

**KASSON CITY COUNCIL REGULAR MEETING MINUTES**

**Wednesday, June 22, 2022**

**6:00 PM**

Pursuant to due call and notice thereof, a regular City Council meeting was held at City Hall on the 22nd day of June, 2022 at 6:00 PM.

**THE FOLLOWING MEMBERS WERE PRESENT:** Burton, Christensen, Egger, Ferris and McKern

**THE FOLLOWING MEMBERS WERE ABSENT:** None

**THE FOLLOWING WERE ALSO PRESENT:** City Administrator Timothy Ibisch, City Clerk Linda Rappe, Finance Director Nancy Zaworski, City Engineer Theobald, City Attorney Leth, Planner Brad Scheib, Dave Dubbels, Paul Johnson, Tim O'Marro, Mac Hamilton, Shelly Veed, Delores Darling, Mark McKee, Ardis Grovdahl, Dan Engler, Tony, Kropiwka, Evan and Alana Heather, Chris Abel, John Bernau, David Dripps, Sydney Ipina, KM Solseth,

**PLEDGE OF ALLIEGANCE**

**APPROVE AGENDA**

Add update on community development position

**Motion to Approve the Agenda as amended made by Councilperson Egger, second by Councilperson Christensen with All Voting Aye**

**CONSENT AGENDA**

Minutes from June 8, 2022

Claims processed after the June 8, 2022 regular meeting, as audited for payment

Evaluations:

Amy Johnson – Admin Assistant inc to Grade 6 Step 4 \$23.98ph eff 5-20-22

Ben Langan – Streets/Parks inc to Grade 7 Step 2 \$24.06ph eff 6-14-22

Jarrod Nelson – Electric Supervisor inc to Grade 14 Step 6 \$43.91 eff 6-26-22

Wage adjustment for Holland Ice Arena Employee

Committee/Commission/Board Minutes:

EDA Minutes May 2022

Planning Commission Minutes – June DRAFT

Fire Department Meeting Minutes

**Motion to Approve the Consent Agenda made by Councilperson Burton, second by Councilperson Ferris with All Voting Aye.**

**PUBLIC HEARING**

Assessment Hearing for Highway 57

Trunk Highway 57 Improvements – Final Hearing on Assessment – City Engineer Theobald had a presentation. Full reconstruction all utilities, curb gutter and sidewalk, lights, full street, and private water and sewer services to the right of way line. Engineer Theobald presented the final costs and assessment roll. Engineer Theobald explained the ways to pay the assessments and how to appeal.

Public Hearing Opened

Comments received:

**Chris Abel – Abel Signs**, he has two buildings he wanted to know if it will go as far as his south building. Theobald stated that when storm sewer on main street was done a couple years ago the south building will tie into that.

**Sydney Ipina - 104 South Mantorville Ave** – She is concerned about her driveway wanted details and has contacted Justin from MnDOT. She is concerned about the traffic impact and worried it will be bottlenecked. At the roundabout and that will be right where her driveway is and is concerned that will drive her property value down. Theobald stated the driveway will be reconstructed as part of the project and he will send an email on how it will be done. Ms. Ipina also wanted to know when it comes to parking for the second half of the project will there be somewhere for them to park?

**Keith Schultz – 504 N Mantorville Ave** – Wanted to know if the street would be of regular height with all blacktop by fall. Theobald stated there will be multiple lifts of blacktop and by winter it will be at full height.

**Jana Nawroki – State Farm 20 N Mantorville Ave** – as you are doing the project what happens if you found another property on a corner that does not impact Mantorville Ave. Theobald stated that the assessments are due this year but if there is an exception found the assessment can be re-evaluated.

**Dorothy Larsen - 903 N Mantorville Ave** – Confirmed that the State is requiring that there be sidewalks. Theobald stated that the conclusion from the citizen advisory committee is that MnDOT does require sidewalk on both sides and it is wider and MnDOT costs are a majority of the sidewalk. The city cost is utilities and storm sewer. Ms. Larsen stated that since it is a state highway everyone uses it and where are they supposed to park during the construction. Theobald will send out a notification on parking for the north properties.

**Dave Dripps – owns property adjacent to the post office on Cty 34** - he does not own property adjacent to hwy 57 and his sewer and water lines run through the post office parking lot. He does not need new sewer and water lines. Feels he should not be assessed he does not need nor is he getting new services. It is a state hwy not a city street and since the state has surplus funds for these infrastructure projects. He is asking that his assessments be withdrawn. Mr. Dripps went on to berate the State with their budget surplus. Everyone in the City uses this road. Theobald stated that there is no private property between Dripps property and the Highway that is all right of way. Theobald stated that they are replacing the sewer line that goes into post office parking lot. Theobald stated that this would be re-evaluated if they find that the utility lines are not in the places where they think they are. Mr. Dripps is against paying for this before he receives any benefit.

**Evan Heather - 101 N Mantorville Ave** – stated that they didn't find his water line. Theobald stated that they are suspecting that when they dig to the south they will find it.

Public Hearing closed

Emails that came in are in the packet.

**Assessment Roll revised\_061222** – Theobald stated that this is the revised assessment that was approved. Councilperson Burton stated that we have little to no control as to what the state does with their money and if we have to make adjustments to the assessments, we will make property owner whole. Mayor McKern stated that the state will never pay for our infrastructure and the entire community is paying for 70% of this and only 30% is being assessed to the adjacent property owners.

### **Resolution adopting assessments**

Mayor McKern stated the interest rate on the resolution is not in line with the new prime and should be 1.5% over prime but would like to leave it at 5.5% like that last project. Finance Director Zaworski stated that we have borrowed already for this and we are cash flowing the payments with the assessments.

**Motion to Approve the Resolution Adopting the Assessment Roll with the 5.5% interest rate made by Councilperson Burton. Second by Councilperson Christensen with All Voting Aye.**

**Resolution #6.4-22**  
**Resolution Adopting Assessment Roll**  
**(on file)**

**VISITORS TO THE COUNCIL**

**MAYOR'S REPORT**

**PUBLIC FORUM**

**COMMITTEE REPORTS**

Planning Commission – Vail Property

Brad Scheib stated that this was reviewed by the Planning Commission at their last meeting. The City is the developer. The unique piece of this property is a part south of Hwy 14 that will be an outlot. Scheib stated that we have to rezone this to a PUD R-3, and a Comprehensive Plan Amendment to make this area high density.

Comprehensive Plan Amendment – Ordinance – this is to make this land use a high density. This is good for high density since it has walkability to downtown, parks and shopping. This is phase 1 is lot 1 and there would be four lots, for four phases and outlots for parks and wetland. Mac Hamilton was in attendance but had no other comments. Councilperson Egler stated that at Planning Commission people asked about parking and if the developer was paying for this and the one access but that is not a fair comparison. Mr. Scheib stated that there was concern if there is traffic backups or concerns and there is room on County 34 for turn lanes and we can address traffic concerns if they come up. **Motion to Approve Resolution the Amendment to the Comp Plan made by Councilperson Christensen, second by Councilperson Ferris with All Voting Aye.**

**Resolution #6.5-22**

**Resolution Approving Amendment to the 2040 Comprehensive Plan Future Land Use Map for Property Located Generally West of Lions Park, South of the Railroad Tracks at the Curve of 8<sup>th</sup> Avenue SW and Veterans Memorial Highway.**

**(on file)**

Rezoning to PUD R-3 – Ordinance – **Motion to Approve to Rezone this parcel from DH to PUD R-3 made by Councilperson Burton, second by Councilperson Egler with All Voting Aye.**

**Ordinance #6.1-22**

**AN ORDINANCE APPROVING REZONING OF VAIL SUBDIVISION FROM DEVELOPMENT HOLDING (D-H) TO PLANNED UNIT DEVELOPMENT R-3 (PUD R-3)**

**(on file)**

Resolution for Summary Publication – **Motion to Approve the Summary Publication made by Councilperson Egler, second by Councilperson Christensen with All Voting Aye**

**Resolution #6.6-22**

**Resolution for Summary Publication of Ordinance 6.1-22**

**(on file)**

Resolution Approving Preliminary Plat – **Motion to Approve the Preliminary Plat made by Mayor McKern, second by Councilmember Burton with All Voting Aye.**

**Resolution #6.7-22**

**RESOLUTION APPROVING THE PRELIMINARY PLAT FOR THE PROPERTY AT KNOWN AS VAIL SUBDIVISION**

**(on file)**

**OLD BUSINESS**

**Fee Schedule Update** – this is an ordinance update to the fee schedule that the Council had already approved. **Motion to Approve made by Councilperson Ferris, second by Councilperson Christensen with All Voting Aye.**

**Transfer Station County Park** – Administrator Ibisch stated that this was informational.

**NEW BUSINESS**

**Credit Card Policy** – Administrator Ibisch stated this is a first read and we want to make this clearer for all employees and to make the audit smoother.

**ADMINISTRATOR’S REPORT**

**Report** - Appreciates the Council letting him go to this conference and it was paid for by CMPAS. Administrator Ibisch gave highlights of the conference.

**ENGINEER’S REPORT**

**Safe Route to School**

**Bid Tabulation** – Engineer Theobald stated we let the project on June 16 and Rochester Sand and Gravel was the low bidder. We do have \$300K secured through funding and the school will fund part of this and this is contingent on MnDOT office of Civil Rights and State Engineer approval. Finance Director Zaworski stated that we are going to need \$290,000 and there will be a request to use stabilization funds. The biggest overage is the materials, rock and fill and a petroleum and gas issue.

**Resolution awarding project – Motion to Approve made by Councilperson Egger, second by Councilperson Ferris with All Voting Aye.**

***Resolution #6.8-22  
A Resolution Awarding and Approving Bid for 2022 Safe Routes to School  
(on file)***

**PERSONNEL**

**Community development position** – one option is to leave it vacant the other option is to remake the job description. We will discuss with personnel committee and at staff level.

**ATTORNEY**

**CORRESPONDENCE**

Correspondence was reviewed

**ADJOURN 7:20PM Motion to Adjourn made by Councilperson Egger, second by Councilperson Burton with all Voting Aye to Adjourn.**

**ATTEST:**

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Linda Rappe, City Clerk

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Chris McKern, Mayor