**Minutes of the Regular Meeting-7:30pm Wednesday**

**April 11, 2023**

**Mendota VFW 1323 Sibley Memorial Hwy,**

**Mendota Minnesota**

1. Call to order: Mayor Mielke called the meeting to order at 7:30 p.m.

2. Pledge of Allegiance

3. Present: Mayor Mielke. Council Members Golias, Perron, Rasmussen, and Donnelly. Attorneys Tom Loonan and Christina Benson, Engineer Lucas Jones, and City Clerk Kathy Krotter. Scott Qualle, Building Official. Absent Captain Wegener.

4. Agenda: Mayor Mielke asked if there were any last-minute changes to the agenda. No changes are needed.

5. Approval of March 14, 2023, City Council Meeting minutes. Motion to approve last month’s minutes, with one correction. Motioned by Mayor Mielke and seconded by Council Member Golias. Approved 5-0.

6. Treasurer’s Report: Motion to pay the bills by Council Member Golias and seconded by Council Member Perron. Approved 5-0.

7. Building Official Report MNSPECT: Scott Qualle introduced himself as the new building inspector for Mendota. Scott gave a little background of what MNSPECT is. Their job is to enforce the code and make sure a safe structure is being built. Scott wanted to get the city’s expectations and a feel of what the city would like from MNSPECT. MNSPECT has some good software that the city can use. This will provide reports that will show the city’s open permits, how many inspections have been performed and if they have passed, whether the permits were commercial or residential and when they are closed. Scott stated that he would not come to all the meetings but would be there if he was needed for anything. There will be one inspector assigned to Mendota, with a back up in case that inspector cannot make it. Scott has looked over the ordinances and there is only one thing that the city should think about changing. It is in Appendix J, Section 805 and Scott will talk to Tom about that. There will also be some fee changes to the fee schedule but nothing too drastic. Scott asked if the city would like graphs or would the city prefer numbers. Mayor Mielke stated that numbers were preferred.

8. Jennifer Haskamp - Feasibility Update Jennifer brought a draft for the developmental parcels. At the last meeting, the council asked Jennifer to look at only the parcels that are developable. She looked at the mixed-use portion of the comp plan. The council wants to flip the percentages and change the mix use from 65% commercial and 35% residential, to 35% commercial and 65% residential, and find out what those changes would do. Jennifer went over the parcels and explained the differences. So, by changing the percentages it adds more residential units. Right now, the percentage of commercial is higher than the residential on main street. Data was done for three floors and four floors. At 35% commercial and 65% residential, a thirty-five-foot apartment complex would be thirty-four units. But if we go to 45 feet the unit count goes to sixty-four units. Mayor Mielke stated if we use Benson Metals property as an example, a 35-foot, 100% residential complex, would be forty-eight units but with a conditional use permit going to 45 feet, it goes to sixty-four units. Jennifer will be gone next meeting so we will discuss more at the June meeting.

9. Jack Nord –Sibley House: Jack wanted to update us on the event that is happening June 24, 2023. The VIP event will be from noon to three and 160 people were invited. Then from three to eight will be a public event and two hundred to five hundred people are expected to attend. The Sibley Site has reached out to St Peters Church, and they have agreed to let them use the parking lot. Jack would like to know who owns the parking lot between the church and the Sibley Site. Mayor stated that the State does. So, Jack is going to ask if they could use that parking lot too. Jack would like to know about the possibility of using golf carts as shuttles to take people from the Sibley Site to St Peters Church. The Sibley House would also like to block off D Street so that people would be able to come and go without worrying about traffic. Then Jack asked about the sign and if he would need a permit to have the sign installed by the Dubois house. The Minnesota Historical Society owns the Site, but the site is controlled by Dakota County. The sign is 64x84 and will be on the property. Mayor asked about the vintage baseball game for Mendota Days. Jack stated that no one would be available.

10. Apartments, President, property managers and program director: Kevin is the property owner, Megan the property manager, Kurt the director of operations and Janeal the director on site for Mendota. Kevin is the sole owner now of the property. The property is under a different license, and they provide service to one of the buildings in Mendota. The other buildings are rentals. Some of the individuals that are in the other buildings receive services from a different source and not from Kevin and his team. The property had a name change to Gina Services about a year and a half ago. Nobody lives on site, but there is regular staffing there most of the time. The office is at 1328 Third Street at the top of the stairs. Megan has a strong contact with Captain Wegner, and police calls were down. Some of the residents really struggle with mental health, and unfortunately their first point of contact is the police. The public asked questions to get a better understanding of the procedure and how things are handled. Kevin and his team are just trying to help their clients to the best of their ability to make sure they have a normal life.

11. Tree bids: Mayor spoke about the final invoice of the work that was completed from Kaposia in March. Kaposia asked for an additional $2000.00 for the extra time that they put in and took down extra trees that they felt needed to come down. The city asked Kaposia for bid for the cleanup of the trees after the storm on April 1st. Kaposia thinks that they can do it in one day for $6000.00 but could creep to $9000.00 for a day and a half. The city clerk also stated that she received a bid for the tree clean up to from A1 Walsh. $700.00 per truck load with $100.00 per hour for each man, and he figured it would be around $3000.00. A resident suggested getting a woodchipper instead, because we could use some wood chips around the neighborhood. The lawyer suggested we would need a professional person to use the woodchipper and a place to store them for everyone to use. The city clerk will check on the woodchipper.

The council discussed the increase of the $2,000.00 that Kaposia asked for and voted to pay $1000.00 instead. Lawyer suggested making it a resolution so that Kaposia could not come back for the other $1000.00. Motioned by the Mayor to pay the original bill plus up to $1000.00 and no more, and Seconded by Council Member Donnelly 3 yes, 2 opposed.

12. Public Comments: Opened at 8:45 pm.

A resident stated that there is a cable down in the park. The city clerk will call Comcast.

Another resident stated he had three things to discuss. 1. He is concerned about changing the 65% commercial and 35% residential that is stated in the comp plan. It is like the city is bending our code to make it work for people. We have a comp plan; we should not change it. 2. When people submit plans, they just seem to assume that we can have a fourth floor. 3. Also the resident stated that we should not plow alleys. Now we are paying an extra fifty dollars to plow C Street.

The lawyer stated he could address these questions. He explained the flip of 65/35 and how the council had asked Jennifers company to do a feasibility report. Jennifer stated the comp plan is at 65/35 and that could change but it is not changing now. This is just a feasibility study of what the council could consider. And the four-story CUP that is also just conceptual and the city is at 35 feet and that is our code. The city had never had this done before and this is just for consideration. Regarding the alley, it is a public right of way.

A third resident asked about the wreaths hanging up. They will be removed, and flags will be put up.

Residents asked about street sweeping on Highway 13 and that is done by MN Dot.

Another resident asked about the clogged culverts and sweeping the streets. Lucas stated they examined them and rated which ones are the worst, but we were waiting for the decision on the water project and doing the culverts at that time. But it keeps getting delayed, but we should have an answer soon.

Closed public comment at 8:55 pm.

13. Council Comments: Open council comments at 8:55 pm.

Council Member Rasmussen: Nothing.

Council Member Golias: Had treats. Hang around to enjoy those.

Mayor Mielke: The Mayor has mail if anyone is interested in looking at it. Street cleaning is on his list and the city should get that scheduled. Potholes, have we talked to Alen. The clerk stated that he has not given her a quote yet. But he did state that he could fill the holes, but the street needs to be repaired permanently, by being torn up and resurfaced. Mendota Days planning is underway. Applications are on the website. Kevin volunteered to donate the jumpy house from Fun Jumps.

Council Member Donnelly: Talked to the main Post Office about the delivery of packages and matching our PO BOX number to our Street addresses. Clark said Theresa was very helpful from the Post Office here in Mendota.

Council Member Perron: Stated that we need to get new parking signs for Lucky’s to get the people to stop parking on the hill. The Police cannot ticket or tow cars since the area is not marked.

Closed council comments at 9:02 pm.

14. Staff Comments: Open Staff Comments at 9:02 pm.

Captain Wegener: Absent.

Lucas Jones: Lucas has been supporting Jennifer and answering questions that Mary had brought up. Moving forward with refreshing the water project. As requested, we need to update the numbers from the 2022 numbers that we had. The funding agency has requested this by May 5th.

Lawyer Tom Loonan: Stated that he and Lucas followed up with Jennifer and got some clarity on the flood line plan. Christina put together an encroachment agreement for Grayson and Jennifer. They had asked for a draft to look it over before they decided to go ahead with the garage. Tom has heard from the gentleman that is submitting a permit for the Robinette property. The developer was confused about what the property owner was submitting. It is a single-family home and there is an AUD on it. The accessory building would be a guest house for relatives, which is permitted under our new zoning code. But would need a conditional use permit. It is a large home, but they say it is a single-family home. Heard from MN Dot about Bridget and Amy’s home with the Bensons property. MN Dot said the city can move forward and buy MN Dots property. Tom will not be here for the next meeting.

City Clerk: Attended the Recycling meeting with Dakota County after the last council meeting. Met with MNSPECT, Tonia and Ty. There will be a link on the website from MNSPECT, so residents can see the fees and information, but have not received it yet. The website has been updated with information about the new building officials with contacts and phone numbers. Talked to Alan about D Street and he stated the city could patch the holes, but it must be more permanent. Checked into NO PARKING SIGNS. We can get them for as little as eight dollars all the way up to seventy-five dollars. Police stated that they could not ticket cars if nothing is marked. The Clerk has talked to Mr. Frank and the gentleman purchasing Carl’s property. The lawyer stated that he forgot to mention that we did have a conciliation hearing with Mr. Frank on the Monday after our last meeting. There was no order from the Judge. The judge was surprised to have this in front of her for something that happened twenty plus years ago. Mayor asked about the Historic Oak property, and the promise made to clean up the property by November 15th. We have been in contact with Berg Plumbing. We need to send a citation.

Closed staff comment at 9:11 pm.

14. Adjourn: 9:11pm. Motion to adjourn the meeting by Council Member Donnelly and seconded by Council member Perron. Approved 5-0.