

REGULAR MEETING OF THE CALEDONIA CITY COUNCIL
COUNCIL CHAMBERS, CITY HALL
CALEDONIA, MINNESOTA
Monday, August 9, 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 Council Chambers at 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, Member Robert “Bob” Klug, Member David Fitzpatrick, Member Amanda Ninneman, and Member Brad Rykhus. Council member(s) absent: None. City staff present: Casey Klug, public works/zoning director; Matt Mohs, city engineer (arrived at 6:20 p.m.); Adam Swann, city clerk/administrator; and Mike Tornstrom, ambulance director (arrived at 6:20 p.m.). Visitor(s) present: Craig Moorhead, *Caledonia Argus*; Bruce Muenkel; Dan Muenkel; Charlene Selbee, *Fillmore County Journal*.

CONSENT AGENDA: Member Ninneman 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. Approve minutes from July 26, 2021 regular City Council meeting
- b. Approve Amendment #1 for Grant Contract Agreement #CDAP-17-0038-O-FY18 (for Small Cities Development Program)
- c. Approve proposed Resolution 2021-12: A Resolution Authorizing the City of Caledonia to Request and Accept Proceeds from the Coronavirus Local Fiscal Recovery Fund Established under the American Rescue Plan Act
- d. Approve Payment Application No. 7 from Ricchio, Inc. in the amount of \$109,060 for work performed on the Caledonia Pool Gutter Replacement Project

PUBLIC COMMENT: None.

PUBLIC WORKS/ZONING DIRECTOR:

- a. Updates
 - i. New wastewater treatment facility bid opening: Public Works/Zoning Director Klug reported that the City had received three bids for the new WWTF project on August 3, 2021. Klug further reported that the project engineer was reviewing the bids and would make an award recommendation at the next City Council meeting.
 - ii. Pre-construction meeting for construction of Well House No. 8: Klug reported that City staff had held a pre-construction meeting last week with Wapasha Construction and other subcontractors to discuss the Well House No. 8 construction project.
 - iii. Curb repairs: Klug reported that curb sections were being repaired in the City.
 - iv. Movable pedestrian crossing sign: Klug reported that he had ordered three additional movable pedestrian crossing signs.

v. Goats in Sprague Woods: Klug reported that the goats had been removed from Sprague Woods last week. Klug reported that the goats had removed most of the underbrush.

CITY CLERK/ADMINISTRATOR

a. Updates

i. SHIP Grant: Clerk/Administrator Swann reported that the City had received a grant of \$1,067.85 to purchase the three new movable pedestrian crossings the City ordered. Swann thanked administrative assistant Kayla Snell for submitting the application.

ii. Rescue at Caledonia Aquatic Center: Swann praised Austin Heaney, an assistant manager at the Caledonia Aquatic Center, for rescuing a young child who had entered the pool unsupervised during National Night Out and had gone down the drop slide.

iii. Search for assistant to clerk/administrator: Swann reported that applications for the assistant to clerk/administrator position had closed earlier that morning. Swann reported that the City had received approximately 20 completed applications.

iv. National Night Out: Swann reported that National Night Out had been successful last Tuesday, August 3, 2021. Swann thanked the Caledonia Police Reserves for organizing the event and the Fire, Police, and Ambulance Departments for participating.

v. Negotiation with Law Enforcement Labor Services, Local No. 413: Swann reported that the negotiation for a new labor agreement with Law Enforcement Labor Services, Local No. 413, was scheduled for August 17, 2021.

NEW BUSINESS:

a. Public hearing re application by Bruce and Diane Muenkel for conditional use permit to utilize property at 820 State 44/76 S (parcel ID 21.1166.001), located in AG, Agriculture District, for hobby farm [hearing @ 6:00 p.m.]: At 6:03 p.m. Member Fitzpatrick moved to adjourn the regular City Council meeting to hold a public hearing on an application by Bruce and Diane Muenkel for a conditional use permit to utilize their property at 820 State 44/76 S (parcel ID 21.1166.001), located in an AG, Agriculture District, for a hobby farm. Member Rykhus seconded the motion. All members present voted in favor of the motion, and the motion passed. The public hearing convened at 6:03 p.m.

Public Works/Zoning Director Casey Klug reported that the applicants had recently purchased the property and wanted to use it for a hobby farm. The property was located in an agriculture district, so a hobby farm was a conditional use. Klug reported that the applicants had indicated that the hobby farm would be limited to six animals. Klug reported that the Comprehensive Plan indicated that the property should be used for commercial purposes in the future. Bruce Muenkel was present and reported that he and his wife did not intend on expanding the use of the hobby farm in the future and would not continue the hobby farm once the animals died. Clerk/Administrator Swann reported that City staff had prepared a list of proposed findings of fact for the Council's consideration; moreover, City staff were recommending that the Council approve an interim use permit rather than a conditional use permit.

At 6:10 p.m. Member Rykhus moved to close the public hearing and reconvene the regular City Council meeting. Member Klug seconded the motion. All members present voted in favor of the motion, and the motion passed. The regular City Council meeting reconvened at 6:10 p.m.

b. Consideration of proposed application by Bruce and Diane Muenkel for conditional use permit to utilize property at 820 State 44/76 S (parcel ID 21.1166.001), located in AG, Agriculture District, for hobby farm:

Member Rykhus moved to adopt the findings of fact listed below and to approve an interim use permit for Bruce and Diane Muenkel to use the property at 820 State 44/76 S (parcel ID 21.1166.001), located in an AG, Agriculture District, for a hobby farm, subject to the conditions listed below. Member Fitzpatrick seconded the motion. All members present voted in favor of the motion, and the motion passed.

i. Findings of fact:

- a) The use will not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area;
- b) The use will be sufficiently compatible with other properties in the area—which are mostly used for commercial, agricultural, and industrial purposes—so as not to depreciate land values in the area; moreover, there are no adjacent residential properties and there will be no deterrence to the development of vacant land;
- c) The structure and site shall have an appearance that will not have an adverse effect upon adjacent properties, which are mostly used for commercial, agricultural, and industrial purposes, provided that the hobby farm is properly maintained; moreover, there are no adjacent residential properties that would be negatively impacted;
- d) The use, in the opinion of the City Council, is reasonably related to the overall needs of the city and to the existing land use;
- e) The use is consistent with the purposes of this chapter and the purposes of the zoning district in which the applicant intends to locate the proposed use;
- f) The use is inconsistent with the comprehensive plan of the City, which designates that the property should be used for commercial purposes in the future;
- g) The use will not cause traffic hazard or congestion; and
- h) Adequate utilities, access roads, drainage and necessary facilities will be provided.

ii. Conditions of approval:

- a) The hobby farm must be kept in an orderly and clean manner and must not cause any public nuisances.
- b) The number of animals must not exceed the following:

- 1 miniature horse
- 1 miniature donkey
- 4 pygmy goats

c) The interim use permit will terminate five years from the date of Council approval, which will be on August 9, 2026.

c. Consideration of proposed Resolution 2021-11: A Resolution Supporting Miken Sports' Employees and Operations in Caledonia and Urging Rawlings Sporting Goods to Reverse its Decision to Close Miken Sports: Mayor Schroeder moved to approve proposed Resolution 2021-11, a resolution supporting Miken Sports' employees and operations in Caledonia and urging Rawlings Sporting Goods to reverse its decision to close Miken Sports. Member Rykhus seconded the motion. All members present voted in favor of the motion, and the motion passed.

d. Consideration of proposals for architectural and construction management services for new ambulance station: Clerk/Administrator Swann reported that the City had received three proposals in response to its RFP for architectural and construction management services for a new ambulance station. Proposals had been received from CRW Architecture & Design Group; TSP, Inc.; and Lien & Peterson Architects, Inc. Swann reported that he and City Engineer Matt Mohs, Public Works/Zoning Director Klug, Ambulance Director Mike Tornstrom, and Assistant Ambulance Director Mark Schiltz had reviewed the three proposals, and the proposal that had received the highest score based on the pre-determined criteria was from TSP, Inc. The Council discussed expanding the scope of the project to construct a joint facility for the Ambulance Department and Fire Department. Member Rykhus moved to approve using TSP, Inc. as the architect for an ambulance station or a joint facility for the Ambulance Department and Fire Department. Member Ninneman seconded the motion. All members present voted in favor of the motion, and the motion passed.

e. Discussion re use of proceeds from Coronavirus Local Fiscal Recovery Fund: Member Klug moved to approve using the money from the Coronavirus Local Fiscal Recovery Fund—estimated to be approximately \$291,295—towards the cost of the new wastewater treatment facility. Member Rykhus seconded the motion. All members present voted in favor of the motion, and the motion passed.

f. Review of draft of proposed City Ordinance No. 2021-01: An Ordinance Amending City Code Sections 153.136, 153.138, and 153.139(C) to Revise the Permitted Uses, Conditional Uses, and Setback Regulations in a B-2, Highway Business District: Council reviewed a proposed draft of City Ordinance 2021-01, an ordinance amending City Code Sections 153.136, 153.138, and 153.139(C) to revise the permitted uses, conditional uses, and setback regulations in a B-2, Highway Business District. By consensus the Council was agreeable with scheduling a public hearing on the proposed ordinance.

g. Prepaid claims: Council reviewed the prepaid claims for the period July 14, 2021 – August 6, 2021, which totaled \$394,080.36. 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.

h. Claims payable: Council reviewed the claims payable for August 2021, which totaled \$24,968.44. Member Klug moved to approve the claims payable as presented. Member Fitzpatrick seconded the motion. All members present voted in favor of the motion, and the motion passed.

i. Overtime Report: Members reviewed the overtime report for the pay period July 12 – July 25, 2021. No further action was taken by the Council.

ANNOUNCEMENTS:

a. The next regular Council meeting was scheduled for Monday, August 23, 2021, 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 Ninneman. All members present voted in favor of the motion, and the motion was declared carried to adjourn at 7:23 p.m.

DeWayne “Tank” Schroeder
Mayor

Adam G. Swann
Clerk/Administrator