

CITY OF RUSHFORD VILLAGE MINUTES OF AUGUST 5, 2025
REGULAR COUNCIL MEETING
43038 State Hwy 30, Rushford Village, Minnesota 55971-5167

Pledge of Allegiance to the Flag

The August 5, 2025 Council Meeting was called to order by Mayor Dennis Overland at 7:00 p.m. in the Rushford Village Office. Council Members present: Mike Ebner, Robert Hart and Rick Ruberg; City Attorney Joseph O'Koren, Treasurer Judy Graham and Clerk Mary Miner

Absent: Council Member Travis Link, Planning/Zoning Administrator Jon Pettit

AGENDA was approved as presented

Motion by Hart, 2nd by Ebner, Carried.

MINUTES from the July 15, 2025 Regular Council Meeting approved as presented

Motion by Ebner, 2nd by Ruberg, Carried.

MINUTES from the July 23, 2025 Special Council Meeting approved as presented

Motion by Hart, 2nd by Ebner, Carried.

CITIZENS/OTHERS PRESENT: Jayme Longmire-CEDA, Allison Whalen-Fillmore County CEDA,
Kirsten Zoellner-Fillmore County Journal

FINANCIALS: July Expenses \$126,401.79, July Receipts \$49,007.32,
Outstanding Checks as of 7/31/2025 \$48,325.33, Bank Balance as of 7/31/2025 \$393,777.54
Estimated August Receipts \$12,000.00/Estimated August Expenses \$162,000.00
CD's renewing at current advertised rates

- Miner reported the August expenses include \$48,238.00 Pearson Bros-Chip Seal, \$50,759.00 Universal Truck-F550 set up/plow/sander, \$10,000.00 Syvertson Truck-Freightliner repairs, \$6,240.00 RDO-Grader Repairs/Maintenance, \$2,500.00 Hammel Equipment-Backhoe/Skid Steer Repairs/Maintenance
- Ruberg asked how the budget is looking. Miner stated it will be tight until the next levy payment in December, the main reason is we were not expecting the F550 truck until later this fall

Motion to approve the financials are presented

Motion by Ruberg, 2nd by Hart. Carried.

PLANNING / ZONING—Pettit: New Permits /Inquiries/Updates;

New Permits: None

Permit Status/Projects in Process/Inquiries/Updates: Nothing new to report at this time

ROADS/WATER/SEWER:

- **Roads/Utilities Update:** Ebner Reported
 - Ebner thanked those that helped with the tree clean up after the July 29th wind storm. He reported the roads are in fairly good shape, there is a little work that will be completed on Desoto. There are trees with broken tree tops that cannot be reached. Everything has been cut back/removed to allow for roadside mowing and plowing. The brush pile is very large and will need to be burned soon
 - Bob Thieret helped out with grading
 - The F550 was delivered
 - Ebner and Dessner have looked at the equipment and some of the roads. Ebner will be available Monday, August 11th when Dessner starts working for CRV
 - Hart reported to the office Laura Land and County Line roads signs are faded and need to be replaced. Ebner stated he has a list of signs that need to be replaced and those roads are on it
- **MN LTAP Snowplowing Training-August 26, 2025, Tuesday-Rochester-\$125.00:**
 - A simulator is used for the 2 hour training

Motion made to approve Dessner attend the August 26 snowplow training

Motion by Hart, 2nd by Ruberg, Carried.

- **Fillmore County Preliminary July 29, 2025 Storm Assessment as of 7/31/2025:**

- Fillmore County met the threshold for a state declaration.
- There is a \$4,000.00 per category threshold to apply for aid. As of July 31, 2025 the estimated CRV damages/clean up is \$4,853.45
- CRV would get reimbursed 75% from the State
- Miner stated if CRV decides to submit a claim there will be a lot of time spent by Ebner and herself compiling the necessary documentation needed and attending meetings and those hours cannot be included in the claim
- Hart suggested CRV file a claim. August 20th is the Fillmore County meeting date to turn in a claim

Motion made to submit a State Disaster claim for the July 29, 2025 wind storm damage

Motion by Hart, 2nd by Ruberg, Carried.

OTHER:

- **Jayme Longmire-CEDA, Allison Whalen-Fillmore County CEDA**

- Longmire presented 4 copies of the Comp Plan
- Longmire introduced Allison Whalen. Whalen shared Fillmore County is working on multiple initiatives on the County level. 1) Rural Child Care Innovation Program, they need to have a core team together before this can be brought before the commissioners. Other Counties and communities around Fillmore County have successfully completed this. There is a critical need for childcare across Fillmore County. 2) Regional Tourism Initiatives, this is not trail based, they are looking for other ways to bring tourism to the area. 3) Seed Grant Fund that would be used to incorporate views/feedback of residents of the County that could potentially be used to create plans and projects. Commissioners have approved applying for the Community Heart and Soul funding, this is a four phase program. It's been done nationwide at community and county levels. It's a pathway to planning, a pathway to giving and a pathway to fund some of the programs and projects that the County EDA would like to see done. Whalen shared there is a need for volunteers for all these projects
- Longmire shared Houston County was selected as a core team for First Children's Finance
- Longmire shared there is a need for new housing throughout Fillmore County and with new housing will come the need for more childcare which is already a critical need in Fillmore County. They are learning more about initiatives that are becoming available for childcare in rural areas. In 2024 Fillmore County was 380 slots short for childcare
- Longmire reviewed the 2025 EDA Goal and Actions plan Charles had listed in the 2024 Year End report. Some of the items are included in the 2025 Comp Plan. Longmire asked the Council what is truly a potential for Rushford Village and what would be more obtainable at this time. The playground development was one goal, a grant was awarded for the merry-go-round, trails is hard, residential development has a little more potential. Overland stated there are potential for three developments right now. Longmire stated she feels the big one is community development as far as collaborating with other cities and townships in the County and seeing what that would look like. Of these Longmire asked the Council what would they like her to work on. Longmire suggested the Council pick one goal for her to focus on and come back with a roadmap on how that could work
- Hart stated the Safe Routes to School project was a good thing but it was unaffordable for CRV. He stated there is a need for housing. Ebner stated if people can find housing in the area the need for more businesses will increase
- Overland stated CRV has a MIF revolving loan fund and questioned if that money could somehow be used for housing/infrastructure. This money came from DEED after the flood for businesses and any changes to how it could be used would have to be ran past DEED. Hart asked if a local contractor is a business maybe they would be able to get a MIF loan. O'Koren stated this might be possible but it would be a very small portion of it and would not offset all the costs of a subdivision by any means. Overland stated this would not offset the huge building cost but might be something to offer. Graham stated in the original contract it stated CRV could not buy land
- Hart stated he feels cooperation between Peterson, Rushford and CRV is going ok. Ebner stated there used to be Tri-City meetings. Overland stated the meetings were held quarterly, he is not sure why they stopped but feels it would be good to start them again. Longmire stated it would be good to have at least three talking points if a Tri-City meeting was to take place so it would not be a waste of time
- Longmire stated she feels housing is a big priority right now and asked what the Council feels the hold back are from getting those developments started. Hold ups include area to development not available by landowners, land types & cost, landowner new to it and not sure of next step to get going, 2.5 acre lots for rural areas are more expensive, having to come out on paved roads, zoning-depends on what the developer wants to do and if it fits zoning regulations.
- The three potential development areas would not be able to hook up to the South Rushford water and sewer district. Developments could have shared wells but each lot would need their own septic system. Ruberg the estimated cost of a well is \$20,000.00 to \$30,000.00. The cost of the well would be the responsibility of the developer
- All three potential developments are being done by the landowners not developers

- Ebner asked if there would be any funding available to help with the developments. Longmire and Whalen both stated there is funding available for workforce/affordable housing which is lower to middle class. Building a new home or buying a home less than five years old is too costly for those who would need workforce/affordable housing. There are programs and big grants available but you have to show you are willing to invest in a neighborhood committed to workforce housing, you would not get an affordable home on a 2.5 acre lot. This type of funding has very specific guidelines and you have to show you are fully funded or there are match grants so you have to show you have money in the bank ready to be spent and then you start drawing down from the grant. Whalen agreed with Longmire, they could look for housing grant opportunities but the type of housing CRV is asking for does not qualify for the type of grant funding that Minnesota Housing funds. Multifamily housing, manufactured homes and work force type homes is what they are looking for right now regarding grants and those are the projects they would want to fund
- Ebner suggested Longmire talk with Planning and Zoning about the potential developments. Longmire will take a closer look at the proposed development areas
- Longmire would be happy to reach out to Peterson and Rushford to see if the Tri-City meetings could resume and she will look at the CRV MIF revolving loan to see if it could be used for potential development
- **Fillmore County Approval to Sell Tax Forfeited Property-Parcel R05.0095.030**
CRV Resolution 2025-08-05 Approving the Sale of Forfeited Parcels:
 - This is a tax forfeited property. Fillmore County needs a resolution for CRV giving them permission to sell the property at public auction
 - Hart questioned why Fillmore County needs CRV approval for this. O’Koren explained the landowner has forfeited the property by not paying the taxes, CRV has first option on the property but it would have to be for public use like a park, playground or parking for a public use.
 - CRV is not interested in acquiring is this property

Motion made to approve CRV Resolution 2025-08-05 Approving the Sale of Forfeited Parcel

Motion by Hart, 2nd by Ebner, Carried.

- **Updated Pay Rates:**
 - Council reviewed the updated Pay Rates.
 - Updates include removing Trenten Chiglo and adding Darrin Dessner PW/Maint. Supervisor information, Removing Kyle Chiglo from on part-time/on call, adding Emergency/On Call for road and utilities, \$23.00 per hour, adding Water/Wastewater retainer-Rick Lee, \$250.00 per month, removing summer assistant/other work, \$15.00 per hour

Motion made to approve the Pay Rates as presented

Motion by Hart, 2nd by Ebner, Carried.

- **2026 Preliminary Budget:**
 - Miner asked for items that should be included in the 2026 preliminary budget. 2026 LGA will be \$59,136.00, Small City Assistance will be \$37,437 for a total of \$96,573.00 which is \$17,006.00 less than what was received in 2025
 - Items to include: Money for road washouts, money set aside for future road maintenance and repairs, trimming of low overhanging tree branches, 3% COLA with a Step
 - Hart suggested Council members be paid for meetings they do not attend. He stated if someone misses a meeting they call or stop into the office to catch up on what happened at the meeting and they should be compensated for that. Miner stated in the past, not with this Council, there was a problem with a Council member missing multiple meetings, Overland stated if someone misses 3 consecutive meetings they are removed from the Council, Miner stated that would have to be enforced. O’Koren will look into this
 - Hart would like to see CRV at least cover the expenses for sewer as suggested by Auditor Bill Sherry. Overland stated sewer is not part of the general fund but Graham has been looking at setting the sewer base rates based on water use so those residents who use little water would not be paying the same as those residents who use a lot of water
- **F550 and Brush Pile:**
 - Council went to the maintenance shed to look at the new F550. Ebner will be bringing the truck to Kelly Printing to get measurements for the door decals, a hitch will need to be bought.
 - The 2012 F450 will be brought to Darr Auction later to be sold
 - Ebner stated the brush pile is huge after the July 29th storm. It will be a very hot fire. He will check into the cost of hiring a grinder

OTHER UPDATES / MEETINGS:

Next Meetings: **Council:** August 19, 2025 and September 2, 2025 Regular Council Meeting @ 7:00 at CRV Hall Office
Zoning: August 19, 2025 @ 5:30 pm at CRV Hall Office

Motion made to Adjourn Regular Council Meeting at 8:18 pm by Ruberg, 2nd by Hart. Carried