

August 4, 2025

The regular meeting of the City Council was called to order by Mayor Mike Sevcik. Present from the council were Tom Boeck, KC Reuter, Gina Massop, and Tiffany Sevcik. Also present were Don Wolters, Chris Kruse, Patty Smith, Tamara Dicks, Shannon Sweeney, Kodey Christiansen, Austin Chavez, Trevor & Brian – Bollig.

Everyone stood and recited the Pledge of Allegiance.

Minutes: A motion was made by Boeck and 2nd by Massop to approve the minutes from July 7, 2025, meeting. Motion carried unanimously.

Bills: A motion was made by Reuter and 2nd by Boeck to approve the bills.

City	Check 12269 – 12304 & EFT's 997E – 1005E	\$288,789.82
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No additional bills. Motion carried unanimously.

Public Hearing: Regular meeting was closed, and public hearing was opened on nuisance property 340 E Maine Street. No one was present for the property. Improvements have been made with storing LP tanks, tires, and machinery inside. At this time no public nuisance is declared. We will continue to monitor the property. This public hearing was closed.

Public Hearing: Public hearing on creating a TIF District was opened. Shannon Sweeney informed council the TIF district would be the Grover Trucking area. The tax increments need to be used on the public infrastructure and administrative costs. The city would see the TIF payments in 2028, approximately \$40,000 per year for 9 years. The money needs to be used for what the TIF district was set up to be. The plan is to have it built in 2026, valued in 2027 and receive the payments when regular tax money is received to the city in 2028. If Grover did not follow through and build, we could keep it as a TIF district and find another development or the council could pass a resolution to end the TIF area. Public hearing was closed, and regular meeting was reopened.

Resolution 2025 – 18 Creation of TIF District: A motion was made by Reuter and 2nd by Boeck to approve the Creation of Municipal Development District No. 1, the adoption of the Development Program relating thereto, the Creation of Tax Increment Financing District No. 1-1 within Municipal Development District No. 1 and adoption of the Tax Increment Financing Plan. Motion carried unanimously.

Bollig Engineering: Copper and Lead samples collected for past 3 weeks, could make adjustments starting next week. The OCCP (optional corrosion control plan) will be submitted and have 2 years to be in compliance.

NPDES Discharge Permit needs to have an annual report submitted. Bollig will submit to the MPCA for the city.

South Street Project: the storm drainage system for the city is set up for agricultural, it drains slower, which is a smaller pipe than what Bollig wants to use. To connect with the county tile of 8" we would need to petition for a 24" storm drain. We will still move forward with the project and put

the 24" on the new area but will have to connect with the county tile at 8". We need a drainage attorney to move forward with the petition. Smith will contact the city attorney to see if he would be able to represent the city for this petition when the city can afford to do larger storm drainage project. Bollig recommends moving forward with the project as the larger pipe connection can be done later. Bollig did have the Blue Earth County Highway permit approved. The grant agreement is okay with our attorney. The developer agreement that our attorney wrote is being finalized with information on Grover and dollar amounts. It should be ready next week; Grover can sign, and council review and sign it at the September 2 meeting.

Lead and Copper is not eligible for the PSIG grant. We do qualify for PFA money, usually only given to cities over 1000 people, however due to health concerns with our Lead and Copper we are eligible. It could be 20,000 per household – 4.5 million. The money could be used to replace lead lines. We have 9 unknowns and 6 lines with lead. Bollig will be here August 5, 2025, to investigate the unknowns. Private lines, curb stop to house 100% funded, Public lines curb stop to street 50% funded. Bollig does not know what our split would be, but we need to move forward with the project. Funding is decided in October/November this year so we can do work next year. Infrastructure improvement projects need to be Design Certified to be eligible for funding. Bollig presented 2 options to the city. New filters for bypass flow only - \$664,000 or New filters for entire flow - \$1,677,000. Bollig recommends the 2nd option as the final cost to the city will be the same. We should be able to fit the improvements into the area we have for the RO and may have to make walls in the RO area. A motion was made by Boeck and 2nd by T Sevcik to approve the new filters for the entire flow system for \$1,677,000. Motion carried unanimously.

Bollig also presented Phase 1A and Phase 1B to the council on infrastructure improvements associated with Lead and Copper Exceedance. Funding is available Oct/Nov 2025 and continues through March 31, 2026. The project should be done in 2 phases, so we could qualify for 4.5 million on each phase. Bollig said we should get 9 million in grants, and the city would have to fund 2.7 million. These projects could include the loop on Radke/North Street and Stevens Street that has been talked about since 2012.

Bollig gave council Task Order #8 which would be Priority 1A-Infrastructure Design for \$829,000. This is only for the engineer's work; Preliminary Design 311,000, Final Design 414,000, and Bidding 104,000, not for any cost of the construction. Bollig would have 200,000 of expenses done this fall, so the project would be ready to bid by early next year. Financing is approved after bidding is complete. A motion was made by Reuter and 2nd by Massop to approve task #8 for \$829,000 for the infrastructure design. Motion carried unanimously.

Reports: Fire Department, Police and Public Works were submitted. Also, the lab sheets showing the testing Kruse has been doing for the Dept of Health; samples taken from Casey's, Fire Department, and 2 residents. Council asked if anything was needed for upcoming city celebration, Wolters said we should be okay.

Zoning: Bair, Gazebo, permit #646 motion by Reuter and 2nd by Boeck to approve if all setbacks are met. Bair, Open porch/Lean-to #647, motion by Massop and 2nd by T Sevcik to approve if all setbacks are met. Hasch, Greenhouse #648, motion by Reuter and 2nd by Boeck to approve if all setbacks are met. Urban, Shed #650, motion by Reuter and 2nd by T Sevcik if all setbacks are met. All motions were approved unanimously.

Resolution 2025 – 15: Motion made by Reuter and 2nd by Massop for waiver of 30-day waiting period for Snowbirds to sell raffle tickets. Motion carried unanimously.

Resolution 2025 – 16: Motion made by T Sevcik and 2nd by Boeck to approve fire relief association donation of \$5000.00 for fire truck. Motion carried unanimously.

Resolution 2025 – 17: Motion was made by Boeck and 2nd by Massop to approve sale of surplus equipment. Motion carried unanimously. Smith will post the list at city hall, post office and website.

Budget 2026: Smith will have to take out the TIF money as we do not receive it until 2028. Also relook at projects from Bollig to finalize totals. Skid loader may be cut in 2026. Okay to leave sidewalk to recreational area and lights, council would like to see the plan for the Veterans Memorial at next budget meeting. Smith will have the September budget to 9-10% levy.

Trees: Council discussed who is responsible for trees on boulevard. City did not plant any trees in Reed Court. Council asked Smith to confirm with our attorney.

Open Comment: Tree that was trimmed by 3rd Ave and North Street is nice, easy to walk by. Mayor Sevcik thanked our previous mayor Dave Witucki for his service and the extra help he gave the city in the water department. He was an asset to the city.

Miscellaneous: Next council is Tuesday, September 2, 2025, and Nite to Unite is August 6 from 5:30 – 7 PM at the Snowbirds club.

Motion was made by Boeck and 2nd by T Sevcik to adjourn the meeting. Motion carried unanimously.

Mike Sevcik, Mayor

Council

ATTEST:

Patty Smith, Administrator, Clerk-Treasurer