

REGULAR MEETING OF THE CALEDONIA CITY COUNCIL  
COUNCIL CHAMBERS, CITY HALL  
CALEDONIA, MINNESOTA  
November 10<sup>th</sup>, 2025

CALL TO ORDER: Following due call and notice thereof, Mayor Jeremy Leis called the meeting to order at 6:00p.m. in the City Hall Council Chambers.

PLEDGE OF ALLEGIANCE: Mayor Leis led the Council, City staff, and visitors in stating the Pledge of Allegiance.

ROLL CALL: Council members present: Mayor Jeremy Leis, Member John Rauk, Member Bob Klug, Member Amanda Ninneman, and Member Dave Fitzpatrick. Staff present: Jake Dickson, City Clerk/Administrator, Casey Klug, Public Works/Zoning Director. Visitors present: Tracey Knutson, Josh Gran, Kathryn Lamb. Kim Nielsen, *Caledonia Argus*, and Charlene Corson Selbee, *Fillmore County Journal*.

APPROVAL OF MINUTES: Member Rauk moved to approve the minutes from the October 27, 2025 regular City Council meeting. Motion seconded by Member Fitzpatrick, motion passed unanimously, motion carried.

CONSENT AGENDA: Member Klug moved to approve the consent agenda. Member Ninneman seconded the motion. Motion passed unanimously, motion carried. The consent agenda comprised the following item:

- a. Approve Regular Payments and Disbursements

PUBLIC COMMENT: Resident Kathryn Lamb asked the City Council to consider some regulation on rental housing including requiring hazard insurance on rental properties. Resident Tracey Knutson asked that more be done to address hazardous buildings in downtown Caledonia.

PUBLIC WORKS/ZONING DIRECTOR: Public Works/Zoning Director Casey Klug updated the City Council on two water main breaks, safety and access upgrades at the street shop, the ongoing Verizon antenna replacement project, parks projects, and an ongoing storm sewer repair on Hokah street.

CITY CLERK/ADMINISTRATOR: City Clerk/Administrator Dickson updated the City Council on FEMA Grants, an upcoming MIEnergy Municipal meeting, grants for the upcoming Warrior Ave Extension project, a grant received for Fire Department air packs, the ISD299 Facility Task Force project meetings, Mayo Clinic, and the upcoming Light Up Caledonia on November 20<sup>th</sup>.

NEW BUSINESS:

- a. PRESENTATION – Rolling Hills Transit: Rolling Hills Transit Executive Director Bill Spitzer appeared before the City Council to review transit and ridership statistics in the City of Caledonia. Mr. Spitzer discussed recent improvements to the transit system as well as upcoming financial needs, and their response to the Mayo Clinic closure.

- b. Public Hearing – Certification of Unpaid Utility Bills and Special Charges: Motion made by Member Ninneman, seconded by Member Fitzpatrick to close the regular City Council meeting and open the Public Hearing at 6:35PM. Motion passed unanimously. Nobody came to speak at the Public Hearing. Josh Gran of Gran Properties suggested the City Council consider sending unpaid bills to collections prior to certification, as tenants are often responsible for unpaid bills and leave property owners with the bill. Motion made by Member Klug, seconded by Member Rauk to reopen the regular City Council meeting at 6:38PM. Motion passed unanimously. Motion made by Member Klug, seconded by Member Fitzpatrick to approve Resolution 2025-10 Certifying Unpaid Utility Bills and Special Charges. Motion passed unanimously.
- c. 615 W Washington Development Proposal: City Clerk/Administrator Dickson introduced the request for proposals on 615 W Washington Street and stated that the City received 1 proposal from Gran Properties and Alpha Performance to construct a gym on the City-owned property. Josh Gran shared his proposal with the City Council for a fitness center that will serve all populations in Caledonia and offer fitness equipment, classes, martial arts, and other programs. Motion made by Member Klug, seconded by Member Fitzpatrick to Accept the Development Proposal from Gran Properties and Alpha Performance. Motion passed unanimously, motion carried.
- d. Pickleball Request: City Clerk/Administrator Dickson presented a request from Ladies Pickleball to allow them to play during Open Walking hours one day a week. The City Council discussed the request and felt that Pickleball and Open Walking can occur simultaneously. Dickson will follow up.
- e. Doering Estates Purchase Agreement Modification: City Clerk/Administrator Dickson presented an update to the Doering Estates Phase II Purchase Agreement as requested by the Doering family. The family requested that language from a prior Option to Purchase be included that states certain properties adjacent to the parcel will be allowed to connect to City utilities as they are made available. Motion made by Member Klug, seconded by Member Rauk to approve the modification. Motion passed unanimously, motion carried.
- f. Overtime Reports: Pay Periods October 12<sup>th</sup> through 26<sup>th</sup>: The City Council reviewed the overtime reports and took no action.

OLD BUSINESS:

- a. None

ANNOUNCEMENTS:

- a. The next regular Council meeting was scheduled for Monday, November 24<sup>th</sup> at 6:00 p.m.
- b. City Hall is closed Tuesday, November 11<sup>th</sup> in observance of Veterans Day.

ADJOURNMENT: There being no further business before the Council Mayor Leis adjourned the City Council Meeting at 6:53PM

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Jeremy Leis  
Mayor

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Jake Dickson  
Clerk/Administrator