

REGULAR MEETING OF THE CALEDONIA CITY COUNCIL
CITY AUDITORIUM
CALEDONIA, MINNESOTA
Monday, May 24, 2021

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 Auditorium.

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 David Fitzpatrick, Member Robert “Bob” Klug, Member Amanda Ninneman, and Member Brad Rykhus. City staff present: Stephanie Mann, finance officer (arrived at 6:40 p.m.); and Adam Swann, clerk/administrator. Visitor(s) present: Audrey Almo; Deb Augedahl; Holly Becker; Larry Becker; Steve Brown; Deb Cody; Janette Dean; Bernice Doering; Harley Doering; Margie Ferring; Marian Gavin; Dana Gunn; Tim Gunn; Tom Jennings; Deb Knutson; Fred Kruckow; Bob Lemke; Mary Mell; Randy Mell; Bev Meyer; Craig Moorhead, *Caledonia Argus*; Jerome Neumann; Kari Neumann; Kathy Nelson; Alison Rauk; John Rauk; Suzanne Roesler; Duane St. Mary; Judy St. Mary; Karen Schiltz; Mark Schiltz; Matt Schuldt; Charlene Selbee, *Fillmore County Journal*; Ray Theiler, P.E., WSB & Associates; Bonnie Tollefson; and Joe Tollefson.

CONSENT AGENDA: Member Ninneman moved to approve the consent agenda, provided that the minutes from the May 10, 2021 regular City Council meeting included the revisions as proposed. Member Rykhus seconded the motion. All members present voted in favor of the motion, and the motion passed. The consent agenda comprised the following items:

- a. Approve minutes from May 10, 2021 regular City Council meeting
- b. Approve Payment Application No. 5 from Ricchio, Inc. in the amount of \$105,233.40 for work performed on the Caledonia Pool Gutter Replacement Project
- c. Approve application from American Legion Post 191 for one-day temporary on-sale liquor license to sell liquor at Veteran’s Memorial Park baseball field on July 2, 2021
- d. Approve land use permit application from Lee and Elsie Babler to remove lean-to, install patio and concrete driveway, and add portable stage at 214 E. Main St.
- e. Approve purchase of Rhino Multi-Pro XA post driver for \$2,670

PUBLIC COMMENT:

- a. Janette Dean: Ms. Dean opposed developing Sprague Woods for commercial purposes, explaining that there was value in natural undeveloped areas and that green space was important for combatting climate change.
- b. Suzanne Roesler: Ms. Roesler encouraged the people who wanted to protect Sprague Woods to step up to help improve the park and ensure that it was viewed as an important community asset in the future.
- c. Fred Kruckow: Mr. Kruckow informed the Council that he thought Sprague Woods should stay woods and that the restriction requested by Caledonia Green when it gave the property to the City should be added to the deed. Mr. Kruckow further stated that he had 18 acres of land available for sale south of the ABLE office and that he was concerned about the City constructing a new ambulance station on commercial property located on the highway.
- d. Harley Doering: Mr. Doering reported that he had land for sale.
- e. Duane St. Mary: Mr. St. Mary told the Council that he had walked through the woods with Bob Sprague when Bob Sprague still owned the property. Mr. Sprague had told him not to cut any live trees. Mr.

St. Mary said it was his opinion that the City should honor Mr. Sprague's wishes and keep the park natural, explaining that once the woods are gone, you can't get them back.

e. Mary Mell: Ms. Mell told the Council that there are successful businesses in Caledonia without highway frontage. Ms. Mell thought the City should add a deed restriction to the property to keep it natural.

PRESENTATION:

a. Ray Theiler, P.E., WSB & Associates, Inc.

i. Overview of final plans and specs for Well House No. 8: Mr. Theiler reported that the well house would help the City achieve its goal of having a well with a firm pumping capacity of 850 gallons per minute. Mr. Theiler also reported that the well house would have a standby natural gas generator so the well could operate during a power outage. Mr. Theiler reviewed the proposed site layout and reported that the estimated construction cost was \$990,050. Mr. Theiler further reported that the plans and specs included a split rock exterior in the base bid and a brick exterior and a shingle roof as an alternate. Mr. Theiler further reported that if the gas generator was operating, there should be limited noise—about 65 dBA. Mr. Theiler explained that the proposed plans and specs called for the City to advertise for bids from June 2, 2021 until June 23, 2021 at 2:00 p.m.—with construction anticipated to occur between summer 2021 and spring 2022.

FINANCE OFFICER:

a. Report on cash and investments: Finance Officer Stephanie Mann reported that the cash and investments for the City's governmental, special revenue, and enterprise funds totaled \$4,771,553.20 through April 30, 2021, a decrease of \$243,898.18 from March 31, 2021. Mann reported that the Electric Fund's cash had dropped because of purchasing the new meter reading equipment. Mann noted that the Stormwater Fund was increasing. Mann reported that there were no changes in the City's investments.

b. Report on long-term debt: Mann reported that there were no changes in the City's debt. The total debt owed by the City was \$5,000,243.66. Payments on several interfund loans were due in July.

c. Review of 2021 budget v. actual for General Fund, enterprise funds, and special revenue funds: Mann reported on the budget v. actual for the General Fund, enterprise funds, and special revenue funds. Mann noted that in April the General Fund had not paid for any capital purchases, but the Electric Fund had paid for new meter readers and the Liquor Fund had paid for a new 3-door cooler. Mann reported that the Ambulance Department had been slower in April, so charges were lower. Mann reported that sales were on target for the enterprise funds and that most departments were under budget or on target.

CLERK/ADMINISTRATOR:

a. Updates

i. Intergovernmental agreement with Caledonia Township: Clerk/Administrator Swann reported that Caledonia Township was supposed to vote that week on the intergovernmental agreement to fix Green Acres Drive. Swann further reported that the City had contacted Griffin Construction and told them that the City would move ahead once the Township had approved the agreement.

ii. Pool gutter replacement project: Swann reported that the pool gutter replacement project was on schedule to enable the pool to open by July 12. Swann reported that the last section of wall was supposed to be poured on Monday or Tuesday.

iii. Citizen appreciation for Matt Blocker and Nate Becker: Swann reported that Ruth and Tom Esch had contacted him to commend electric line foreman Matt Blocker and electric line worker Nate Becker for their good service to the City.

iv. SMIF Paint the Town Grant: Swann reported that the City's Street Scapes/Caledonia Green Committee had received a Paint the Town Grant to purchase 13 gallons of paint for the pocket park mural.

v. MN Statewide Health Improvement Partnership (SHIP) grant: Swann reported that Assistant to the Clerk/Administrator Carson Coffield had submitted a MN SHIP grant application for items for the pocket park (e.g., bench, picnic table, trees, and lighting). Swann reported that the City had been approved for a bench worth \$997.15; unfortunately, the other items were deemed ineligible for funding.

UNFINISHED BUSINESS:

a. Discussion re future of Sprague Woods: The Council shared their thoughts regarding the future of Sprague Woods:

1) Mayor Schroeder: Mayor Schroeder expressed that he was okay with Sprague Woods remaining a park, but he did not want to add a deed restriction that would tie the City's hands in the future. Mayor Schroeder further expressed that he hoped that the citizens who wanted to use Sprague Woods as a park would form a committee to decide how to fix up the park.

2) Member Ninneman: Member Ninneman stated that the City should correct the deed for Sprague Woods and add a restriction that reflected the condition that the City agreed to when the City received Sprague Woods as a gift. Member Ninneman further stated that developing Sprague Woods would only benefit one or two businesses and wouldn't solve the City's long-term need for additional commercial and industrial land.

3) Member Klug: Member Klug stated that as a business owner he knew how important highway frontage was for a business. Member Klug further stated that Sprague Woods had access to water and sewer, which was a benefit, and it would be expensive to extend water and sewer service to property outside the City limits if the City tried annexing property; moreover, it was advantageous for a business to be on City water. Member Klug further stated that he knew the City couldn't develop Sprague Woods now because of public opposition, but he did not want to add a deed restriction that would prevent development in the future.

4) Member Rykhus: Member Rykhus said that he thought public opinion was clear, so he supported keeping Sprague Woods as a park.

Following discussion about the future of Sprague Woods, Member Ninneman moved to keep Sprague Woods in its natural state and to correct the deed to include the condition that the property remain in a natural state for the community's enjoyment as had been intended when the property was gifted to the City. Member Rykhus seconded the motion. Mayor Schroeder requested that the vote be taken by roll call:

Member Klug:	NO
Member Fitzpatrick:	NO
Member Ninneman:	YES
Member Rykhus:	YES
Mayor Schroeder:	NO

The motion failed 3-2. No further action was taken by the Council.

b. Discussion re availability of commercial property in the City of Caledonia: Council discussed the availability of commercial property in the City of Caledonia. No further action was taken by the Council.

NEW BUSINESS:

a. Consideration of final plans and specs for Well House No. 8 project and authorization of advertisement for bids for Well House No. 8 project: Member Rykhus moved to approve the final plans and specs for Well House No. 8 and to authorize the advertisement for bids for the Well House No. 8 project. Member Fitzpatrick seconded the motion. All members present voted in favor of the motion, and the motion passed.

b. Consideration of recommendation from EDA Board of Commissioners to have City request that MnDOT designate portions of N. Kingston St. and Old Highway Dr. as business route: Clerk/Administrator Swann reported that the EDA Board of Commissioners had voted on May 19, 2021 to recommend to the City Council that the City submit a request to MnDOT to designate N. Kingston St. and Old Highway Dr. as a business route (i.e., Business Route 44). The EDA Board supported the idea because they thought it might encourage motorists on Highway 44/76 to drive through downtown and visit the restaurants and other hospitality related businesses. Member Fitzpatrick moved to accept the EDA Board's recommendation to submit a request to MnDOT to designate N. Kingston St. and Old Highway Dr. as a business route. Member Klug seconded the motion. All members present voted in favor of the motion, and the motion passed.

c. Consideration of request to donate \$250 to the Caledonia Police Reserves for National Night Out: Member Klug reported that he had been asked by Randi Vick of the Caledonia Police Reserves if the City would donate \$250 to the Caledonia Police Reserves for National Night Out. Member Klug moved to donate \$250 from the Caledonia Liquor Fund to the Caledonia Police Reserves for National Night Out. Member Rykhus seconded the motion. All members present voted in favor of the motion, and the motion passed.

d. Overtime report: Members reviewed the overtime report for the pay period May 3, 2021 – May 16, 2021. No further action was taken by the Council.

ANNOUNCEMENTS:

a. The next regular City Council meeting was scheduled for Monday, June 14, 2021, at 6:00 p.m. Andrew Forliti of Smith Schafer & Associates would be at the meeting to present the City's 2020 audit and to provide a financial summary for 2020.

ADJOURNMENT: There being no further business before the Council, a motion to adjourn was made by Member Ninneman, seconded by Mayor Schroeder. All members present voted in favor, and the motion was declared carried to adjourn at 7:31 p.m.

DeWayne "Tank" Schroeder
Mayor

Adam G. Swann
Clerk/Administrator