

REGULAR MEETING OF THE CITY COUNCIL  
CITY OF CALEDONIA, MINNESOTA  
Monday July 28, 2015

CALL TO ORDER: Following due call and notice thereof, Mayor Gran called the meeting to order at 6:00 p.m. in the Council Room, City Hall.

ROLL CALL: Members present: Mayor Joshua Gran, Council Members: DeWayne Schroeder, Bob Lemke, Robert Burns and Member Paul Fisch. City Staff Present: City Clerk/Administrator: Ted Schoonover, Administrative Coordinator: Mike Gerardy, City Engineer: Mike Davy, City Accountant: Stephanie Mann, Police Chief Kurt Zehnder, Police Sergeant Jim Stemper. Guests: Kim and Mike Rommes, Jerry Kraus, Gail Meyer, Dave Eisberner, Ralph Berg, Andy and Sharon Allen, Fred and Gary Kruckow, Greg Hoscheit, Bruce Kuehmichel and Caledonia Argus reporter Zach Olson.

AGENDA: Motion by Member Burns, second by Member Schroeder to approve the agenda. All members present voted in favor and the motion was declared carried.

CONSENT AGENDA APPROVAL: Motion by Member Fisch, second by Member Lemke to approve the consent agenda, which consisted of the regular meeting minutes from July 13, 2015 and July 20, 2015 Special Meeting. All members present voted in favor and the motion was declared carried.

VISITORS AND COMMUNICATIONS: None.

ADMINISTRATIVE COORDINATOR: Engineer Mike Davy was present to discuss the proposal of a pressure sewer project to Kraus Oil Inc. Mr. Kraus was issued a citation from the county for illegal sewage dump age and was ordered to remedy the situation. Because of the circumstances this is really the only option that the owner has. Davy stated he has used pressure sewers for over 25 years and they are very reliable and in fact most new housing projects in the La Crosse area are serviced by these as you can put approximately 200 homes on a system. The way we would approach the project would be to draft up an agreement between Krause Oil Inc. and the City of Caledonia, and obtain an easement along the entire western edge of his property. We could then update the plans that were developed in 2010 and prepare the bid packets. Davy estimates the total cost to be approximately \$50,000. Krause Oil and any other owners who wanted to connect would be liable for the cost of a grinder pump and a sewer lateral to the main pressure sewer line. They would also be liable for all maintenance and service from the main to the pump to include inside the facility. Davy then stated that unlike before he would prefer to see the city take ownership of the project and bill the owners accordingly. For example there are 7 Potential End Users (PEU) and we would simply divide the cost of the project by 7. So if we use the estimate of \$50,000 and divide by seven the potential cost to each owner would be \$7,150. This could be assessed using a 4% on a year assessment for an annual cost of \$882.00 to each property that connected. Mayor Gran stated that he didn't like that we are doing this project for one business and there could be the potential that no one else would hook up and other taxpayers are paying for a project that gives them no return on their property taxes. Member Burns asked Davy is we should notify the other potential users and Davy answered that it's a council decision but you could consider that option. The consensus was to have Administrator Schoonover send a letter informing the other owners of the project and explain the details. Motion by Member Burns, second by Member Lemke to Authorize Davy Engineering to update the plans, prepare the bid packets, agreements and easement with Krause Oil Inc. and move forward with the project. Roll Call of votes: Yes. Members Burns, Lemke, Schroeder, Fisch. No. Mayor Gran. The motion was declared carried.

At 6:44 p.m. Mayor Gran closed the regular meeting and opened a public hearing to discuss a zoning permit and variance request from A.B.L.E. Andy Allen stated that he supports the project and A.B.L.E. but he is very concerned about the potential of additional storm water runoff encroaching onto his farm land to the South. Fred Kruckow stated that when that was developed into a sub-division the storm water retention pond on West Main St. was designed to hold back that entire sub-division when it was completely full of residential properties. Member Fisch asked why the building couldn't be moved to mitigate the possible run off? Gail Meyer stated that the additional cost of excavation was a concern but it was more so that the building sat on the highest portion in an attempt to control the run off better. She also stated the engineers have designed 4 retaining ponds and she feels water is not going to be a major issue. Andy Allen stated that wants to know who will be responsible if does create a problem and who do they contact if/when that occurs? Member Burns stated that ultimately the city would be responsible and would have to mitigate the problem.

At 7:12 p.m. Mayor Gran closed the public hearing and reopened the regular meeting. Motion by Mayor Gran, second by Member Schroeder to approve the 25' variance to the West property line and a 59' variance the North

property line as presented. Roll call of votes: Yes. Mayor Gran, Members Burns, Schroeder, Lemke and Fisch. No. None. The motion was declared carried.

Motion by Member Fisch, second by Member Burns to approve the final payment to Yaggy Colby for the walkway path. All members present voted in favor and the motion was declared carried.

Coordinator Gerardy presented the council with a building permit for Lifestyles Enterprises Inc for a 3000 Sq. Ft. Addition. They require a 79.6" variance on the North side line, and a 5" variance from the South line. Motion by Member Burns, second by Mayor Gran to approve the variances and permit as presented. Roll call of votes. Yes: Mayor Gran, Members Burns, Schroeder, Lemke. No: None. Abstain: Member Fisch. The motion was declared carried.

Schoonover and Gerardy stated that after a conversation with Attorney Tim Murphy he recommended we amend Ordinance 153, specifically the portions of permitted uses in agricultural and Industrial districts. The change would move the line item that permits "Government buildings, including a Houston County Criminal Justice Center and Houston County Highway Department Facility" to a conditional use and not a permitted use. Motion by Mayor Gran, second by Member Fisch to set the public hearing for August 24, 2015 at 6:10 p.m. Schoonover informed the council that our attorney felt we could justify this even if went to court. Mayor Gran stated that he didn't care if it went to court we should still deny the permit and let the courts decide. Member Burns states that's not a good way to conduct business, nor is it being a good steward of tax payers money. All members present voted in favor and the motion was declared carried.

Police Chief Zehnder was present to explain why it was imperative that we maintain 4 full-time officers, he continued to state that we need to keep continuity within the department and if we fill the position with a permanent part-time officer we will incur far more costs, with uniforms, training, certifications etc... and we will also be a revolving door to larger departments who can pay health benefits. This officer will have the responsibility of the DARE program, the GREAT program, sex crimes, bad checks, computer crimes and investigations. This is something a part-time employee is not trained to do and by the time they are, they leave. Zehnder feels that crimes are changing and we need to ensure that we have 24/7 coverage. Mayor Gran stated that he thinks that even full-time employees will leave, and that he didn't care if we became a revolving door, it's all about saving the \$12,000 a year for health benefits. He also stated that he felt no one would want to come here, without leaving at some point in their career. Motion by Member Lemke, second by Member Burns. Roll call of votes: Yes: Member Lemke, Burns, Schroeder, Fisch. No: Mayor Gran. Motion was declared carried.

CITY ACCOUNTANT: Stephanie Mann presented the 2015 budget for review and stated that we are on track and there are no real problem areas. She did state that we will not be receiving a federal grant for the new law enforcement computers. We received an approval from the state, but we also just received a memorandum stating that the funding was not allocated and therefore would not be sent to those who applied. No action taken.

#### NEW BUSINESS:

Administrator Schoonover stated that he has received the incentive package from CEDA but did not feel that presenting it in a public forum was the accurate approach. He stated that he felt the EDA should review the document and make a recommendation to the council and then the council could decide on what to offer the new business. No action taken.

Motion by Member Burns, second by Member Lemke to approve the 2015 Ambulance contracts with Winnebago, Union, Mayville and Sheldon Townships, and Eitzen City. All members present voted in favor and the motion was declared carried.

Schoonover asked the council if he had permission to advertise for the lineman position. Motion by Member Burns, second by Member Fisch to proceed with the hiring process. All members present voted in favor and the motion was declared carried.

Schoonover stated that he had been contacted by the Local 49 Union Representative asking if the city would consider accepting a letter of resignation from the lineman that was terminated on June 20, 2015. Consensus of the council was they would consider if it was produced before the next meeting. No action taken.

Motion by Member Lemke, second by Member Fisch to approve a gambling permit for St. Mary's church on October 25, 2015. All members present voted in favor and the motion was declared carried.

Motion by Member Schroeder, second by Member Fisch to approve the 2015-2016 crossing guard agreement with Caledonia Public Schools. All members present voted in favor and the motion was declared carried.

Schoonover presented the council with a draft of a letter to the County Commissioners as directed by Mayor Gran. Feedback was obtained and some wording was changed and the consensus was to send the letter with the annotated changes. No action taken.

Employee overtime reports were reviewed with no action taken.

The next regular meeting will be on Monday, August 10, 2015, at 6:00 p.m.

ADJOURNMENT: There being no further business before the Council, A motion to adjourn was made by Member Schroeder, second by Member Lemke. All voted in favor and the motion was declared carried to adjourn at 9:15 p.m.

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Ted A. Schoonover  
Clerk-Administrator

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Joshua D. Gran  
Mayor