

REGULAR MEETING OF THE CALEDONIA CITY COUNCIL  
COUNCIL CHAMBERS, CITY HALL  
CALEDONIA, MINNESOTA  
May 22, 2023

CALL TO ORDER: Following due call and notice thereof, Mayor DeWayne “Tank” Schroeder called the meeting to order at 6:00 p.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 Ryan Stenzel, Member Amanda Ninneman, Member David Fitzpatrick, and Member Bob Klug. City staff present: Jake Dickson, City Clerk/Administrator, Casey Klug, Public Works/Zoning Director. Visitor(s) present: Wanda Hanson, *Fillmore County Journal*, Rachel Stock, *Caledonia Argus*, Andy Allen, Josh Gran, Zach Gran, Joe Olson, Ancy Hellickson, Franci Palen, Steve Bauer.

APPROVAL OF MINUTES: Member Fitzpatrick moved to approve the May 8, 2023 Regular City Council Meeting Minutes. 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. Five members present voted in favor of the motion and the motion passed. The consent agenda comprised the following items:

- a. Approve Regular Payments and Disbursements
- b. Approve Founder’s Day Street Closures
- c. Approve Lifeguard Hires

PUBLIC COMMENT: Resident Ancy Hellickson delivered a letter to the City Council addressing the state of historic buildings downtown and her desire to see them restored.

PUBLIC HEARING:

- a. Subdivision/Rezoning – 520 State 44: Motion made by Member Klug to close the regular City Council meeting and open the Public Hearing, seconded by Member Fitzpatrick. Motion passed 5-0, motion carried and the Regular City Council meeting was closed and the Public Hearing opened at 6:06PM. Public Works/Zoning Director Casey Klug introduced the proposal to subdivide and rezone a portion of 520 State 44, commonly known as Caledonia Lumber. The petitioners, Zach and Josh Gran, wish to purchase a portion of 520 State 44 in order to construct and operate a fitness center. Director Klug stated that the proposed land use met all setback requirements. In order to use the property for the intended use it is recommended to rezone the parcel from Agricultural to Highway Commercial. Member Klug asked about driveway access, Director Klug stated that Houston County would amend the driveway permit for access. Member Klug asked about the speed limit on Highway 12 and if it would stay at 55 miles per hour. Director Klug stated that the speed limit is a county decision but he was not sure about any adjustment. Member Klug asked about a City owned parcel next to the proposed site, which is a square parcel owned for a planned future lift station once water and sewer are extended to the site. Resident Andy Allen asked clarifying questions about the speed limit and the proposed building including

height, roof slope, and utilities. Director Klug stated that staff is working to study future water and sewer extensions in the area and that there is a lot of work left to be done to come to a decision about how best to serve the site. Mayor Schroeder gave an explanation of past discussions regarding utility extension to the southwest part of town and who the extension would serve. Motion made by Member Ninneman to close the Public Hearing and reopen the regular City Council meeting, seconded by Member Fitzpatrick. Motion passed 5-0, motion carried and the Regular City Council meeting reopened at 6:22PM. Motion made by Member Fitzpatrick to Approve the Subdivision at 520 State 44, Seconded by Member Stenzel. Motion passed 5-0, motion carried. Motion made by Member Klug to close the Regular City Council Meeting and open the Public Hearing to consider rezoning of 520 State 44, seconded by Member Ninneman. Motion passed 5-0, motion carried and the Regular City Council meeting was closed and the Public Hearing opened at 6:24PM. Director Klug explained the need to rezone the parcel to B-2 Highway so the intended use is permitted. Motion to close the Public Hearing and reopen the Regular City Council meeting made by Member Stenzel, seconded by Member Fitzpatrick, motion passed 5-0, motion carried and the Public Hearing was closed and the Regular City Council meeting was reopened at 6:25PM. Motion made by Member Ninneman to rezone 520 State 44 from Agricultural to B-2 Highway. Seconded by Member Stenzel, motion passed 5-0, motion carried.

#### PUBLIC WORKS/ZONING DIRECTOR

Updates: Public Works/Zoning Director Casey Klug updated the City Council on water tower repairs, landscaping, stormwater projects, pothole patching, and door replacements on city buildings.

#### CITY CLERK/ADMINISTRATOR

Updates: City Clerk/Administrator Jake Dickson updated the City Council on the Spring Grove Ambulance license acquisition, the 2023 legislative session, record retention plans, and upcoming ordinance updates.

#### NEW BUSINESS

- a. Land Use Applications – 520 State 44: Public Works/Zoning Director Casey Klug introduced the land use application for the fitness center at 520 State 44. Klug stated that the application met setback and lot size requirements in the zoning code, as well as parking requirements. Klug stated that the size of the project requires a stormwater permit and erosion controls. Director Klug stated that water and sewer extension is the only concern with the proposed facility and recommended approval with the condition that water and sewer extend to the site. Director Klug stated that the city would need a formal study to understand the costs of extension. Clerk/Administrator Dickson agreed, stating that in order to make an extension project assessable to property owners a new feasibility study is required by statute. Mayor Schroeder asked for an expected start date, Gran responded that April of 2024 would be the earliest start date. Motion made by Member Fitzpatrick to Approve the Land Use Application at 520 State 44 with the Condition that Water and Sewer are

extended to the Site. Seconded by Member Stenzel, Motion passed 5-0, motion carried.

- b. 2023-24 Property and Liability Insurance Renewal: City Clerk/Administrator Dickson introduced a request to not waive municipal tort limits and approve the 2023-24 Property & Liability Insurance through the League of Minnesota Cities Insurance Trust. Dickson stated that part of the annual insurance renewal is to waive or not waive statutory municipal tort limits. The tort limits cap the amount of money that can be recovered by an individual claimant and that the municipal tort limit is a statutory protection that is not usually waived. Member Klug asked if the tort limit was a form of liability coverage, Dickson stated that it was similar to liability coverage. Motion made by Member Klug to Not Waive the Municipal Tort Limits, seconded by Member Fitzpatrick. Motion passed 5-0, motion carried.
- c. Joint Powers Agreement –Internet Crimes Against Children Task Force: City Clerk/Administrator Dickson introduced a proposal from the Caledonia Police Department to enter into an agreement with the Bureau of Criminal Apprehension to join the Internet Crimes Against Children Task Force. Dickson stated that the agreement would pay for overtime and materials used in the enforcement of internet crimes against children, which is part of the work done by the police department already this year. Motion made by Member Klug to Approve the Minnesota Internet Crimes Against Children Task Force Joint Powers Agreement. Seconded by Member Ninneman, motion passed 5-0, motion carried.
- d. Planning Committee Appointments: City Clerk/Administrator Dickson introduced the 7 Planning Committee applications and requested that the City Council appoint all 7 rather than exclude any willing participants. Dickson stated that he would work to coordinate meeting times.
- e. Overtime Report: April 17<sup>th</sup> through May 14<sup>th</sup>: The City Council reviewed the overtime report and took no action.

#### ANNOUNCEMENTS:

- a. The next regular Council meeting was scheduled for Monday, June 12, 2023 at 6:00PM

ADJOURNMENT: There being no further business before the Council, a motion to adjourn was made by Member Ninneman, seconded by Member Fitzpatrick. All members present voted in favor of the motion, and the motion was declared carried to adjourn at 7:08p.m.

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DeWayne “Tank” Schroeder  
Mayor

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Jake Dickson  
Clerk/Administrator