

Truman City Council Minutes
July 19, 2021

The regular meeting was duly held at the Municipal Building Council Chambers on the 19th day of July 2021 at 5:30 p.m.

Present: Mayor Terry Bentele, Councilor Jake Ebert, Councilor Brandon Mosloski, Councilor Brian Nickerson, and Councilor Patty Truax

Absent: None

Staff present: City Clerk-Treasurer Amy Huber, Utility Foreman Brent Brown, Street Superintendent John Bosshart, Deputy Clerk-Utility Billing Specialist Thea Boesch, and Police Chief Justin Jobe

Also Present: Jennifer Brookens, Brooke Wohlrabe, Greg Mitchell, Derrick Greiner, Jeff Mengenhausen, Ron Kelly, Mona Weihe, and Nancy Salic

Mayor Terry Bentele presided over the meeting, opening with the Pledge of Allegiance.

Agenda

A motion was made by Mosloski, seconded by Nickerson, to approve the agenda. All yeas – motion carried.

Public Comment

None.

Madelia Health Care

Jeff Mengenhausen, CEO of Madelia Health, discussed the current services offered by Madelia Health and mentioned they are looking to grow. He discussed the clinic they opened in Lake Crystal when Mayo vacated the clinic there. Jeff stated that Madelia Health Care was one of three hospitals in the state of Minnesota that did not lay-off or furlough staff during the recent pandemic and they were able to grow 30% in revenue compared to this time last year. Mr. Mengenhausen said they are seeing an increasing number of patients from the Truman area, and they would like to rent the Truman Clinic where they would provide primary health care five days per week with a minimum of 3 staff at that location. In the event a staff member needs to be gone, they could pull staff from the Madelia location. He said they also intend to provide pharmacy and therapy services at the Truman location. Jeff stated that with the size of the clinic, they could look to adding more staff & services in the future. Madelia Health has paramedics during the day and provides transfers. He also stated that they are an independent health care organization, and he reports to the Board of Directors. The Board is comprised of people that represent the communities they serve and their patient population. So, Truman could have representation on their hospital Board. They pride themselves on access to quality care and were ranked in the top 20 of critical access hospitals in the country the last two years. Jeff mentioned that as the community grows with them, they will continue to add services and grow as well. They would be looking to open the clinic probably in October or November – they intend to repaint and recarpet the clinic before it opens, which will cost them around \$20,000.00. He said they accept all types of insurance and handle DOT physicals, workman’s comp injuries, etc. When asked about his thoughts of Mayo bringing a mobile unit to Truman, Jeff stated it adds complexity and went on to discuss those concerns. Mr. Mengenhausen said Madelia Health provided

free sports physicals to area Truman students last year and will this year and would provide support to local businesses in the areas they serve. Council member Ebert pointed out that Mayo closed the clinic in Truman over a year ago and those people that use Mayo as their care provider are used to going out of town already. However, Mayor Bentele shared that he did not want to slight anyone who wishes to use the Mayo Mobile Clinic either.

Update from City Engineer, Greg Mitchell

Pickleball Court - Greg mentioned he sent the information to Duininck, but so far, it sounds like they are going to pass on the project. He said he also contacted M.R. Paving after the last Council meeting, but he has not heard anything back from them. Greg said he did not revise the drawing following the changes made from the last meeting – he just basically marked it up. Neither Greg nor Amy have heard anything back from Boltjes regarding a fence quote, despite the messages left for them. The Engineer said he will continue to try to reach out to Duininck and M.R. Paving to see what they have to say. Greg did suggest trying to send this out next year early spring to see if we have better luck and can get on contractor's schedules sooner or try to tie it in with a bigger project. The discussion again came up from the Council about consideration for concrete rather than bituminous. Greg did explain the reasons why bituminous was the route the Council chose to include in the specs instead of concrete, but again reiterated that it gets down to the level of play that is desired, highlighting those cuts in a concrete surface could alter play or performance. However, it would be easier to find someone to pour concrete rather than waiting to find someone to do the bituminous and mentioned we could try to get quotes for concrete just to compare costs. Greg explained why he felt the under-drain was needed. The Mayor pointed out some of the apparatus for the court that would need to be obtained and anchored in if the court switched to a concrete surface, but Greg wasn't too concerned about that and said that it could be bolted down later if the equipment was not available right away. The Engineer revisited the breakdown of the cost elements of the project prior to the revised court and said he will hopefully have some cost estimates from the revised pickleball court by the next meeting.

5th Street – The Engineer said he just needs to send in the permit – he is estimating it could take them 3-6 weeks to process the permit.

Truman Days and All School Reunion Update

Mona Weihe and Nancy Salic provided highlights of the plans for the All-School Reunion and Truman Days. They plan to get a trailer under the tent for the band on Saturday; have a slide-show available at the waffle breakfast; there will be an open house Saturday at the school and the classrooms will be open; there will be a slideshow at the cafeteria also; the band will play from 9-12 p.m.; traffic and parking for the parade was discussed; they said the parade coordination is going well with close to 90 units including five high school class floats in the parade; Bad-land aircraft plans to bring a plane through the parade as well as many other excellent organizations. Nancy discussed a concern with the trash being picked up at the park as well as the bathrooms having toilet-paper stocked. Lastly Nancy mentioned that all four people that coordinated Truman Days this year will not be doing it next year for various reasons.

Fire Relief Association – Retirement Benefit Increase Request

Ron Kelly passed out a copy of the 2021 Schedule Form for Lump-Sum Pension Plans – Maximum Benefit worksheet and Financial Projections worksheet. The projected surplus at the end of the 2021 year is \$313,451.00, which demonstrates that they are fully funded. The maximum lump sum benefit

is \$2400.00, and they are currently at \$975.00. The group is asking for an increase of \$100.00, which would put it at \$1075.00. Councilor Nickerson asked that the group provide good maintenance of the trucks and facility.

Motion by Nickerson, seconded by Bentele, to approve the \$100.00/year increase to the Truman Fire Relief Association Pension plan benefit. All yeas – motion carried. Councilors Mosloski, Ebert, and Truax abstained.

Energy Production Discussion

The Utility Foreman stated that he has been talking to Public Power Energy Services to review energy costs and try to find ways to save costs. Brent provided examples of how the current process works, discussed current contracts or lack thereof, and described ways the company felt they could help save the City money. He also had a handout available for the Council that went through a phased approach to potential cost savings. The Utility Foreman said this organization would come in and look at our contracts and know what is available, work with our supplier, and try to reach some agreement(s). Brent stated that if the Council is interested in investigating this more, he would ask the organization to come to the next Council meeting. He said there are fees associated with it, but they are not expecting a long-term contract. The Council was open to the organization coming in hopes to save the city and the citizens some money, but of course don't want to spend more money on this arrangement than what they would potentially save. Councilor Mosloski suggested they come with ball-park numbers or projections of what the cities potential savings might be. Brent explained that we are at the point that we need the expertise of a group like this to help the city navigate through the complexity of this. Brent will have them come to the next meeting.

Discuss Lease Agreement with Madelia Health Care

The City Attorney mentioned that he reviewed the proposed lease and stated it was structured much the same as the old Mayo lease, it is written very fairly for the City, but the one concern he had was the non-compete clause. He has suggested some alternative language, dependent upon what the city wants to do regarding the Mayo Mobile unit. If the Mayo Mobile unit were to set up somewhere in Truman, they could do that, but it would violate the current proposed non-compete clause, which as written, the city could not uphold. There is a peddlers or solicitors license Mayo would need, and Derrick did not think the city has discretion to deny that license if that application is completely filled out – it is just administratively approved. The Council then inquired if they could make an ordinance change which would provide an alternative or more discretion from the city. Derrick said that is a potential possibility, however he suggested that the non-compete clause could be changed to read that the city would not approve any other health system to provide similar medical/health care to the City of Truman on any city-owned property. Derrick further explained that Mayo would need to complete a transient peddler's license to the county and the city if they decide to set up shop on private property, because they are setting up only temporarily. After a background study and there is no criminal reason to deny it, you would have to approve the license. Councilor Mosloski suggested Derrick look at the ordinance anyway to see if we can make some definition changes to give the city some discretion – at this point the city has no discretion. The city attorney agreed to look at that ordinance again to see if changes can be made. If the ordinance can be changed, then the City would not need to modify the lease.

Discuss Mayo Health Systems Mobile Clinic Request

Councilor Ebert suggested the City could have an ordinance change effective in January of 2022, which would allow Mayo to come in temporarily through the end of the year and would help some of the folks out that Mayor Bentele mentioned would be impacted with insurance contracts or agreements through the end of this year. Derrick felt that was a feasible option to look at. Councilor Mosloski suggested that the City work on the final lease agreement with Madelia first, before the Council has further discussion or action on Mayo's request and the rest of the Council agreed.

Update from City Attorney on Recording of Roadway West of John Deere

Derrick mentioned he went to the recorder's office to try to find the deed and determined that the city does own the roadway – not the EDA. He pointed out that there is EDA land out there and then the City roadway. The road could be sold by the city and the EDA land by the EDA– it is all the same people acting, but there is a legal distinction of who owns it. Derrick also noted one other issue with this in that when the city paved that road that runs by Schwans, it is an extension of the road by John Deere. He said there was some general obligation bonds for that, and he wondered if those bonds had been paid off, which the Council said they had been in the last 2-4 years. The only other issue to that is there is a declaration filed where the city must get approval from the MN Commissioner of Finance and Department of Employment and Economic Development to sign off on that being sold because it was financed with general obligation bonds, which is still sitting out there from 2005. This is just one more detail that would need to be taken care of if some of the roadway is sold. Derrick confirmed that the entire roadway, all the way down to the school, was included in the General Obligation bonds, not just the part that was paved. It is one legal description.

Mayor Bentele then inquired if the road that is south of John Deere is owned solely by John Deere because he thought someone mentioned at one time that it was owned partially by Elizabeth Chevrolet as well. Derrick said he was not sure on that – he was only focusing on what the city owned which is the north/south road behind John Deere – not what the private parties own.

Councilor Mosloski inquired if the Council was only considering selling the portion of the roadway from John Deere's north driveway straight back to the north and to the cul-de-sac – nothing right behind John Deere. Councilor Ebert said he was thinking it was from the northeast corner of Truman Storage Facility and then all the way to the north. Councilor Truax thought it included the area right behind John Deere, because that is why the Storage Unit's driveway was to be moved. Councilor Mosloski said they have never talked about that area. He further said John Deere wanted that area, but the city said they would not get rid of that area and Brandon said he told Denny that the city would not sell that area the day they were out there at the site and was certain Denny understood that. Mayor Bentele injected that the reason for the entrance move to Truman Storage Facility was because of traffic and safety concerns. Councilor Ebert said the catch-basin was also in this area and the city would want to continue to access and control that. He further pointed out that they discussed with Denny that he could continue to park equipment out there, but John Deere would need to maintain and mow that area. The Clerk mentioned that it will be up to the City to bring back a proposal to John Deere of what portion of the roadway and EDA land that they are willing to sell and spell out any easements and terms the City would need in that agreement.

Approve the Emergency Meeting Minutes from July 2, 2021

Motion by Nickerson, seconded by Ebert, to approve the emergency meeting minutes from July 2, 2021. All yeas – motion carried.

Approve Regular Meeting Minutes from July 6, 2021

Motion by Truax, seconded by Mosloski, to approve the regular meeting minutes from July 6, 2021. All yeas – motion carried.

Bevcomm Business Solutions Service Proposal

Motion by Mosloski, seconded by Nickerson, to approve the Bevcomm Business Solutions Service proposal. All yeas – motion carried.

Approve City Claims

Check #38969 – 39002

Motion by Mosloski, seconded by Truax, to approve the Claims totaling \$167,532.20. All yeas – motion carried.

Old Business

Review Estimated Campground Development Costs: Councilor Nickerson prepared a list of proposed expenses the city would incur as the campground project moves forward. Brian went through and explained the list. He also included purchases that have already been paid by the city along with more immediate expenses and then later expenses or “wish list” items. He mentioned he was concerned about the costs of materials going up. It was suggested that Councilor Nickerson provide Brent with a map of the campground so he could check on prices. Brian mentioned he has been working at the campground site recently, cleaning up garbage and taking care of weeds. He is relocating the Monarch site and has a sign for it. Brian Rosburg gave a quote of up to \$1500.00 to clean out the ditch back there and said some riprap would be a good idea as well.

Consider Increasing Camping Fees: The Council discussed increasing camping rates now that they have done upgrades to the electrical. Councilor Mosloski suggested increasing camping rates to \$30.00/night at the sites that were improved to 50-amp sites and leave the rest at \$20.00/night. There was discussion on what other campgrounds charge. The Street Superintendent pointed out that the campground is on the honor system, and it may be difficult to charge different rates and suggested there just be one rate that is the same for all sites. The Clerk pointed out that the payment envelopes with the current camping rates on them would need to be updated with the new pricing and with clear instructions so people know what they should pay, and site numbers would need to be added. Then the Council discussed when new pricing should take effect and it was decided it would have to be sometime after Truman Days, but they did not want to wait until next year to make the change. Amy pointed out it would have to be after they get the new envelopes with new pricing and site numbers on them and post new signs. After further discussion, it was suggested the prices be \$15/\$25/\$35 and it would still be on the honor system.

Motion by Mosloski, seconded by Nickerson, to change the camping rates to \$15/night for primitive sites, \$25/night for 30-amp sites, and \$35/night for 50-amp sites to be effective after Truman Days. All yeas – motion carried.

New Business

Consider Clean-up of Creek at Campground: Councilor Nickerson mentioned that Brian Rosburg would be able to do this for no more than \$1500.00 in addition to some riprap, but he didn't have a

cost for the riprap. Brian said he would try to get a written quote for cleaning up the creek, adding some riprap, and bring it back to the Council for consideration.

Thea Boesch asked if there could be a phone number at the Campground for people to call in case of an emergency as she mentioned that she was personally called by someone camping there recently that had electrical problems. However, most patrons wouldn't know who to call if there were problems and there needs to be a number posted on the kiosk for the campers to call if there are issues. Councilor Nickerson said he has a key to the kiosk he thought and said his number could be used and Brian would then contact the correct person to fix whatever the issue may be. It was also mentioned that the police are generally on duty as well and could be contacted.

Councilor Mosloski inquired about whether the city still has I-pads for the Council which were purchased over two years ago. However, Brent mentioned that they do not have the security code to access them.

Mayor Terry Bentele entertained a motion to adjourn the meeting. **Motion made by Ebert, seconded by Truax. All yeas - motion carried to adjourn the meeting at 7:34 p.m.**

Amy Huber, City Clerk – Treasurer