

Jackson, Minnesota

July 21, 2020

The Jackson City Council met in regular session in the Council Chambers of City Hall and also by teleconference and Zoom at 6:30 p.m. on Tuesday, July 21, 2020 with the meeting called to order by Mayor Wayne Walter. On the roll call, the following persons were present, Mayor Wayne Walter, Aldermen Matt Madden, Larry Anderson, Jeffrey Gay, Nathan Peterson and Dave Cushman. Also attending in-person were City Administrator Matt Skaret, City Attorney Brad Anderson, City Clerk/Council Secretary Dave Maschoff, Street Superintendent Phil Markman, John Weland, Jackson County Sheriff Shawn Haken, Justin Lessman of the Jackson County Pilot, Brandy Peterson and Pastor John Scheutz of Our Redeemer Lutheran Church in Jackson. Participating in the meeting via ZOOM was Engineer Eric Hanson of HDR and Luke Ewald. Participating in the meeting via teleconference was Engineer Greg Mitchell of Bolton and Menk, Kathy Fransen of the Jackson Center for the Arts and Dave Schmidt of KKOJ/KUXX Radio. (Alderman Brandon Finck was absent.) (A quorum of the City Council was present.)

PLEDGE OF ALLEGIANCE

Mayor Wayne Walter asked Alderman Jeffrey Gay to lead the City Council and those attending the Council meeting in reciting the Pledge of Allegiance.

Gay thanked Mayor Walter and lead the group in reciting the Pledge of Allegiance.

CALL THE MEETING TO ORDER

Mayor Wayne Walter called the regular meeting of the Jackson City Council to order. He said the roll call showed Alderman Brandon Finck was absent.

There were no Public Hearings, Bid Lettings or Open Forum.

CONSENT AGENDA

Mayor Walter said he would entertain a motion to approve the Consent Agenda.

ANDERSON/GAY moved and it was unanimously carried to approve the Consent Agenda as presented.

Council Discussion Items

RESOLUTION NO. 25-0720 DECLARING A VACANCY ON THE CITY COUNCIL

Mayor Walter said when former Alderman Donnie Schoenrock retired from the Council on July 7th, 2020, it created a vacancy on the City Council.

CUSHMAN/ANDERSON moved and it was unanimously carried to approve Resolution No. 25-0720 declaring a vacancy on the City Council.

RESOLUTION NO. 26-720 FILLING A VACANCY ON THE CITY COUNCIL

Mayor Walter said Nate Peterson has volunteered to fill the Ward Two vacancy on the City Council.

ANDERSON/MADDEN moved and it was unanimously carried to appoint Nate Peterson to fill the Ward Two vacancy due to the resignation of former Alderman Donnie Schoenrock on July 7, 2020.

ADMINISTER THE OATH OF OFFICE

Mayor Walter said City Administrator Matt Skaret would administer the Oath of Office to Nate Peterson.

Skaret asked Peterson to raise his right hand and repeat after him the Oath of Office.

Peterson said, *"I, Nathan Peterson, do solemnly swear to support the Constitution of the United States, the Constitution of the State of Minnesota, and to discharge faithfully the duties of Alderman in Ward Two for the City of Jackson, Minnesota, to the best of my judgment and ability, so help me God."*

Skaret congratulated Peterson.

Peterson received applause from Mayor Walter, Councilmembers and those present at the meeting.

APPOINTMENT TO BOARDS, COMMISSIONS AND COMMITTEES ROSTER

Mayor Walter explained the City Council needs to appoint Peterson to serve on the Committees and Commissions that former Alderman Schoenrock had served on.

Skaret said Schoenrock's main board appointments at the Council level was the Street Committee and also as the Council's representative on the Southwest Minnesota Broadband Board.

Skaret said in speaking with Schoenrock, Schoenrock recommended appointing Marcus Polz to the Southwest Minnesota Broadband Board. He explained Polz has been the City Council's alternate to the Broadband Board. Skaret said Polz works as the IT person for New Fashion Pork and is familiar with the issues pertaining to Southwest Minnesota Broadband. He said perhaps Peterson can be named as an alternate member to the Broadband Board. Skaret said Polz understands that he will need to report periodically to the City Council regarding the Broadband Board.

Mayor Walter said Peterson will also be the Council's representative on the Planning and Zoning Commission. Mayor Walter also noted that Nicole Hall has graciously accepted an appointment to fill a vacancy on the Planning and Zoning Commission.

City Zoning Administrator Maschoff asked if Peterson could continue as Planning and Zoning Commission Chairman.

Skaret and City Attorney Anderson said Peterson could continue as Chairman.

Mayor Walter said it would be up to the Planning and Zoning Commission members if they wanted to have Peterson continue serving as Chairman.

Skaret noted Schoenrock also served as the Council's representative on the Health Care Foundation.

ANDERSON/MADDEN moved and it was unanimously carried to approve the revisions to the Boards, Commissions and Committees Roster showing Nate Peterson's appointments.

Mayor Walter informed Peterson to consult with City Clerk Maschoff to obtain the list of the Boards, Commission and Committees he will serve on.

APPOINTMENT OF MARCUS POLZ AS VOTING DELEGATE AND ALTERNATE TO THE SOUTHWEST BROADBAND BOARD OF DIRECTORS

Mayor Walter noted the appointment of Marcus Polz as the City's voting delegate and Nate Peterson as the alternate to the Southwest Broadband Board of Directors was taken care of in the previous agenda item.

APPROVE PLANS AND SPECIFICATIONS AND AUTHORIZE THE SOLICITATION OF BIDS ON THE AIRPORT HANGAR PAVEMENT REHABILITATION PROJECT

Skaret said Engineer Eric Hanson of HDR was joining the Council meeting via ZOOM.

Hanson said the Mayor and Councilmembers may remember at a Council meeting a couple of months ago the FAA had proposed an idea that the City kind of push the hangar area rehabilitation to the forefront of the work scheduled at the airport. He explained the FAA is paying for 100 percent of the federal portion of the project because of the CARES Act and some other things.

Hanson said regarding the pavement in the hangar areas of an airport, some pavements are eligible for Federal funding and some aren't. He said the federal participation in the pavement rehabilitation of the hangar area would dramatically drop the City's cost share to get the project underway. Hanson said the pavement in the hangar area at the airport is deteriorating fairly rapidly. He noted with the runway, taxiway and apron project coming up in the next few years, the paving of the hangar area could be kicked down the road at least six, seven or eight years.

Hanson said the FAA really thought this was kind of a way to use airport entitlement and maximize other FAA funding. He explained if the hangar pavement area rehabilitation was completed now, the entire airport would then be paved when the runway project is completed.

Hanson said the final specifications are completed for the hangar area rehabilitation. He noted he sent a set of plans to City Administrator Matt Skaret last week.

Hanson said the thought was that advertising for bids would be done next week (July 27th through July 31st) with bids opened on August 13th. He said the bid results could be brought to the City Council on August 18th.

Hanson said he would submit a grant request obligation to the FAA to get another grant for the hangar area pavement rehabilitation. He noted because we're getting so late in the year, the paving project would take place next year.

Alderman Anderson asked if the plans and specs for the hangar area pavement rehabilitation have been reviewed by the Airport Commission.

Skaret said the Airport Commission will be meeting next week, July 28th. He said what he would recommend, in the interest of time and efficiency, is to have the City Council approve the plans and specifications contingent upon Airport Commission review.

Hanson noted he would be attending the Airport Commission meeting on July 28th and providing as much detail of the plans and specifications as the Airport Commission would like.

Skaret asked Hanson as he's gone through the design phase, have the estimated costs changed at all?

Hanson said no. He noted the last time he talked with Skaret; it wasn't exactly sure what the best rehabilitation would be. Hanson said it's known there's not enough money to do a full reconstruction of the entire hangar area so they were kind of wondering if they could take off the asphalt, fix the gravel, repave or mill and overlay or some of those things. Hanson explained when the geo-technical report came back, there's a good amount of sandy materials underneath the pavement. He said it's very dirty and there's a lot of fine material.

Hanson said the thought is to take off the pavement and remove the six inches of sandy, gravelly mixture, shape it, recompact it, possibly put down a geo-technic fabric, then replace with six inches of gravel and pave over with four inches of asphalt. Hanson said the grades are going to be similar to what they are now. He said the area drains very well. Hanson noted there is an area where the taxiway meets the existing apron where there is heaving in the wintertime so there is a small section that will be fully reconstructed to get the poor expansive soils out to eliminate that issue.

Hanson said regarding the project cost, the construction estimate is just short of \$450,000. Of that, he said the City's share is anticipated to be a little over nine percent. Hanson said it's similar to what he spoke about the previous time to the City Council but it just happens to be higher of the options that were being looked at. Hanson said the gravel is dirty and there's some clay or something that got into the gravel. He said they want to have a good solid gravel base to pave on.

Cushman asked if there was a cap on the Federal level of participation if the bids for the project come in high.

Hanson said no. He noted the City also has approximately \$450,000 in Federal entitlement money available. Hanson said of that, \$235,000 is available for the construction project so there's plenty of wiggle room. Hanson said the current construction estimate for the local share is \$37,500. Hanson said this has been through the federal and state system and he doesn't foresee any changes in the estimates. Hanson said if the bids come in crazy high, we'll have to cross that bridge at that time. For a project that will take place next spring, Hanson said he would anticipate that the bids will be OK.

Hanson said to answer Cushman's question about the federal share of the project, as long as the project doesn't go over the balance of \$450,000, the FAA should have no issue with their share. He said he didn't think it will be an issue.

ANDERSON/GAY moved and it was unanimously carried to approve the plans and specs and to authorize the solicitation of bids for the Airport Hangar Pavement Rehabilitation Project contingent upon the Airport Commission approving it at their meeting on July 28th, 2020.

JACKSON CENTER FOR THE ARTS STREET CLOSURE REQUEST – KATHY FRANSEN

Kathy Fransen explained the Jackson Center for the Arts is interested in having live music outside the Arts Center on Thursday, August 13th. She said that would require closing one block of Second Street (Main Street) that is in front of the Jackson Center for the Arts. Fransen said the live music show would be held in conjunction with an art show open house that is being presented by Gayle More at the Arts Center.

Fransen said the live music and art show is scheduled to begin around 6 p.m. so the street could be closed to traffic at 5 p.m.

Fransen said the Arts Center is not allowing massive groups of people into the Arts Center all at the same time for the art show. She said the Arts Center thought it would be good to have live music outside as people were waiting to view the art show.

Alderman Anderson noted the City Council has granted similar requests from the Arts Center in the past and has never had any problems.

ANDERSON/PETERSON moved and it was unanimously carried to approve closing Second Street (Main Street) from White Street to Ashley Street from 5 p.m. to 9 p.m. on Thursday, August 13, 2020 for the Jackson Center for the Arts live music event.

Fransen thanked Mayor Walter and the City Council.

Mayor Walter and Councilmembers thanked Fransen.

SECOND READING – ORDINANCE NO. 109 PERTAINING TO THE RECALCULATION OF SEWER CHARGES

Skaret noted Ordinance No. 109 had been discussed by the City Council at their July 7th meeting.

Skaret explained Ordinance No. 109 essentially spells out what the current practice has been as far as when people have excessive water usage that does not end up going down the sewer drain. He said it allows people in those situations to apply for a credit for the excess water that they were charged for on the sewer portion of their utility bill based on the previous 12-month average. Skaret said it gives the utility customer three months, 90 days, to report that they had a problem. He said the utility customer has to fix the problem before they receive the refund because the City doesn't want to deal with a recurring situation every month.

Mayor Walter asked for a motion.

MADDEN/GAY moved and it was unanimously carried to approve the Second Reading of Ordinance No. 109 pertaining to the recalculation of sewer charges.

**SECOND READING – ORDINANCE NO. 110 AMENDING PUBLIC SERVICES
REGULATION ON UNPOLLUTED WATERS IN SANITARY SEWER LINES**

Skaret said the City Council also talked about Ordinance No. 110 at the Council's July 7th meeting.

Skaret explained Ordinance No. 110 pertains to the City Water Department going into businesses and people's houses to change out the water meters as part of the City's AMI Project. He said as the Water Department changes water meters, they are also doing sump pump inspections.

Skaret said if the Water Department finds a sump pump that is illegally connected to the sanitary sewer, the City will be giving the property owner 90 days to make the correction or else they will be faced with a \$50 per month surcharge on their monthly utility bill.

Skaret noted on the second section of Ordinance No. 110, as the City is doing the street reconstruction projects, another source of I&I has been sewer service lines that are in poor shape and are infiltrating clean water through the cracks and the holes into the sanitary sewer system. Skaret said as the City is doing a street project, it would require the sewer line to be televised by the City. He said if the sewer line is found to be in disrepair and needs to be replaced, the City will require the property owner to replace their sewer line within 12 months. Skaret said if the sewer line is not replaced, the property owner would be subject to the \$50 per month surcharge on their monthly utility bill.

Regarding Subsection No. 3 of Ordinance No. 110, Skaret said it was brought to his attention that there are a number of shared sewer service lines in Jackson. He said they are not supposed to be that way, but back in the day a lot of things were done by handshake agreement and there wasn't really a lot of foresight put into some of the actions and decisions that were made 50, 70 or 80 years ago. Skaret said there are houses where there is one service line servicing multiple lots and multiple properties. He said that can really cause problems between the homeowners when the line needs to be repaired or replaced and determining who's responsible. Skaret said in those cases it's up to the property owners to figure out.

Skaret said what Subsection No. 3 of Ordinance No. 110 would do is if during a street reconstruction it's found that there's a shared sewer service, it would require that sewer line to be separated. He said every property owner would be required to install their own separate sanitary sewer service line.

Skaret said the City realizes that installing a sewer line can be financially hard for some people. He said Subsection No. 3 of Ordinance No. 110 would give people the option to allow the City to arrange for the work be done and the City would pay the bill. Skaret explained the City would then assess the cost onto the homeowner's property taxes as a special assessment.

Skaret noted when the street is dug up and the street project is underway, that's normally the opportune time to have these sewer line repairs done. He said also if an individual needs to have their service line replaced and it's been properly installed but is just old and falling apart, they would also have that option for the City to arrange for the work to be done and then have the cost assessed back onto their property taxes. Skaret said that can be another discussion going forward as far as adopting a policy on how long those payments will be spread out. He said the cost is going to vary depending on the service line. Skaret said if a property owner doesn't have a very big front yard or a very long line, the cost is going to be less than if they have a bigger front yard and the house is set further back from the street. He said there's going to be some variables and that can be addressed policy-wise going forward. Skaret said the City Council can set the principal forth in this ordinance.

Cushman asked who would set or what's the criteria to determine if a sewer line is bad or not? He said what if there's a line that's in disrepair but there's no sign of damage? Cushman said who makes that final decision that we have an issue with the line?

Street Superintendent Phil Markman said it would probably be between him, Water/Wastewater Superintendent Tony Oxborough and whatever engineering firm is on site.

Skaret said the determination would probably be between Markman, Oxborough and engineering firm Bolton and Menk.

Attorney Brad Anderson said when the sewer line is televised, the person televising the line should evidence the problem that the line is leaking.

Cushman said he's trying to get to what is the criteria that there is a problem. He assumes there would be different levels of problems from the start of a problem to the end of a problem. Cushman said who determines that? He said that's a big grey area.

Markman said it is. He said what he determines as not good may be a different determination from what someone else might think.

Madden said if a homeowner says they don't believe their line is bad on what they are told based on the criteria, they could want a second opinion if they challenge the City's determination on the condition of their sewer line.

Cushman said he doesn't want the City to be forcing people. He said he wants to do what the City needs to do and if there's something that can buy some time. Cushman said like any of us, if we don't have to fix something, we're not going to for some time even though the timing might be right, but if he can get more time out of it, I'm willing to pay it later. Cushman said the homeowner should still have some say in what their getting.

Attorney Anderson noted there are two things to Cushman's point. He said if the City televises the line there should be some evidence on tape showing that there's a leakage and if it's leaking, that might either be at the beginning of the problem or further down the line, but it's a problem nevertheless. Attorney Anderson said the tape would demonstrate to the homeowner that there is leakage and because there is leakage, there's a problem. Attorney Anderson said the other part is regarding how the homeowner would pay to repair or replace a service line and what would be easier and better for them down the line. He pointed out if the City is going to assess the cost of the repairs or replacement to the homeowner's taxes, the City is acting as the bank for them already and allowing the homeowner to pay it off in installments whatever that installment would be. Attorney Anderson noted the City is helping out the homeowner in that sense also.

Madden asked if the City has already purchased a camera.

Skaret said the City has not purchased a camera yet.

Markman said he and Oxborough are still researching cameras.

Based on the previous discussion, Madden pointed out the need to make sure the City gets a camera that's capable of recording. He said then there will be evidence for the City to back up their claim in case there's a dispute about the condition of a sewer line.

Skaret asked Engineer Greg Mitchell of Bolton and Menk if he had any experience in working with these types of situations in other towns and what their criteria is for when the lines need to be replaced.

Mitchell said having a video recording showing water coming into a pipe will be your best evidence. He said the other thing to look for is footing tile that is connected directly to the sanitary sewer. Mitchell said that's another big item you want disconnected. He said actually that can get kind of expensive too. Mitchell said he's sure some of the houses that are inspected will not have a sump pit at all. Mitchell said if it shows up in the video that there's footing tile connected to the sanitary sewer; those are things the City will want to have disconnected as well. He said it can get spendy depending on what exactly is found. Mitchell pointed out there are different ways it can be fixed. He said there's companies that can fix leaky joints and just repair those joints. Mitchell said slip-lining the pipe can be another alternative to fix a problem and of course there's completely replacing the line, but those costs do add up. Mitchell said installing a sump pit can also be expensive.

Mitchell said it's certainly a good goal to work towards in trying to eliminate as much I&I as the City can. He noted assessing the costs to property taxes to finance the repairs or replacement is what other communities have done to help out property owners. Mitchell said an extreme case could cost a property owner \$8,000 to \$10,000.

Peterson asked if another ordinance would have to be approved regarding installments for a property owner to pay for repairs.

Skaret said that could be done just as a resolution adopting a policy as far as the terms and conditions. He said some thresholds could be set as far as cost and the length of the terms to pay it off. Skaret said discussions on that could be held going forward.

Cushman said his guess is that the first phase regarding looking at sewer lines would be North Highway and South Street.

Skaret said that would be correct.

Cushman asked if the program to correct private sewer lines that are leaking could be revisited after a construction season. He said it would be in the City's interest to see what the situation is and what the City is getting themselves into.

Skaret said the program could be revisited.

Cushman said he hates to have the City make policy forever when the City doesn't know what the beginning of the program is going to be like.

Markman said he anticipates there will be less issues found during the first phase of construction on North Highway because there are new homes along North Highway verses the portion of town where South Street is located.

Cushman said his fear is that every one of the sewer lines on South Street is going to need to be replaced. He said that's his fear. Cushman said he doesn't think as a Council, that's his position to tell homeowners how to handle this.

Markman noted he's been contacted by a couple homeowners on South Street already asking about getting their sewer line replaced because they've had trouble with their line.

Madden noted if a lot of the lines on South Street are causing severe I&I problems, the City wants to get that taken care of.

Cushman said absolutely.

Madden said the City doesn't want to make the whole street replace their sewer lines but if it turns out they need to be replaced; it's better they do get them replaced.

Markman explained the sewer line is going to be replaced from the main to the right-of-way so the homeowner would just be responsible for the cost from the right-of-way to their house. He noted the sewer main line will stay in place, but all the connections to the line in the City's right-of-way will be brand new which may also eliminate some of the I&I problems.

Cushman asked where do we go after the second reading of Ordinance No. 110?

Skaret said after second reading, the ordinance is approved.

Cushman asked if an ordinance can be revisited.

Attorney Anderson said an ordinance can certainly be amended at any time.

MADDEN/PETERSON moved and it was unanimously carried to approve the Second Reading of Ordinance No. 110 amending Public Services Regulation on Unpolluted Waters into Sanitary Sewer Lines.

CARES ACT FUNDING DISCUSSION

Skaret explained as part of one of the coronavirus relief packages passed by Congress, there was money allocated to the States to help in their effort to cover some of their expenses in fighting and providing personal protective equipment for fighting the coronavirus. He said as part of the relief package, there was a smaller amount of money that was to be divided out to local governments.

Skaret said the State Legislature argued back and forth and couldn't approve a bill the Governor could accept. So, Skaret said after one of the Special Sessions of the Legislature adjourned, the Governor by Executive Order, divvied up the funds which was largely based off of the Minnesota Senate's bill.

Skaret said the City of Jackson's share was \$256,000. He said the City has received that money and has until November 15th to spend it. Skaret said the money spent all has to be related to expenses the City incurred as a result of the coronavirus.

Skaret said the Finance Committee met on July 20th and talked about the CARES Act money and how the City is going to spend it. Skaret said the City has some good ideas. He noted the City has had expenses already related to the coronavirus. Skaret said the City had payroll expenses that are eligible when the Street Department, Water/Sewer and Missouri River crews were basically working on a staggered schedule for about six weeks with one week on and one week off. Skaret explained that was done to ensure continuity of essential operations.

Skaret explained the payroll expenses that the City incurred to pay people to stay home is an eligible expense that the CARES Act funding can be used for. He said the City also had expenses related to such things as installing the Plexiglas at City Hall and the Liquor Store. Skaret said the extra allocation the City made to the Chamber of Commerce of \$35,000 is an eligible expense. He said there was also additional cleaning supplies and PPE purchased for staff.

Skaret said the City has so far incurred in direct expenses about \$100,000. Skaret noted he anticipates that amount is going to go up a little bit as time moves forward depending on how the coronavirus situation unfolds.

Skaret said there were some other expenses that the City incurred as part of the City's Emergency Loan Program. He said that hasn't been counted as part of the \$100,000 in expenses so far.

Moving forward, Skaret said the Finance Committee is going to be carefully monitoring the situation. He said the caveat is if the City doesn't spend the money allocated, the City has to return what they don't spend. Skaret said the City doesn't want to return money that the City can justify a purpose for here at the City level.

Madden asked how long the City has to use the money.

Skaret said November 15th.

Cushman said there's another three to three-and-a-half months going forward that the City can still incur bills and put them on the list.

Skaret said he participated in a Minnesota League of Cities virtual roundtable discussion with representatives from other cities talking about different ways the CARES Act money can be spent. He said the virtual roundtable discussion was really good and informative. Skaret said based on those discussions, it sounds like the City of Jackson is on the right track.

Skaret said there will be some City and County representatives and other jurisdictions participating in a meeting on Thursday, July 23rd to talk about ideas on what each entity is planning on doing just so everyone's on the same page and so there isn't any duplication of efforts.

Other:**Alderman Jeffrey Gay**

Gay said a Library Board meeting was held on July 20th. He reported the Library received a grant to provide internet hot spots for all the libraries in the library system. Gay said there are four hot spot WIFI's per library and they can be checked out free of charge.

Skaret added he wanted to thank the Jackson County Sentence to Serve Program and Matt Arlandson. He noted the Sentence to Serve personnel replaced most of the wood chips in the landscaping around the library in Jackson. He said the City's expense was just paying for the wood chips and the Sentence to Serve provided the labor.

Skaret extended a thank-you to the Sentence to Serve Program.

City Administrator Matt Skaret

Skaret reported on the City's bond sale for the upcoming street project. He said when the City's Financial Advisor Shannon Sweeney attended the July 7th City Council meeting, Sweeney said the tentative schedule was to award the bids for the bond sale at the July 21st City Council meeting. Skaret said the bond sale got pushed back because of the City's rating call with Standard and Poor's. He said Standard and Poor's couldn't get the City of Jackson on their schedule. Skaret said the City goes through a long list of City practices and financial data. He said the City did have their grading call last week with Sweeney, City Finance Officer Deb Mitchell and himself. Skaret said that grading call went very well.

Skaret said the City should be ready for their bond sale on August 4th. He said at the next Council meeting, the Council should be ready to award that. Skaret said talking with Sweeney, interest rates still remain very favorable and have not ticked up at all. He said Sweeney is still pretty optimistic that the City will still be able to get a good interest rate.

As an FYI, Skaret said he would be out of the office on vacation from Thursday, July 25th through Monday, July 27th.

Mayor Wayne Walter

Mayor Walter said he will be gone for the August 18th City Council meeting. He said Mayor Pro-Tem Matt Madden will chair that meeting. Mayor Walter thanked Madden.

City Administrator Matt Skaret

Skaret said as a reminder, the filing period to run for City Council for the November 3rd General Election starts on July 28th and continues through August 11th.

Mayor Walter said the Council seats currently held by Nate Peterson, Matt Madden and Brandon Finck will be up for election in November.

ADJOURNMENT

With no further business, ANDERSON/GAY moved and it was unanimously carried to adjourn the Jackson City Council meeting at 7:12 p.m.

David A. Maschoff, Council Secretary

Wayne Walter, Mayor

