

SPECIAL MEETING OF THE CALEDONIA CITY COUNCIL
HELD VIA VIDEO CONFERENCE DUE TO LOCAL EMERGENCY
BECAUSE OF COVID-19 PANDEMIC
CALEDONIA, MINNESOTA
Monday, May 4, 2020

CALL TO ORDER: Following due call and notice thereof, Mayor DeWayne “Tank” Schroeder called the special meeting to order at 6:00 p.m. Due to the Council’s emergency declaration because of the COVID-19 pandemic, the meeting was held via a video conference through GoToMeeting.

ROLL CALL: Council members present: Mayor Schroeder, Paul Fisch, David Fitzpatrick, Brad Rykhus, and Randi Vick. City staff present: Carson Coffield, assistant to the clerk/administrator; Casey Klug, public works and zoning director, and Adam Swann, clerk/administrator. Visitor(s) present: Robert “Bob” Burns, Houston County commissioner; Cindy Creswell-Hatleli, Houston County assessor; Harley Meiners; Lucas Onstad, appraiser (income), Houston County Assessor’s Office; Shannon Sweeney, David Drown Associates, Inc.; and Jim Weichert.

LOCAL BOARD OF APPEAL & EQUALIZATION MEETING: At 6:01 p.m. Mayor Schroeder adjourned the regular City Council meeting and reconvened the Local Board of Appeal & Equalization meeting recessed on April 13, 2020. Houston County Assessor Cindy Creswell-Hatleli was present and provided updates for the following two properties that were discussed on April 13, 2020:

a. Parcel ID 21.0070.000 (114 S. Pine S.)

Houston County Assessor Cindy Creswell-Hatleli reported that her office supported reducing the valuation of the property from \$164,800 to \$135,100 because of the representation by Jim Weichert, a member of owner Club W, LLC, that the property was being used for personal use and storage rather than commercial use. Creswell-Hatleli reported that the valuation couldn’t be reduced further because the property was bought by Club W for \$152,600 in 2013, which indicated that the market value was \$152,600. Member Fisch moved to approve the recommendation of Houston County Assessor Cindy Creswell-Hatleli to reduce the value of the property (with parcel ID 21.0070.000) from \$164,800 to \$135,100. Member Rykhus seconded the motion. Upon roll call vote, the motion passed unanimously.

b. Parcel ID 21.0717.028 (602 N. Sprague St.)

Houston County Assessor Cindy Creswell-Hatleli reported that her office could not support reducing the valuation of the property based on either the sales valuation method or the cost approach. Creswell-Hatleli said it might be possible to modify the valuation based on the income approach, but her office would need income information from the owner, H&J Meiners Properties, LLC. Creswell-Hatleli said she would send an appraiser to the property during the summer—if not prohibited by the COVID-19 pandemic—to review the property for 2021 values. Member Fisch moved not to change the value of the property. Member Fitzpatrick seconded the motion. Upon roll call vote, the motion passed unanimously.

At 6:30 p.m. Member Vick moved to adjourn the Local Board of Appeal and Equalization meeting and reconvene the special City Council meeting. Mayor Schroeder seconded the motion. Upon roll call vote, the motion passed unanimously. The special City Council meeting reconvened at 6:30 p.m.

NEW BUSINESS:

a. Discussion with Shannon Sweeney of David Drown Associates regarding Comprehensive Plan update:

i. Parks: Sweeney led the Council in a discussion about the future of the City’s parks. Council reviewed the current facilities and amenities in each park and discussed what future facilities and

amenities were needed. Areas discussed included Veterans Memorial Recreation Area, North Park, Gazebo Park, Adams St. Park, Third Street South green space, and Sprague Woods. Council also discussed the 18.09 acres of property purchased by the City from the George and Ann Frisch Trusts in 2019.

b. Consideration of proposal to settle Neuman Pools' claim for retainage by paying Neuman Pools \$32,000 and releasing known claims or claims based on facts known today: By consensus Council supported moving forward with drafting a proposed settlement agreement.

c. Discussion re Governor Walz's extension of "stay at home" order and its impact on future City operations: By consensus Council wanted to hold the next City Council meeting at City Hall, with a limit of 10 people in the Council Chambers. By consensus Council also wanted to keep City Hall closed to the public until at least May 18, in accordance with Governor Walz's April 30, 2020 executive order extending both the "stay at home" order and the order closing places of public accommodation.

ANNOUNCEMENTS:

a. The next regular City Council meeting would be held on Monday, May 11, 2020 at 6:00 p.m.

ADJOURNMENT: There being no further business before the Council, a motion to adjourn was made by Member Rykhus, seconded by Member Fitzpatrick. All members present voted in favor, and the motion was declared carried to adjourn at 7:36 p.m.

DeWayne "Tank" Schroeder
Mayor

Adam G. Swann
Clerk/Administrator