

REGULAR MEETING OF THE CALEDONIA CITY COUNCIL
COUNCIL CHAMBERS, CITY HALL
CALEDONIA, MINNESOTA
November 27, 2023

CALL TO ORDER: Following due call and notice thereof, Mayor DeWayne “Tank” Schroeder called the meeting to order at 5:58p.m. in the City Hall Council Chambers.

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

ROLL CALL: Council members present: Mayor Schroeder, Member Amanda Ninneman, Member Ryan Stenzel, Member David Fitzpatrick and Member Robert “Bob” Klug. City staff present: Jake Dickson, City Clerk/Administrator, Casey Klug, Public Works/Zoning Director, Stephanie Mann, Finance Officer. Visitors present: Jessica and Darryl Twite, Mark and Tami Klinski, Todd Lemke, Ralph and Marilyn Burg, Dane and Kathryn Lamb, Bruce Loken, Harley Meiners, Michael Murphy, Elsie Babler, Tamiko Hubka-Steele, Nicole Thomas, Anthony Glover, Kim Klees, Lee Babler, Brian Spier, Tracey Knutson, Houston County Commissioner Bob Burns, Matt Mohs, *Bolton and Menk*, and Charlene Colson-Selbee, *Filmore County Journal*.

APPROVAL OF MINUTES: Member Fitzpatrick moved to approve the minutes from the November 13, 2023 Regular City Council Meeting. Motion seconded by Member Klug, motion passed 5-0. Motion carried.

CONSENT AGENDA: Member Klug moved to approve the consent agenda. Member Ninneman seconded the motion. All members present voted in favor of the motion, and the motion passed. The consent agenda comprised the following item:

- a. Approve Regular Payments and Disbursements

PUBLIC COMMENT: None.

PUBLIC WORKS/ZONING DIRECTOR: Public Works/Zoning Director Casey Klug updated the council on snow plowing, street projects, repairs to the SCADA system, the Wastewater Treatment Plant Construction Project, stormwater projects, and water damage repair at the Police Department.

CITY CLERK/ADMINISTRATOR: No report.

NEW BUSINESS:

- a. Public Hearing – Resolution Adopting Final Assessment Roll for Grove Marshall Street and Utility Reconstruction Project: Motion made by Member Ninneman to close the regular City Council meeting and open the Public Hearing at 6:00PM, motion seconded by Member Klug. Motion passed 5-0, motion carried. City Engineer Matt Mohs gave a presentation to the public and the City Council outlining the work performed on the Grove/Marshall Street project, the assessment procedure, and the proposed assessment roll to be considered by the City Council. Statue requires

property owners who intend to object to a proposed assessment to deliver a written object at or before the final assessment hearing and 11 property owners made objections at the hearing. The present property owners who objected did so in regards to the amount of the proposed assessments, the assessment process, the legality of the proposed assessments, the work performed, the transparency of the assessment process, the method of financing infrastructure projects, the commonness of assessment policies in Houston County, the effect the assessments have on businesses and tenants, future assessments, past assessable projects, and collection of interest on assessed projects. Motion to close the Public Hearing and reopen the regular City Council meeting made by Member Klug at 7:33 PM, motion seconded by Member Ninneman.

Member Klug expressed concern over the objections presented by property owners. Member Ninneman stated that the assessment values and the assessment policy should be given a closer look. Member Fitzpatrick stated agreement with Members Klug and Ninneman. Members Klug and Ninneman discussed an amendment to the assessable portion of the project and the interest charged. Motion made by Member Ninneman to adopt Resolution 2023-18 with the Amended Assessment Roll reflecting a 20% assessment and 1% interest rate over 15 years. Motion seconded by Member Klug. Motion passed 4-1 with Mayor Schroeder voting in the negative. Motion carried.

- b. Authorize Request for Proposals – Ambulance Facility: City Clerk/Administrator Dickson introduced a request for proposals for Design/Build services for a new ambulance facility. The RFP is intended to solicit proposals from qualified firms to provide architectural and construction services in order to construct the facility. Motion made by Member Klug to Authorize the Request for Proposals, motion seconded by Member Stenzel. Motion passed 5-0, motion carried.
- c. Financial Reports: Finance Officer Stephanie Mann provided an update to the 2024 proposed budget and levy. Mann reported few changes and will bring the final budget and levy with an 8.9% increase for consideration and adoption on December 11.
- d. 916 Main St Reassessment: City Clerk/Administrator Dickson introduced a proposal for special assessments on the tax forfeited property located at 916 Main St. The property is scheduled for public sale on December 6 and carries approximately \$24,000 in special assessments. Dickson proposed waiving the special assessments if a conforming structure is permitted within 1 year and constructed within 2 years from the date of sale. Motion made by Member Fitzpatrick to not reassess the Special Assessments at 916 Main St if a structure is permitted within 1 year and constructed within 2 years. Motion seconded by Member Stenzel. Motion passed 5-0, motion carried.
- e. Overtime Report: The City Council reviewed the Overtime Report for pay period October 30th through November 12^h. No action taken.

ANNOUNCEMENTS:

- a. The next regular Council meeting was scheduled for Monday, December 11, at 6:00 p.m.

ADJOURNMENT: There being no further business before the Council, a motion to adjourn was made by Member Klug, seconded by Member Ninneman. All members present voted in favor of the motion, and the motion was declared carried to adjourn at 9:33p.m.

DeWayne "Tank" Schroeder
Mayor

Jake Dickson
Clerk/Administrator