

REGULAR MEETING OF THE CALEDONIA CITY COUNCIL
COUNCIL CHAMBERS, CITY HALL
CALEDONIA, MINNESOTA
Monday, October 26, 2020

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 Council Chambers of Caledonia City Hall.

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, Paul Fisch, David Fitzpatrick, Brad Rykhus, and Randi Vick. City staff present: Casey Klug, public works/zoning director; Adam Swann, clerk/administrator. Visitor(s) present: Jeff Babinski, Houston County administrator; Robert “Bob” Burns, Houston County commissioner; Eric Johnson, Houston County commissioner; Craig Moorhead, *Caledonia Argus*; Michael Peterson; Brian Pogodzinski, Houston County engineer; Mark Schulte; and Joseph Writz, Driftless Region Vector Control, LLC.

CONSENT AGENDA: Member Vick moved to approve the following items of the consent agenda. 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 October 12, 2020 regular City Council meeting
- b. Approve purchase of three PepperBall launchers for Police Department at total cost of \$2,200
- c. Approve hiring of Meghan Betz, Miranda Klug, and Madelyn Strub as part-time emergency medical responders (EMRs) for Caledonia Ambulance Department

PRESENTATION:

- a. Joseph Writz, Driftless Region Vector Control
 - i. Overview of mosquito abatement activities in the City: Joseph Writz presented Council with an overview of the mosquito abatement activities he conducted in the City in 2020 and how they compared with 2019.

PUBLIC WORKS/ZONING DIRECTOR:

- a. Updates:
 - i. Construction of Production Well #8: Public Works/Zoning Director Klug reported that contractor Traut Companies was setting the well casings and was going to be blasting the hole from 585 feet to 710 feet.
 - ii. Fall cleanup: Klug reported that fall cleanup was happening that week; Klug noted that the tree site would be open Monday through Friday from 9:00 a.m. – 4:00 p.m.

CLERK/ADMINISTRATOR:

- a. Updates:

i. 2020 General Election: Clerk/Administrator Swann reported that the General Election was next Tuesday, November 3, and residents in the City of Caledonia could vote in person at the City Auditorium from 7:00 a.m. – 8:00 p.m. Swann reported that there was some confusion in the community because Caledonia Township was voting only by mail.

NEW BUSINESS:

- a. Public hearing re application by Houston County for the following:
 - i. Rezone parcel 21.1090.000 from B-2, Highway Business District, to AG, Agricultural District
 - i. Rezone parcel 21.1094.001 from R-2, Urban Residential District to AG, Agricultural District
 - ii. Rezone parcel 21.1094.002 from R-2, Urban Residential District to AG, Agricultural District
 - iii. Conditional use permit to build new governmental building (i.e., Houston County Highway Department facility) in an AG, Agricultural District on parcel 21.1090.000
 - iv. Side yard setback variance of 10 feet on the east property line of parcel 21.1090.000, resulting in a 20-foot setback
 - v. Rear yard setback variance of 10 feet on the south property line of parcel 21.1090.000, resulting in a 40-foot setback

At 6:31 p.m. Member Vick moved to adjourn the regular City Council meeting to hold a public hearing re the application by Houston County for the items listed above. Member Fitzpatrick seconded the motion. All members present voted in favor of the motion, and the motion passed. The public hearing convened at 6:31 p.m.

Public Works/Zoning Director Klug reported that there was no reason not to grant the rezoning requests. The AG, Agricultural District, was better suited for the planned Highway Department building than the R-2, Urban Residential District, and B-2, Highway Business District.

Public Works/Zoning Director Klug reported that Houston County was requesting a side yard setback variance of 10 feet on the east property line of parcel 21.1090.000, for a side yard setback of 20 feet, so that Houston County could install salt/sand storage buildings in the back corner of the property. Klug reported the setback variance was needed due to the topography, and the City had requested that the applicant move the buildings further back to relocate a fuel pump.

Public Works/Zoning Director Klug reported that Houston County was requesting a rear yard setback variance of 10 feet on the south property line of parcel 21.1090.000, for a rear yard setback of 40 feet, so that Houston County could install salt/sand storage buildings on the rear of the property. Klug reported that the setback variance was needed due to the topography, and the City had requested that the applicant move the buildings further back to relocate a fuel pump. Klug reported there was no reason not to grant the variance. Klug recommended screening be installed on the rear property line to shield the buildings from potential future residential development.

Public Works/Zoning Director Klug reported that Houston County needed a conditional use permit in order to construct the Highway Department building in an AG, Agricultural District. Klug reported that the County had met the parking requirements and other setback requirements besides the two setback variances requested. Klug reported that the County had been working with the MPCA on stormwater retention. Klug reported that the accessory buildings on the site were appropriately placed in the rear of the main building. Houston County Commissioner Eric Johnson was present on behalf of the applicant and stated that the sheriff's impound building currently located on the site was going to be moved on the property and might be expanded to house the sheriff's boat. Houston County representatives assured the City that the County would not use E. South St. for routine truck traffic. Houston County Administrator Jeff Babinski reported that there was no plan to use the property for recycling. Public Works/Zoning Director Klug reported that the Electric Division staff would work with Houston County on providing electric service to the site.

Public Works/Zoning Director Klug reported that the one issue that needed to be resolved for the CUP was the water supply to the property. Klug reported that the City's water main did not provide sufficient water flow for the County's water suppression needs. Klug reported there was no agreement between the City and County as to whom was going to pay for looping the water system. Klug reported he was waiting for more information from the County's contractor about what was needed. Klug estimated that looping the water line on E. South St. would cost \$150,000. Mayor Schroeder supported the City paying 1/3 of the cost and the County paying 2/3 of the cost. Houston County Commissioner Eric Johnson favored splitting the cost 50/50.

City resident Matt Schulte was present for the hearing and asked Houston County Engineer Brian Pogodzinski if a 40-foot setback on the south property line would be sufficient to prevent water sediment from flowing onto his land south of the proposed project site. Schulte was particularly concerned because of the elevation. Pogodzinski reported that the planned water retention pond should capture enough water to reduce water discharge, and sediment should not escape during the project.

At 7:24 p.m. Member Vick moved to adjourn the public hearing and reconvene the regular City Council meeting. Member Rykhus seconded the motion. All members present voted in favor of the motion, and the motion passed. The regular City Council meeting reconvened at 7:24 p.m.

- b. Consideration of application by Houston County for the following:
 - i. Rezone parcel 21.1090.000 from B-2, Highway Business District, to AG, Agricultural District
 - ii. Rezone parcel 21.1094.001 from R-2, Urban Residential District to AG, Agricultural District
 - iii. Rezone parcel 21.1094.002 from R-2, Urban Residential District to AG, Agricultural District

Member Fisch moved to approve proposed Ordinance 2020-02: An Ordinance Rezoning Property at 1124 E. Washington St. (Parcel ID 21.1090.000) from B-2 (Highway Business District) to AG (Agricultural District) and Rezoning Properties at Parcel IDs 21.1094.001 and

21.1094.002 from R-2 (Urban Residential District) to AG (Agricultural District). Member Vick seconded the motion. All members present voted in favor of the motion, and the motion passed.

c. Consideration of quote for removal of well houses: Public Works/Zoning Director Klug reported that he had received one quote for removal of well houses #4 and #5. The quote was from Zenke, Inc., and the cost was \$11,980. Member Fisch moved to accept the quote from Zenke, Incorporated. Member Rykhus seconded the motion. All members present voted in favor of the motion, and the motion passed.

d. Consideration of proposed Resolution 2020-18: A Resolution Ordering Installation of Sidewalk on N. Gjere Ave.: Member Fisch moved to approve proposed Resolution 2020-18 with one amendment, changing the deadline for installing the sidewalk from May 1, 2021 to June 1, 2021. Member Fitzpatrick seconded the motion. All members present voted in favor of the motion, and the motion passed.

e. Consideration of proposed collective bargaining agreement between City of Caledonia and I.U.O.E. Local 49 for 2021 – 2023: Clerk/Administrator Swann reported that the personnel committee—which included him, Mayor Schroeder, and Member Fisch—had reached a tentative agreement with I.U.O.E. Local 49 on a new collective bargaining agreement. Member Fitzpatrick moved to approve the proposed collective bargaining agreement between the City of Caledonia and I.U.O.E. Local 49 for 2021-2023. Member Rykhus seconded the motion. All members present voted in favor of the motion, and the motion passed.

f. Consideration of proposed amendment of Ordinance 2020-01: An Ordinance Repealing and Replacing City Code Section 74.03 Regulating the Operation of Motorized Golf Carts on City Streets in the City of Caledonia: Clerk/Administrator Swann reported that he had not yet published Ordinance 2020-01, so it was not yet effective. Member Vick moved to amend Ordinance 2020-01, approved by the Council on October 12, 2020, by deleting City Code Section 74.03(C)(1), as set forth in Section 2 of the ordinance. The amendment eliminated the need for a driver's license in order to obtain a golf cart permit. Mayor Schroeder moved to approve the amendment. All members present voted in favor of the motion, and the motion passed.

g. Review of proposed project manual and bid documents for 2020-02 Invitation to Bid: Caledonia Municipal Pool Gutter Replacement Project: Clerk/Administrator Swann reported that project engineer Jeremy Harter of Waters Edge Aquatic Design had raised the estimated project cost to \$400,000 for replacing the stainless steel gutter with a stainless steel gutter and raised the estimated project cost to \$450,000 for replacing the stainless steel gutter with a concrete gutter. Swann noted that the League of Minnesota Cities Insurance Trust would pay for the cost of replacing the stainless steel gutter with a stainless steel gutter. Swann further reported that the City was waiting for the LMCIT to provide final approval of the project manual and bid specs. Member Vick moved to approve the project manual and bid specs and to authorize advertising for bids for the project, contingent on final approval by the LMCIT. Member Fitzpatrick seconded the motion, and the motion passed.

h. Overtime Report: Members reviewed the overtime report for the pay period October 5, 2020 – October 18, 2020. No further action was taken by the Council.

ANNOUNCEMENTS:

a. The next regular City Council meeting was scheduled for Monday, November 9, 2020 at 6:00 p.m.

ADJOURNMENT: There being no further business before the Council, a motion to adjourn was made by Member Fitzpatrick, seconded by Member Rykhus. All members present voted in favor of the motion, and the motion was declared carried to adjourn at 7:50 p.m.

DeWayne “Tank” Schroeder
Mayor

Adam G. Swann
Clerk/Administrator