

REGULAR MEETING OF THE CALEDONIA CITY COUNCIL
COUNCIL CHAMBERS, CITY HALL
CALEDONIA, MINNESOTA

May 26, 2026

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, and Member Dave Fitzpatrick. Members Absent: Member Amanda Ninneman. Staff present: Jake Dickson, City Clerk/Administrator, Casey Klug, Public Works/Zoning Director, Stephanie Mann, Finance Officer. Visitors present: Bryan Spier, Tracey Knutson, Gary Otterness, Amy Engelhart, Kim Nielsen, *Caledonia Argus*, and Andrew Forliti, *CohnReznick*.

APPROVAL OF MINUTES: Member Rauk moved to approve the minutes from the May 11th 2026, regular City Council meeting with one typo correction. Motion seconded by Member Klug, motion passed unanimously, motion carried.

CONSENT AGENDA: Member Klug moved to approve the Consent Agenda, motion seconded by Member Fitzpatrick. Motion passed unanimously, motion carried.

The Consent Agenda consisted of the following items:

- a. Approve Payments and Disbursements
- b. Approve Lifeguard Hires
- c. Approve Conditional Use Permit (Duplex) at PID 12.1206.000
- d. Approve Sign Permit at 131 Bissen St
- e. Approve Sign Permit at 701 Sprague St N.
- f. Approve Deck Permit at 525 Main St E
- g. Approve Founders Day Street Closures

PUBLIC COMMENT: Resident Bryan Spier spoke to the City Council about parallel parking lines downtown. Spier, as Vice Chair of the Caledonia Planning Commission, brought the issue to the Planning Commission who recommended it be heard by the City Council. Spier proposes adding 9x20 parking spaces to the downtown area to increase parking availability and promote orderly parking. Mayor Leis made a motion to have the parking lines installed, seconded by Member Fitzpatrick. Motion passed 4-0, motion carried.

PUBLIC WORKS/ZONING DIRECTOR: Public Works/Zoning Director Casey Klug updated the City Council on ongoing code enforcement measures, street patching, pool startup and general public works matters.

CITY CLERK/ADMINISTRATOR: City Clerk/Administrator Dickson updated the City Council on the Doering Estates land purchase, recent grant applications, and upcoming meetings.

NEW BUSINESS:

- a. Approve Conditional Use Permit at 505 Badger St N: City Clerk/Administrator Dickson introduced the zoning application for a Conditional Use Permit at 505 Badger St N to convert an existing nursing home into rental housing. The applicant stated the intent is for senior housing, which Dickson stated is not a use by Caledonia City Code and must be treated as multi-family housing. The Planning Commission heard the proposal and recommended it for approval with the following conditions: Unit size variances of 140 and 90 sq feet respectively, a parking variance of 1 parking spot per unit, and mandatory screening by June 2028. Motion made by Member Rauk, seconded by Member Klug to approve the Conditional Use Permit at 505 Badger St N. Motion passed unanimously, motion carried.
- b. 2025 Financial Audit: Andrew Forliti of CohnReznick presented the 2025 Financial Audit to the City Council. Forliti stated that the City of Caledonia received a clean, unmodified opinion which is the highest level of surety that the City's financial activities are recorded and reported accurately. A full copy of the audited financials is available at the City Clerk's office.
- c. Employee Wellness Policy: City Clerk/Administrator Dickson introduced a proposal for an Employee Wellness Program. Under the policy the City would form a wellness committee that would promote healthy habits, offer resources, and hold employee wellness and employee recognition events. Dickson stated that employees pay for wellness events currently, and the City could provide those events as well as recognition events for under \$500 per year, paid from the Liquor Fund. Motion made by Mayor Leis, seconded by Member Fitzpatrick to approve the Employee Wellness Program Policy.
- d. Fire Training Proposal: City Clerk/Administrator Dickson reintroduced the Fire Department Training Facility proposed for the City Brush Dump. Dickson stated that he found no issues with MPCA permitting or insurance as the training materials won't be insured. Motion made by Member Klug, seconded by Member Rauk, to approve the Fire Training Facility Proposal.
- e. Overtime Reports: Pay Periods April 27th through May 10th: The City Council reviewed the reports and took no action.

ANNOUNCEMENTS:

- a. The next regular Council meeting was scheduled for Monday, June 8th at 6:00 p.m.

ADJOURNMENT: There being no further business before the Council, Mayor Leis adjourned the City Council Meeting at 7:09PM

Jeremy Leis
Mayor

Jake Dickson
Clerk/Administrator