

REGULAR MEETING OF THE CALEDONIA CITY COUNCIL
CITY COUNCIL CHAMBERS, CITY HALL
CALEDONIA, MINNESOTA
Monday, July 8, 2019

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 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: Mike Flaherty, city attorney (civil matters); Casey Klug, public works and zoning director; Adam Swann, clerk/administrator. Visitor(s) present: Dave Augedahl; Jeff Babinski, Houston County administrator; Bob Burns, Houston County commissioner; Eric “Buck” Cordes; Dave Erickson; Jake Hauser; Steven Kiesau; John Klug; Carter Mann; and Craig Moorhead, *Caledonia Argus*.

CONSENT AGENDA: Member Fisch moved to approve 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. Approval of minutes from June 24, 2019 regular City Council meeting
- b. Approval of purchase of two additional sets of turnout gear for total cost of \$3,904
- c. Accept proposal from KLM Engineering, Inc. to clean exterior of water tower no. 1 and water tower no. 2 for total cost of \$10,400
- d. Accept proposal from KLM Engineering, Inc. to install water mixer and SCADA control box for water tower no. 1 for total cost of \$12,000

PUBLIC COMMENT: None.

CLERK/ADMINISTRATOR:

a. Updates:

i. New website: Swann reported that development of the new City website was going well and that Carson Coffield, assistant to the clerk/administrator, was doing a good job on it. Swann anticipated the new website would be finished by the end of July. Swann noted that the City would also be switching to online employment application system.

ii. Assessment roll for E. South St. and S. First St. Public Improvement Project: Swann reported that the City was preparing a proposed assessment roll and gathering the information needed to hold a hearing on the assessment roll for the E. South St. and S. First St. Public Improvement Project. Swann reported that the City was waiting for Davy Engineering to submit the final pay application for the project so that the City would know the total project cost. Swann noted that many properties on E. South St. and S. First St. had already connected to the public sewer.

UNFINISHED BUSINESS:

a. Consideration of petition by majority of abutting landowners to vacate W. Grant Lane: Public Works and Zoning Director Casey Klug reported that he had met with the property owners on W. Grant Lane, and they had agreed to give one another an 18-foot easement (9 feet

on each side of the center line of the road). Council discussed the petition to vacate W. Grant Lane. Council evaluated the impact of the proposed street vacation on the public interest and made the following findings based upon information from the public hearing on June 10, 2019 and based on community feedback during the meetings on June 24, 2019 and July 8, 2019:

- (i) The road was not safe for vehicular traffic due to the narrow corner at the intersection of W. Grant Lane and N. Decorah St. which was only eight feet wide. Vehicles driving around the corner were required to drive into oncoming traffic. The corner was not in compliance with Minnesota Department of Transportation site design standards.
- (ii) If the City vacated the street, the City would not incur the costs of future road maintenance such as paving, signage, and snowplowing.
- (iii) The road was not necessary for traveling to other parts of the City.

Based upon the preceding findings, Mayor Schroeder moved to approve Resolution 2019-007: A Resolution Vacating West Grant Lane Upon Petition of a Majority of Abutting Landowners. Member Rykhus seconded the motion. All members present voted in favor of the motion and the motion passed.

b. Consideration of petition by majority of abutting landowners to vacate portion of N. Decorah St.: Council discussed the petition to vacate N. Decorah Street. Council evaluated the impact of the proposed street vacation on the public interest and made the following findings based upon information from the public hearing on June 10, 2019 and based on community feedback during the meetings on June 24, 2019 and July 8, 2019:

- (i) The road was not safe for vehicular traffic due to the narrow corner at the intersection of W. Grant Lane and N. Decorah St. which was only eight feet wide. Vehicles driving around the corner were required to drive into oncoming traffic. The corner was not in compliance with Minnesota Department of Transportation site design standards.
- (ii) If the City vacated the street, the City would not incur the costs of future road maintenance such as paving, signage, and snowplowing.
- (iii) The road was not necessary for traveling to other parts of the City.
- (iv) The road would be a dead end because Council had approved vacating W. Grant Lane.

Based upon the preceding findings, Mayor Schroeder moved to approve Resolution 2019-008: A Resolution Vacating a Portion of North Decorah Street Upon Petition of a Majority of Abutting Landowners. Member Rykhus seconded the motion. All members present voted in favor of the motion and the motion passed.

NEW BUSINESS:

a. Public hearing re application by Houston County for amended conditional use permit to use property at 611 Vista Drive for office building: At 6:13 p.m. Member Fisch moved to adjourn the regular City Council meeting to convene a public hearing regarding the application by Houston County for an amended conditional use permit to use the property at 611 Vista Drive for an office building. Member Fitzpatrick seconded the motion. All members present voted in

favor of the motion, and the motion passed. The public hearing convened at 6:14 p.m. Houston County Commissioner Robert “Bob” Burns was present to speak in support of the County’s application. Burns informed the Council that the amended conditional use permit was needed because the County had made arrangements to swap land for a County highway maintenance facility. One of the properties that would be traded was the parcel with ID No. 210907002, which provided 40 parking spaces for the office building at 611 Vista Drive and had been required as part of the CUP approved on July 21, 2009. Commissioner Burns reported that the County wanted to satisfy the parking requirement by leasing 25 parking stalls on parcel ID no. 210907001 and restriping the parking spaces at 611 Vista Drive to increase the number of spaces at 611 Vista Drive from 8 to 16. At 6:32 p.m. Member Vick moved to adjourn the public hearing and reconvene the regular City Council meeting. Member Fitzpatrick seconded the motion. All members present voted in favor of the motion, and the motion passed. The regular City Council meeting reconvened at 6:33 p.m.

b. Consideration of application by Houston County for amended conditional use permit to use property at 611 Vista Drive for office building: Council discussed the application. Member Fisch moved to direct City Attorney Flaherty and Clerk/Administrator Swann to draft language for an amended conditional use permit by the next City Council meeting on July 22, 2019. Mayor Schroeder seconded the motion. The motion passed 4-1, with Member Vick voting against the motion.

c. Consideration of proposed Resolution 2019-009: A Resolution by the City Council of the City of Caledonia, Minnesota, Approving the Acquisition of Real Property in Caledonia, Minnesota, and Affirming the Real Property’s Compliance with the Caledonia Comprehensive Plan: Member Fisch moved to approved proposed Resolution 2019-009, a resolution by the City Council of the City of Caledonia, Minnesota, approving the acquisition of real property in Caledonia, Minnesota, and affirming the real property’s compliance with the Caledonia Comprehensive Plan. Member Fitzpatrick seconded the motion. All members present voted in favor of the resolution, and the resolution passed.

d. Review of potential public nuisance at 122 N. East St.: Council reviewed a letter dated July 3, 2019 that had been sent to property owner Brian Goetzinger; Council also reviewed photos of the property. Public Works and Zoning Director Klug reported that the conditions at the property had not changed since the letter was sent to the property owner. Klug further reported that the letter had been sent by certified mail. Mayor Schroeder moved to declare the pile of tires and debris a public nuisance and to abate the nuisance at the property owner’s cost if the nuisance wasn’t abated by July 15, 2019. Member Rykhus seconded the motion. All members present voted in favor of the motion, and the motion passed.

e. Overtime report: Members reviewed the overtime report for the pay period June 17, 2019 – June 30, 2019. No further action was taken by the Council.

f. Prepaid claims: Members reviewed the prepaid claims for the period June 12, 2019 – July 5, 2019, which totaled \$306,365.99. Mayor Schroeder moved to approve the prepaid claims

as presented. Member Rykhus seconded the motion. All members present voted in favor of the motion, and the motion passed.

g. Claims payable: Members reviewed the claims payable for July 2019, which totaled \$247,678.47. Member Fisch moved to approve the claims payable as presented. Member Vick seconded the motion. All members present voted in favor of the motion, and the motion passed.

ANNOUNCEMENTS:

a. The next regular Council meeting was scheduled for Monday, July 22, 2019.

ADJOURNMENT: There being no further business before the Council, a motion to adjourn was made by Member Fisch, seconded by Member Fitzpatrick. All members present voted in favor, and the motion was declared carried to adjourn at 8:26 p.m.

DeWayne "Tank" Schroeder
Mayor

Adam G. Swann
Clerk/Administrator