendment is similar to the industrial districts non-conforming uses ordinance. Hollerich stated that the permit Rossow submitted still will not meet setbacks but changing the ordinance will allow him to apply for a variance. Councilor Warner stated that this is exactly how the situation should have been handled, and in the past permits were just passed that should not have been. Councilor Froehlich added that she had driven past the property multiple times and agreed that making the driveway off First Ave would increase the safety, and that adding the garage would improve the look of the property. Froehlich also stated that with recent decisions the council has made to improve properties in Mapleton, including the rental ordinance, and if they did not pass this, they would be taking a step back. Mayor Hollerich agreed by stated that he would hate to not improve these houses, and the odds of them being commercialized would be slim. **Councilor Froehlich moved, and Councilor Maslakow seconded to close the public hearing. Roll Call Vote: Aye: Maslakow, Froehlich, Warner, Hollerich. Nay: none. Absent: Christian. Motion carried. The Public Hearing closed at 7:11pm.**

Unfinished Business:

- A. **Non-Conforming Uses:** Clerk Duncanson presented the proposed amendment to the business district zoning ordinance. **Councilor Warner moved, and Councilor Froehlich seconded to adopt**

the proposed amendment to the business district zoning ordinance. Roll Call Vote: Aye: Maslakow, Froehlich, Warner, Hollerich. Nay: none. Absent: Christian. Motion Carried.

- B. Utility Improvements along Highway 22 cost:** Chaffee brought to the council the proposed costs for the Highway 22 improvements. The state plans to improve this stretch of road but has offered an urban project to the city. The project would include sewer and watermain improvements from Borchert Street to 5th Avenue NE at a cost of \$731,651.84. The project could possibly include a third lane, curb and gutter, and sidewalk along the stretch of Hwy 22. If the city passes up the urban project, the state will just do an overlay along this stretch and there would be no cost. Chaffee mentioned that this opportunity will not come again for 20-30 years, if at all. Mayor Hollerich stated that he thinks that the city should go for it because it will not only improve a main highway through town, it will improve the infrastructure for possible development along Highway 22. Hollerich asked if there are any grants the city can apply for. Chaffee stated he will look, but a lot of requirements are based on sewer and water rates, and Mapleton's rates are too low to qualify for a lot of grants. Councilor Froehlich stated that increasing our rates was one of the recommendations from the year end audit. Mayor Hollerich asked to address possibly raising the rates at another meeting. Councilor Warner added that since the project would not be until 2023 or later, we have time to start setting funds aside for this. Chaffee explained that the next step would be for MNDOT to attend the next council meeting to talk with the council. It was the consensus of the council to proceed to the next step with the utility improvements along Highway 22.

New Business

- A. Resolution 45-06-20 Tree Service-** Chaffee shared with the council that the city received one bid for the tree trimming contract from Pfeffer Tree Service at \$36,000 on a 3-year contract. Councilor Froehlich asked if this is the same company as we had before and if they have reduced their prices. Chaffee answered by saying we have had Pfeffer for a few years, and they have reduced their prices. **Councilor Froehlich moved, and Councilor Warner seconded to adopt Resolution 45-06-20 approving Pfeffer Tree Service's bid at \$36,000 for a 3-year contract. Roll Call Vote: Aye: Maslakow, Froehlich, Warner, Hollerich. Nay: none. Absent: Christian. Motion Carried.**
- B. Council Discussion on Opening-** Clerk Duncanson asked the council what they would like to do about opening the city's facilities.
- **Splash Pad-** Chaffee shared with the council that the splash pad is licensed as pool, and if we opened the splash pad, we would be the first in Minnesota. Mayor Hollerich stated that the CDC recommends not opening it but does not say that we cannot open it, and the water is treated with chlorine to kill any bacteria or virus. Clerk Duncanson shared that she talked with Julie from the Department of Health and she recommended not opening it, but said we need to have signage with limits if we do. Duncanson said we can encourage social distancing and proper hygiene, have a limit of 10 on the splash pad at a time, and ask people who are sick to stay home. Councilor Froehlich asked how we are supposed to police this assuming people might call in complaining. Chaffee stated that Police Chief Honsey has been referring anyone who complains to the state. Councilor Maslakow added that there are only 3 months of good weather in Minnesota, we need to let the kids outside to enjoy it. Chaffee wanted to make it clear that he could potentially lose his pool license opening the splash pad before the state gives the official okay to do so. Mayor Hollerich and the council all agreed that is a battle they are willing to fight. It was the consensus of the council to open the splash pad starting June 4th.
 - **Community Center-** Clerk Duncanson shared with the council that throughout the shutdown we have keep the community center in line with the closures of bars and restaurants. Now that

restaurants are partially open, she asked the council how they would like to proceed. Mayor Hollerich asked how many reservations there are. Deputy Clerk Fay answered with 5 or 6 through the end of July, and that we can have cleaning staff go in after every reservation to sanitize thoroughly before the next party. Councilor Froehlich questioned the prices of renting it and if they cost will cover the extra cleaning products and labor costs cleaning it more often. The current prices for reserving the community center are \$25 for a Mapleton resident, and \$30 for a non-resident. Mayor Hollerich proposed new prices of \$75 for Mapleton resident, and \$100 non-resident, and asked Clerk Duncanson to ask surrounding community centers what they charge for rental. Councilor Maslakow mentioned we should think about permanently changing the rental fee since the community center does need some repairs. **Mayor Hollerich moved, and Councilor Froehlich seconded to increase the Community Center Rental Fees to \$75 for Mapleton residents and \$100 for non-residents. Rolle Call Vote: Aye: Maslakow, Froehlich, Warner, Hollerich. Nay: None. Absent: Christian. Motion Carried.**

- **Park Shelter-** Chaffee stated that the park shelter is currently storing the new park equipment and is not sure that it will be installed this year. Mayor Hollerich asked if it is possible for the park equipment to be moved and stored somewhere else so people can have access to and rent the park shelter this summer. Chaffee said that there is room in the quonset and it is no problem to move.
 - **Resident Water Shut Off:** Clerk Duncanson shared that the city did not do water shut offs in March or charge late fees in May to help ease any financial burdens residents might be facing due to Covid-19. She is asking if the council would like to start with water shut offs for June. Chaffee added that this would be the last shut off until December, as the delinquent water bills get added to taxes in September. Mayor Hollerich asked if there were a lot of unpaid water bills. Deputy Clerk Fay answered there are still unpaid bills from 1st quarter, and some even longer. Councilor Froehlich stated if we don't do shut offs, these bills might not get paid. It was the consensus of the council to do water shut offs in June.
- C. Polling Place Information-** Duncanson shared with the council that due to social distancing requirements, Blue Earth County is suggesting we move our polling location for better traffic flow. She is proposing we move it to the community center because there are 2 doors we can have an entrance and exit, there is more parking space, more space to spread things out inside, and more space outside in case there is a limit on how many people can be inside. Councilor Froehlich mentioned that there is more room outside in the event the county requires an outdoor polling place. Duncanson said she will have a resolution at the next meeting.
- D. Concern Grass/Sod Replacement-** Norm Preston submitted a letter to the council raising concern about the sod that will replace the destroyed grass due to the street project on 8th Avenue. His concern stems from the sod used in the Troendle Street project did not match his existing grass, and he does not want his lawn to be three different colors after the 8th Avenue project is over. Chaffee stated that the sod they receive is under warranty, and if a homeowner decides to get their own sod, it will not fall under warranty. He stated that they have had homeowners request to plant their own grass seed, but the city has never reimbursed the cost of seed. Seeing as grass seed is much less expensive than sod, Chaffee thinks the city should reimburse homeowners if they decide to replant the grass themselves. Mayor Hollerich raised concern about homeowners replacing the grass after the project and ending up with a mud pit in yards. He suggested having a contract with homeowners giving them a time frame of replanting the grass, and possible repercussions if the city must lay sod. Chaffee agreed and said he would come up with a contract.

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 8:05p.m.

Recorded by Sarah Fay, Deputy Clerk

John Hollerich, Mayor

Amber Duncanson, City Clerk