

**City of Cleveland**  
Minutes  
Regular Council Meeting  
Monday, April 4, 2022 @ 5:30 p.m.  
205 4<sup>th</sup> Street, Cleveland, MN 56017

The Board of Appeals and Equalization Public Hearing was called to order at 5:30 p.m. by Mayor Don McCabe. Council members present were Nancy Gens, Justin Schabert and Mark Hintgen. Tom Widmer, Le Sueur Co. Assessor, was present at the Public Hearing to answer any valuation related questions.

Homeowner of 501 1<sup>st</sup> Street told the council that he believed his valuation of his home was too high. His house was built in the 1970's and houses valued at the same as his were built in the 2010's. Tom Widmer told him he had a lot of upgrades and every room in the home is finished. The homeowner said his valuation went from \$320,000 to \$410,000. All residential values increased 23.1% county wide.

Homeowner of 905 3<sup>rd</sup> Court told the council that he believes his valuation of his home was too high. His valuation is as \$334,800 and he requested his valuation be reduced to \$280,000. Don McCabe asked the council what they would like to do. Hintgen said he has no knowledge about home valuation and was not comfortable voting yay or nay. Schabert agreed with Hintgen. The mayor told the homeowner the council was not going to change the valuation to \$280,000 but suggested he contact the county and have a meeting to further discuss his valuation. Tom agreed with that and the homeowner said he would proceed with the county.

Homeowner at 1100 East Main wanted to know why he was sent 3 property valuations. He recently purchased an adjacent property that is actually 2 parcels and wasn't aware they weren't automatically joined with his current property. He wants to build a garage on the 2 adjacent parcels but cannot do so unless he combines all his properties into one parcel. Tom informed him that he needs to fill out a form at the county to combine his 3 parcels into one. The homeowner was satisfied with that.

A Motion by Hintgen and 2<sup>nd</sup> by Schabert was made to adjourn the Public Hearing at 6:06 p.m. and the Regular meeting was called to order. Voting yes – all

The regular meeting was called to order at 6:06 p.m. by Mayor Don McCabe. Council Members present: Nancy Gens, Justin Schabert, and Mark Hintgen. Council members not present: Glenn Beer. City Staff present: City Clerk/Treas. Val Jorgensen, Asst. Clerk Gwyn Ploog, Public Works Director Jared Holland and Police Officer Jacob Printy. Also present, Jason Moran, City Attorney.

A motion was made to make an adjustment to the agenda to allow Midco to give their presentation as Jason Moran was needing to leave to go to another city council meeting. Schabert made the motion, Hintgen seconded. Yes-All.

Kristopher Bellmont represents Midco. Midco is in the process of an agreement to rent water tower space for high speed internet with a 7-mile radius to Cleveland. He voiced a concern over an emailed list of 33 items that needed to be addressed prior to construction/installation that he received today from James Connor from Bolton & Menk. He said a few of those items could

take months and several thousand dollars to complete. Jason Moran informed him that we received \$7,500 from Midco to cover costs associated with construction and installation. Jason suggested the council approve the lease on a contingent basis with 2 caveats. Doing a structural analysis and having various things be included into the construction drawings.

A motion was made by Gens to move forward with the approval of the Midco lease subject to Structural Analysis and Shop Drawings. Seconded by Hintgen. Yes-All.

Motion was made by Hintgen / Gens to approve the March 7th Minutes and Bills. Voting: Yes-All

Public Comment -- None

Police Report – Chief Tiegs is at a conference in Duluth and was not present but did submit his monthly police report into the packet. His newest deputy, Jacob Printy came forward and introduced himself.

Public Works Report – Holland produced a bill from Selly Excavating for \$24,944.40 for an emergency sewer repair. He started flushing hydrants today and will finish tomorrow. Pond discharge – everything passed. He has started the pond discharge and it takes 8 days to complete. There was another emergency sewer issue over the weekend that was taken care of before he was able to get to town. He is going to flush the dead ends on sewer lines before the end of the week. He had a map of town that showed which streets are left to do chip coating on. He wasn't sure if there was money in the budget to finish the town this year or wait until next year. It was decided that the council will look into how much chip coating will cost vs. making repairs to the streets.

Liquor Report – Jorgensen gave the liquor sales for the month. When asked about how much rent was taken in for February, she was unable to give an answer. She was not aware that amount was supposed to be entered onto the monthly report. Gens inquired about ordering new chairs for the Muni. Julie O'Malley had priced out a couple different chairs and decided on one. She gave Gens the information and for 36 chairs, the cost would come to just under \$4,000 including tax. Motion made by Hintgen / Schabert to approve ordering no more than 36 chairs for the Muni.

Building Report - Jorgensen reported we have only had 1 commercial remodel, 1 furnace install and 1 window replacement for the month.

P&Z Report – None

EDA Report – None

Personnel Committee Report – None

#### OLD BUSINESS

City Clean-Up Day – Jorgensen reported that LJP will accept mattresses and box springs at the cost of the city. The clean-up day flyer also has information regarding the Le Sueur County Drop-Off that will accept many of the items we cannot accept in Cleveland.

Resolution accepting bids for the park shelter. 2 bids were turned in for construction of a new 24' x 24' park shelter.

NEW BUSINESS

Resolution 07-2022 Coronavirus Local Fiscal Recovery Fund Established under the American Rescue Plan Act (ARPA). Motion by Gens / Schabert to approve. Voting – all yes.

Resolution 08-2022 Adding Part-time Police Officer, Brandon Legg to PERA. Motion by Schabert / Hintgen to approve. Voting – all yes.

Resolution 09-2022 Adding Park-time Police Officer, Jacob Printy to PERA. Motion by Schabert / Hintgen to approve. Voting – all yes.

Resolution 10-2022 Le Sueur County All-Hazard Mitigation Plan. Motion by Gens / Hintgen to approve. Voting – all yes.

Resolution 11-2022 Accepting Donations to the City. Motion by Gens / Schabert to approve. Voting – all yes.

Resolution 12-2022 Election Judges for Special Primary Election on May 24, 2022. Motion by Hintgen / Schabert to approve. Gens abstained due to being an election judge. Voting – all yes.

Resolution 13-2022 To Pay Blue Sky Mechanical for meter work done. Motion by Hintgen / Gens to approve. Voting – all yes.

Discuss EDA paying back 2015 loan for \$171,950 to the General Fund for the Village East Development. A motion was made to pay back the money with a resolution to be presented at May's council meeting.

Accept Letter of Resignation from Public Works Director Jared Holland. The Mayor thanked Jared for everything he's done over the years and wished him good luck in his new job. Motion by Hintgen / Gens to accept Jared Holland's resignation. Voting – all yes.

Discussion was made regarding if anyone knows of a person who has the water/sewer licensing to help out until a new supervisor is hired. Holland, Gens and McCabe made a few suggestions of people the city can approach to help out. Holland said if we can't find anyone, contact him and maybe we can come to an agreement on pay for him to help out with the necessary things that have to be done. He could help on week nights and possibly weekends.

Resolution 14-2022 Increase the Hourly Wage for a Part-Time City Employee. Motion by Gens / Hintgen to approve. Voting – all yes.

Meeting adjourned at 7:00 p.m.

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City Clerk/ Treas.

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Mayor