

The meeting was called to order at 7:25 PM by Chair Bob Smith with the following roll call:

Attendee Name	Title	Status	Arrived
Bob Smith	Chair	Present	
Joseph Riese	Aldersperson	Present	
Roger Smith	Aldersperson	Present	

Also present were Aldersperson Kim Olson, Aldersperson Jack Abbot, Mayor John Guinn, Comptroller/Treasurer Angela Runde, and City Clerk Anastasia Gonstead.

APPROVAL OF MINUTES

Approve Minutes from January 23, 2023 Meeting

Unanimous, 3-0.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Roger Smith, Aldersperson
SECONDER:	Joseph Riese, Aldersperson
AYES:	Smith, Riese, Smith

CITIZEN COMMENTS

None

TAG CENTER REPORT

Staffing Update

City Clerk Gonstead read report prepared by TAG Director Luehring, who was unavailable for the meeting.

- We are still looking for lifeguards to work on the weekends. We also are looking for part-time front desk clerks, and night/weekend cleaning & maintenance personnel. These positions come with a free TAG Center membership!

Maintenance Report

City Clerk Gonstead read report prepared by TAG Director Luehring, who was unavailable for the meeting.

- Today 2/27, the rain completely took over our roof and we had serval leaks throughout the whole facility. This roof was fine during the snow storm last week, but the rain has become a huge issue. If you have any questions or ideas!! on how we could move forward, please let Scott or I know.

Aldersperson Bob Smith indicated there may still be a warranty on the roof, as it is not that old.

Recreation Report

City Clerk Gonstead read report prepared by TAG Director Luehring, who was unavailable for the meeting.

- Most of the spring leagues are coming to a close in March. I have been planning and setting dates for all summer activities! (Men's softball, women's softball, outdoor bag toss, COED 4's volleyball, pickleball (potentially))

TREASURER'S REPORT

Update, with Possible Action, Regarding the Preliminary Audit Results

Comptroller/Treasurer Runde reports the auditors have run into additional problems, it is raising more questions. The utilities auditors were onsite today. She is continuing to work with Baker Tilly to wrap up 2022.

Aldersperson Roger Smith inquired if it will be another month before we see a report from Baker Tilly. Comptroller/Treasurer Runde stated she is hopeful that by the next Council meeting she will be able to provide some reporting. She has questions herself, there was a large clean up in 2021. It was so large that much got lumped together and it makes it challenging to break it apart and find information. She would like to get to a better comfort level for capital projects moving forward.

Aldersperson Bob Smith inquired if audit results/preliminary results will be presented or reported/written out. Comptroller/Treasurer Runde explained the process. In a normal audit, they would have a few adjustments, they would send that to her to get entered, get the books back to Baker Tilly for review. They might have to come for a meeting on this one. She has been pushing them as much as possible so we can get a better comfort level for the 2023 budget. She believes we will need to go back and look at the 2023 budget as well. Aldersperson Bob Smith inquired how handicapped are we by not having a starting point. Comptroller/Treasurer Runde confirmed it does hinder us. She went on to explain that tax collection pays for the majority of base level expenses. However, the City has many projects in the works, we need a handle on the status of projects and where the funding is coming from, due dates. We need to make sure we have coverage. Aldersperson Bob Smith stated we need to talk about capital projects and bonding, that we are getting behind. Comptroller/Treasurer Runde clarified that it is not so much behind as it is a need to figure out where we are at.

Aldersperson Roger Smith stated he wanted to express the shared sentiment of concern regarding being behind. Comptroller/Treasurer Runde agreed.

RESULT:	WITHDRAWN
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DISCUSSION / POSSIBLE ACTION ITEMS

Discuss with Possible Action Rock N Boom and Audubon Days Accounts

Aldersperson Bob Smith asked if we had the balances. Comptroller/Treasurer Runde expressed we need more of an understanding. Aldersperson Riese pointed out the balances are in the packet. Aldersperson Bob Smith gave a recap on what was discussed regarding this topic the last time the Finance Committee met. Aldersperson Riese referenced the attorney email that occurred under the previous clerk. Inquired if there has been an update. Mayor Guinn indicated he would reach out to Attorney Franti for further on this. Aldersperson Riese expressed he feels like this topic just keeps getting circled around. It was agreed this will be discussed next Finance Committee

meeting, when the Audubon Days representative has more information on her previously discussed options for moving her account.

Discussion regarding the contracts, it was confirmed the one we are addressing tonight is the fireworks contract. Alderperson Bob Smith explained the liability issue to the Rock N Boom committee for the fireworks. He asked the mayor if he is okay with the contract. Mayor Guinn stated he has not reviewed the contract and feels it should be run past Attorney Franti. Alderperson Riese believes it could be recommended to Council, pending attorney review. Alderperson Olson expressed this process, approving the fireworks contract, has been going on for years. Alderperson Riese motions to approve the contract, sending it to Council for approval, pending attorney review. Second by Alderperson Roger Smith. 3-0, unanimous.

RESULT:	TABLED [UNANIMOUS]	Next: 3/27/2023 6:00 PM
MOVER:	Bob Smith, Chair	
SECONDER:	Joseph Riese, Alderperson	
AYES:	Smith, Riese, Smith	

Discuss with Possible Action Spectrum Pyrotechnics Contract

Alderperson Bob Smith asked if we had the balances. Comptroller/Treasurer Runde expressed we need more of an understanding. Alderperson Riese pointed out the balances are in the packet. Alderperson Bob Smith gave a recap on what was discussed regarding this topic the last time the Finance Committee met. Aldersperson Riese referenced the attorney email that occurred under the previous clerk. Inquired if there has been an update. Mayor Guinn indicated he would reach out to Attorney Franti for further on this. Alderperson Riese expressed he feels like this topic just keeps getting circled around. It was agreed this will be discussed next Finance Committee meeting, when the Audubon Days representative has more information on her previously discussed options for moving her account.

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RESULT:	RECOMMENDED TO COUNCIL [UNANIMOUS]	Next: 3/13/2023 7:00 PM
MOVER:	Bob Smith, Chair	
SECONDER:	Joseph Riese, Alderperson	
AYES:	Smith, Riese, Smith	

Discuss with Possible Action - Land Lease

Mr. Fink was present. Explained he discussed with Jacob the land access issue, they just went through the parking lot in previous years. Mr. Fink indicates his concerns are gone, so long as he can access in that way. Alderperson Bob Smith inquired if he is okay with taking over the obligation in the lease. Mr. Fink asked if they can just change the ownership of that contract/lease with the City. Alderperson Bob Smith confirmed that they can, so long as the remainder of the terms remain the same.

Aldersperson Bob Smith makes a motion to recommend to Council to approve the transfer of the assignment of lease, under the original terms, pending attorney review, as necessary. Second by Aldersperson Riese. No discussion. 3-0, unanimous.

RESULT:	RECOMMENDED TO COUNCIL [UNANIMOUS]	Next: 4/10/2023 7:00 PM
MOVER:	Bob Smith, Chair	
SECONDER:	Joseph Riese, Aldersperson	
AYES:	Smith, Riese, Smith	

Discussion of Potential Residential Development Located at the South Five Acres of 305 S. Clark St.

Aldersperson Bob Smith indicated that this is simply a discussion at this point. Purely for information purpose. Informational presentation by Korey Krieser. This is in reference to the parcel just south of Crossroads Care Center, in TID district #6. It is approximately five acres in total. Propose to purchase land, seek division into residential lots. Seek incentive with the city to put in the public roadway and infrastructure. Anticipate it would be approximately 13 lots, will need stormwater retention, will create density along Clark Street. Overall projected project cost approximately \$1.2 million, if they are able to do it with a more dense version. Mr. Krieser anticipates through the TID, the return to the City will be \$1.4 million after about 12 years. Anticipates the lots would be sold for \$30-40,000, with \$300,000 homes built, and would take five years to fill the parcels.

Aldersperson Roger Smith inquires if they have had any research into where the demand is for single family homes, multifamily homes. Mr. Krieser gives examples of the interest in the pending apartments on Dayton Street his company is building, referenced single family homes by Town & Country, as well as interest in duplex homes. Believes a mix of those would serve the various housing demands/interest.

Aldersperson Bob Smith asked, with them disclosing their plans, if they have an option to protect themselves. Mr. Krieser states an option has been granted. Aldersperson Bob Smith explained this would be in an established TID the City had created approximately three years ago and explained TIDs are restrictive as far as residential. Inquired of Mr. Krieser if he has yet spoken to the City Engineer regarding the balance of industrial and the effect on this. Mr. Krieser stated he had not. Aldersperson Bob Smith explained the incentive of the TID to the City is that over approximately 10-12 years, the City benefits from the taxes on the developed land, as opposed to the taxes that would have been on the raw land, but that they cover roads, utilities, etc in that development. Aldersperson Bob Smith stated they will have to see in the TID what was established and what was allowed.

Comptroller/Treasurer Runde inquired about the road construction and utility construction. That per Mr. Krieser's numbers it looks like they are asking the City to share half. Mr. Krieser stated they are just budget numbers at this time, information is not in terms of where it is allocated. That they would be asking 2/3 from the City.

Aldersperson Bob Smith reiterated that this is preliminary. It would need to go to Planning Commission where they would spend approximately four months with this.

Discuss Potential Residential Development Located Along the North Side of Leona St.

Aldersperson Bob Smith explained where in the City this area is located. He also explained there is no TID in this area now. Mr. Krieser explained they would like to take this to Planning Commission for the division of three parcels into six, as well as building road. They have reached out to the property owner across the street to inquire their plans with that land and their willingness to sell. He stated they would have to ascertain that information before bringing this matter to Planning Commission. The area is one and two family homes. With development, the road in the area may need to be raised some.

Aldersperson Bob Smith stated that the viability would be based on the ability of what they are able to do with the properties across the street. Mr. Krieser stated a challenge they have is the difference from the back of the lot to the front of the lot is approximately 24 feet, having the road installed at a higher elevation would help.

Aldersperson Bob Smith explained the City has, in the past, been known to encourage development through incentives, such as covering a year or two of property taxes and extending that to the builder. That this is very preliminary, needs to go through Planning Commission. Assumes they are bringing it here for public to see options - side by sides, single families.

Aldersperson Riese inquired if this is ultra preliminary, as he sees no figures. That it appears they are seeking if this is even a possibility. Mr. Krieser stated he has met with Don (presumed to be Don Neitzel of Kunkle Engineering). That he through they had numbers previously on the road but cannot find them at this time.

Aldersperson Bob Smith inquired if Mr. Krieser has options to purchase these indicated properties. Mr. Krieser confirms he has options to purchase on these indicated parcels.

Discuss, with Possible Action, Kunkel Engineering Recommendation for City of Mavville 2023 Paving/Milling Project Bids

Aldersperson Bob Smith indicated they have done business with Northeast Asphalt many times. Kunkel Engineering recommends Northeast Asphalt, the lowest bid. They have worked well, show up on time. Aldersperson Riese also references the email from Nick Chikowski that is in the agenda packet, which references the cost of the County redoing part of County Highway V, to ensure everyone is aware of it.

Motion by Aldersperson Bob Smith to recommend to Council the bid from Northeast Asphalt, as recommended by Kunkel Engineering. Second by Aldersperson Roger Smith. 3-0, unanimous.

RESULT:	RECOMMENDED TO COUNCIL [UNANIMOUS]	Next: 3/13/2023 7:00 PM
MOVER:	Bob Smith, Chair	
SECONDER:	Roger Smith, Aldersperson	
AYES:	Smith, Riese, Smith	

ADJOURNMENT

Motion to adjourn at 8:08 pm, made by Aldersperson Riese, second by Aldersperson Roger Smith. 3-0, unanimous.

Meeting adjourned at 8:08 pm.

Anastasia Gonstead, City Clerk