

## **Hadley City Council, Hadley Minnesota**

### **Meeting Minutes**

**Monday, September 12, 2022**

Members Present: Rick Like, Henry Veldhuisen, Jill Pieske, John Brouwer

Members Absent: Bonnie Petersen

Others Present: Riley Engbarth, Clerk/Treasurer, Myron Bennett, Liquor Store Manager, Merlyn Anderson, City Attorney

Call to Order: The meeting was called to order by Mayor Like at 6:30pm.

Welcome Guests: Marie Hanson, Hadley Property Owner, Dean Larson, Hadley Resident, and Peggy Mason, Hadley Resident were all present for open forum.

Agenda Approval: The council was asked to review the meeting agenda and suggest any additions or corrections. With no further additions or corrections, MSP by Council Member Pieske and Council Member Veldhuisen to approve the meeting agenda, as presented. Motion carried unanimously.

Review of August Minutes: The council was asked to review the August meeting minutes and suggest any additions or corrections. With no further additions or corrections, MSP by Council Member Veldhuisen and Council Member Pieske to approve the regularly scheduled meeting minutes from August 8, 2022, as presented. Motion carried unanimously.

Review of Liquor Fund: Myron reported that he has completed the switch in cable providers that has been in progress for several months. Myron also reported that he requested an hourly wage adjustment of \$.50/hour, as a retention incentive for his valued bar employees. Riley processed this request with the August payroll. The 2022-2023 pool and darts seasons were discussed, as they will be starting again soon with the same teams as last year. With no further questions or discussion, the Liquor Fund was approved, as presented.

Review of General Fund: Uncategorized Income was questioned by Council Member Brouwer in the amount of \$1,460.60, to which Riley responded was reimbursement from the Hadley Baseball Association for recent lawn tractor repair at C&B Operations. The Repairs line item for \$575.00 was also questioned by the council and Riley confirmed that this was payment to Jeannie Helmke for the approved labor estimate for painting the Community Center meeting room and kitchen. With no further questions or discussion, the General Fund was approved, as presented.

Review of Water/Sewer Fund: The aged balance report was presented and reviewed, with one immediate shut-off concern noted. If payment is not received prior to the September 30<sup>th</sup> utility billing, a shut-off will be initiated. Council Member Pieske questioned if any further updates were available related to the auto-pay option for monthly utility billing. Riley informed that council of his intentions to research a couple of auto-pay vendor options further and present information/make a recommendation at an upcoming council meeting. He hopes to have an auto-pay option available to residents for the start of 2023. With no further questions or discussion, the Water/Sewer Fund was approved, as presented.

## Old Business:

- Water Valve Shut-Off Map: Mayor Like confirmed that the last locate on the side of the Community Center is still pending before the map is finalized for printing. Darrin Haroldson, Water Superintendent will receive a copy of the map following printing, at his request.
- Street Repair/Parking Lot Resurfacing – Engineering, Possible Grant Option: Mayor Like reported that the CSAH29 road improvement project is progressing nicely. Main Street will now be overlaid yet this year instead of in the spring of 2023. An estimate was received from the CSAH29 project vendor for paving of the previously milled section of 4<sup>th</sup> Avenue at a cost totaling \$5,400.00, however Mayor Like wanted a second opinion. Mayor Like talked with Weston Mahon from the City of Slayton regarding current paving costs and his rough calculations through the City of Slayton’s current vendors, would be over \$8,000.00. The pricing will also likely increase as time goes on. Mayor Like stated that paving of Main Street is currently on the calendar for the week of September 19<sup>th</sup>.
- Storage Garage Damage: Mayor Like reported that the storage garage damage repair is just about finished. Debris have been removed and hauled away, and the structure has been re-sided on the previously damaged side. Riley should be expecting an invoice for the bid amount of \$3,800.00 for the repairs. Council Member Veldhuisen wondered if the existing concrete on the damaged side should be removed or left as is. It was decided that the concrete is in fair shape and could be utilized rather than removed at this time.
- Nuisance Property Ordinance Violations: Following the August council meeting, at the request of the council, Riley drafted and sent a property maintenance letter to Marie Hanson requesting a response prior to tonight’s meeting. Marie was present for open forum to provide the council with an update related to her property. She reported that the main floor windows of her barn have been blocked, however they were waiting for the barn swallows to vacate the property before boarding the remaining windows. Marie appreciated the notice and opportunity to fix the issues noted, however suggested that the council consider using a form letter vs. personal letter, when addressing future ordinance issues. She was also wanting to confirm who made the complaint, to which Council Member Pieske confirmed, explaining the reasoning behind her complaint and the need to keep ordinance violations consistent across Hadley. Marie requested questions from the council and stated that the windows on the top floor of the barn will be boarded up in the next week or so. Mayor Like expressed appreciation on behalf of the council to Marie, for her prompt response and willingness to come before the council and discuss her property. The demolition of property owned by Chuck Sechser is still in progress, however he has been sent notice that the property should be cleaned up by October 30<sup>th</sup>, as previously outlined. Dean Larson brought up the vacant/unlicensed trucks owned by Hadley Farmers Elevator during his open forum comments, citing state statute 168B.011. The council noted that Hadley Farmers Elevator has been providing continuous updates as requested related to the trucks and was last waiting for road construction materials to be moved, allowing full access to the trucks. Mr. Larson also referenced a moldy corn pile sitting on their property, which is a cause for increased rodents in city limits. Council Member Veldhuisen will contact Darrin at

Hadley Farmers Elevator regarding the trucks and corn pile for an update, prior to the next meeting.

- Community Center Updates: The painting of small meeting room and kitchen has been completed by Jeannie Helmke, with payment issued as estimated. New carpet is being installed this week, which will allow the meeting room to be re-organized and be ready for use again. Mayor Like has been researching grant monies for the addition of a patio on the north side of the community center. Most options that he is finding have matching funds, so he was wondering about a pledge from the city, prior to soliciting donations from other organizations. It was suggested that the city pledge half of the cost and see about getting other organizations to match the other half. After discussion, MSP by Mayor Like and Council Member Veldhuisen to pledge \$5,000.00 towards installation of a patio on the side of the Community Center. Motion carried unanimously. The idea is to fence in the patio to prevent parking and provide a barricade for event attendees.
- Water Maintenance: As a follow-up from the August council meeting, Darrin Haroldson, Water Superintendent is willing to do the water sampling on Tuesdays or Wednesdays, as it cannot be done on Fridays for arrival to John Blomme with MDH in time. He estimated about \$100.00/time, four times a year in additional cost to handle the city's water sampling. Darrin has agreed to handle the sampling and Bob Wornson will continue the daily meter readings and related records.

#### New Business:

- Open Forum - Larson: Dean Larson presented three clogged water filters for council viewing, which were labeled with the dates they were changed. Due to continued problems with clogged filters, Council Member Veldhuisen stated that we need to check into something, in an attempt to stop the clogged filters that Mr. Larson is presenting. He is going to check with Weston Mahon from the City of Slayton regarding possible options we can try. It was mentioned that John Blomme, Inspector with MDH, may also be a good resource. Mr. Larson also questioned how much Mayor Like paid in exchange for the surplus black dirt he received, leftover from the CSAH29 project, to which Mayor Like confirmed there was no cost associated. Mr. Larson then proceeded to site state statue 471895, related to elected officials accepting gratuity. The surplus black dirt was made available to Hadley residents wishing to repair lawns, or for personal use.
- 2022-2023 Prepaid Propane Contract: Riley requested discussion and approval on contracting propane for the Liquor Store and Pump House through Chandler Coop for the 2022-2023 season. Mayor Like had previously received quotes, discussed the split in gallons between locations and confirmed the ability to move contracted gallons between accounts later in the season, if needed. After much discussion, it was agreed that contracting the same number of gallons as last year was a good idea. MSP by Council Member Veldhuisen and Council Member Pieske authorizing Riley to contract prepaid propane from Chandler Coop, using the same usage from last year and rounding up to the nearest 100, as needed. Motion carried unanimously. Riley will contract and issue payment prior to the September 15<sup>th</sup> deadline.

- 2023 Preliminary Levy: Riley presented the 2023 Preliminary Levy for discussion and approval. This amount can be lowered if desired when approving the 2023 Final Levy. After discussion, MSP by Council Member Veldhuisen and Council Member Pieske to set the 2023 Preliminary Levy at \$48,000.00, up from \$43,000.00 in 2022. Riley will complete and submit the required certification form for the Murray County Auditor/Treasurer's Office ahead of the September 30<sup>th</sup> deadline.
- 2023 Township Rental Contracts: With the new contract year approaching, Riley requested input from the council related to Township Rental Contract rates for 2023. The standard rate has been \$35.00 per month for some time, however after discussion it was determined that an increase is necessary for 2023 due to rising utility and maintenance costs. MSP by Council Member Pieske and Council Member Brouwer to increase the monthly rental rate from \$35.00 to \$40.00 for the 2023 contract year. Riley will process 2023 contracts for mailing to Leeds and Lowville townships mid-October, with an acceptance due date of 12/1/2022.
- North Lift Station Maintenance: Mayor Like informed the council that Bob checked the meters and noticed a red light was on at the North Lift Station. He contacted Spartz Well Co., who came over right away, however they are unsure of what is going on. The sewage is quite high at the station, and they aren't sure if a pump went bad, however they are still working on the cause of the problem. They have bypassed the fuse box to kick the alternate lift on for the time being. Mayor Like wanted to make everyone aware of the issue, as possible regular service may be needed depending on the outcome of this issue.
- Road Signage: Mayor Like mentioned that Donnie Engasser with the Murray County Highway Department contacted him regarding potential interest in signage replacement now that the road project is nearing completion. This was brought up for the council to consider and discussion on this topic will be tabled until the next meeting.

MSP by Council Member Pieske and Council Member Veldhuisen for payment of unpaid bills, as presented. Motion carried unanimously.

The council then proceeded to go into Closed Session for the purpose of discussing city employee wage rates. All guests present and Clerk/Treasurer were asked to leave the meeting for the duration of the session. Merlyn Anderson, City Attorney was present. Following discussion and completion of Closed Session, the regular meeting was resumed. All guests present and Clerk/Treasurer were allowed to return.

- Closed Session – Employee Wage Rates: After discussion, MSP by Council Member Veldhuisen and Council Member Brouwer to give Myron Bennett, Liquor Store Manager, a 10% wage base increase, effective immediately. There hasn't been a wage increase for this position for a number of years and Myron has continued dedicated work through the COVID-19 pandemic. MSP by Council Member Pieske and Council Member Veldhuisen to give Riley Engbarth, Clerk/Treasurer, a 6% wage base increase, effective immediately. Motion carried unanimously. MSP by Mayor Like and Council Member Pieske to increase the Council Member monthly salary from \$50.00 to \$60.00, effective January 1, 2023. Motion carried unanimously. MSP by Council

Member Pieske and Council Member Brouwer to increase the Mayor monthly salary from \$100.00 to \$120.00, effective January 1, 2023. Motion carried unanimously.

MSP by Council Member Veldhuisen and Council Member Brouwer for meeting adjournment. Motion carried unanimously. With no further business, the regularly scheduled meeting was adjourned by Mayor Like at 8:13 pm.

*Riley Engbarth*

Respectfully Submitted by Riley Engbarth, Clerk/Treasurer

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