

REGULAR MEETING OF THE CITY COUNCIL  
CITY OF CALEDONIA, MINNESOTA  
Monday, September 22, 2014

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

ROLL CALL: Members present: Mayor Bob Burns Council Members: DeWayne Schroeder, Randi Vick, Bob Lemke and Paul Fisch. City Staff Present: City Clerk-Administrator Ted Schoonover, Administrative Coordinator Mike Gerardy, Accountant Stephanie Mann, City Attorney Tim Murphy. Guests present: Caledonia Argus reporter Diana Hummell, Northland Financials; George Eilertson, A.B.L.E. General Manager Gail Meyer and board member Ralph Burg. General public, Lois Greer, Sibyl Floyd, Joanne Zard, Ann Thompson, Sheri and Andy Allen, Bob Hosch, Fred Kruckow, Chuck and Audrey Ellingson, Michael Kruckow, Jon Houser, David Fitzpatrick.

AGENDA: Motion by Mayor Burns, second by Member Schroeder to approve the agenda. All 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 September 8, 2014. All present voted in favor and the motion was declared carried, Member Fisch abstained.

VISITORS AND COMMUNICATIONS: All guests were present for specific agenda items.

ADMINISTRATIVE COORDINATOR:

Mike Gerardy presented the council with a proposal to purchase two new doors for the liquor store, the ones quoted are tinted out glass with a push rail. They will cost \$1,742.00 per door. Consensus was to check see if the manager needs to have glass windows or if we can go with a solid type door to even save more on energy efficiency and security. Gerardy will get some other estimates and talk to the manager.

Gerardy then brought up an issue on Washington St between Decorah and Ramsey. There is currently only parking allowed on the Southside of the street, but with the steep slope that runs along the street it's impossible for a passenger to get out of a vehicle, he would recommend that we move that parking in that one black area to the Northside that would enable passengers to get out and the residents that reside in the SMS Condominiums to have guests park in the street. The Mayor showed a concern over the possibility of zig zagging traffic and semi's navigating the street. Discussion ensued. Motion by Member Schroeder, second by Member Lemke to switch the parking to the Northside on that one block section of Washington St. Roll call: Yes: Member Schroeder, Member Fisch, Member Lemke. No: Mayor Burns, Member Vick. Motion was declared carried.

Gerardy then presented a new plan for the parking on N. Sunset Blvd. He suggested that we reduce the size of parking allowed to around 30' and mark the remaining area as "No Parking". He stated that if we close the entire area then the vehicles will simply move to the North and make that unpassable in the snow plowing seasons. He also recommends that we ask the county to mark their parking lot as a "Park and Ride" parking lot. It was by consensus of the entire council to move forward with Gerardy's proposal.

Gerardy presented the council with the five year sewer maintenance contract with Municipal Pipe and Tool Company. This is the same company we have used for years and they provide us a good service. Motion by Member Schroeder, second by Member Fisch to approve the five year contract. All members present voted in favor and the motion was declared carried.

Gerardy received two quotes for the purchase of a 1-ton cab and chassis and two quotes for the purchase of a box. Cab and Chassis Bidder #1 was from Ellingson Motors in the amount of \$34,925.00, bidder #2 was H&S Motors in the amount of \$36,105.00. Bidder #1 for the box was Universal Truck and Equipment in the amount of \$18,915.00 and bidder #2 was Truck Equipment in the amount of \$19,774.00. Motion by Mayor Burns, second by Member Fisch to approve the two lowest bids of \$34,925.00 to Ellingsons and \$18,915.00 to Universal Truck and Equipment for a total cost of \$53,840.00. All members present voted in favor and the motion was declared carried.

At 6:15 p.m. the Mayor closed the regular meeting and opened a public hearing to discuss a zoning application for an Interim Use Permit (IUP) for the operation of an auto repair, towing and used car sales business in an Industrial District II area. The owner David Fitzpatrick stated he has owned it for several years and wants to further his business opportunities. Chuck Ellingson who owns the property to the East stated he had no problems with the new business but was concerned about him encroaching onto his property and would like to see some type of barrier or fence separating the two lots. The Mayor was concerned about additional lighting and its effect on residential owners. Fitzpatrick stated that he had no plans on adding any additional lighting other than what is currently there now. At 6:30 p.m. the Mayor closed the public hearing and reopened the regular meeting. Motion by Mayor Burns, second by Member Vick to approve the IUP for 3 years for the operation of a auto repair, towing

and used car sales with the caveats of a fence or other barrier be used to separate the properties and that no additional lighting be added to the property and that debris, car bodies and parts be removed from the premises on a routine basis. All members voted in favor and the motion carried.

At 6:30 p.m. the Mayor closed the regular meeting and opened a public hearing to discuss an amendment to the Code of Ordinances, specifically Ordinance 153 and the permitted uses in an Agricultural District. Sheri Allen voiced her concerns over the precedent that would be set by allowing any business office or recreational facility to be allowed on Agricultural land and that it places the city without any position to deny them from building them. Andy Allen was more concerned about the amount of run off from storms and his property directly to the South is already inundated with the outfall of rain water and wants to see the water being displaced or held somewhere else. Fred Kruckow who owns the land stated that when this was to be developed years ago an Engineer did a study and plan and that for his 26 acres the holding pond that was built on West Main St. was placed there for that reason and the problems from rain fall appears to be from the High school not maintaining their holding pond. Gail Meyer from A.B.L.E. stated that they have looked at other areas but couldn't negotiate a price that they could afford and this was the best option for them as it is located close to the High School for the clients to walk their after school or be bussed. John Hauser stated that he would not prefer to have a business located directly behind his house and was very concerned about the increased traffic flow into the neighborhood. He also stated he too would rather see the city develop this into residential lots versus a business or industrial area. Administrator Schoonover mentioned that we could add it to the Conditional Use Permit (CUP) portion of the Ordinance which would allow the city more control over what types of offices or businesses could locate in that district. More discussion ensued and at 7:00 p.m. the Mayor closed the public hearing and reopened the regular meeting. After asking three times for a motion to amend the Ordinance #153 the issue failed for a lack of a motion.

Because the Amendment failed to pass, the public hearing that was to be held to consider the new business operating under A.B.L.E. was not held and they were told to reapply for a Conditional Use Permit and the process would start over again.

**CITY ACCOUNTANT:** Stephanie Mann presented the council with the current debt schedule and current budget worksheets as well as the cash on hand and investment totals. The council walked through the estimated 2015 budget. Mann offered the council with several options on levy rates of 3%, 4% and 5% increases. Motion by Mayor Burns, second by Member Vick to set the proposed 2015 levy at \$774,343 which is a 3% increase over the current levy and that we would hold the Truth in Taxation (TNT) hearing on December 8, 2014 at 6:15 p.m. to set the final levy. All members present voted in favor and the motion was declared carried.

**CITY CLERK/ADMINISTRATOR:**

Schoonover stated that in the past we have always given the part-time Liquor Store employees a one dollar increase when they finished their probationary period. However because we had to start the two newest employees at the States new minimum wage rate if we give them a full one dollar increase they will be above the other part-time employees who have been here for years. Schoonover recommends that we only give the new probationary employees a fifty-cent increase and that would keep them below the other employees but still gives them an increase. Motion by Mayor Burns, second by Member Lemke to reduce the probationary period increase for the new part-time Liquor Store employees to fifty-cents. All members voted in favor and the motion was declared carried.

Schoonover presented the council with a purchase agreement for the purchase of a property on S. Kingston St. The current owners have asked for an extension to get some quotes on demolition and removal of the current building. This will be brought back to the council after that extension has expired and they have signed the agreement.

George Eilertson was present to explain the Resolution that would allow the city to hold the special election and he discussed that he would be available to public meetings to explain the tax impact on local residents and businesses or any other concerns that they may have. Within the packet of information was a schedule of things that would be happening prior to and after the election and that he would be working directly with Administrator Schoonover and County Auditor Meiners to ensure everything is on track. Motion by Mayor Burns, second by Member Vick to approve Resolution Relating to the Issuance of Bonds to Finance Improvements to the Municipal Swimming Pool and Calling for a Special Election Thereon. All members present voted in favor and the motion was declared carried.

Schoonover presented the council with a copy of Ordinance #115 for Salvage Yards. He stated that from what he has discovered the salvage yard that is in operation has never filed for a permit/license and that to enforce the Ordinance a fee needs to be set by the council so he then can start to enforce the violations that are currently there, which is virtually every portion of the Ordinance. Motion by Member Vick, second by Member Fisch to set the Salvage Yard fees for \$100.00 per year. All members present voted in favor and the motion was declared carried.

The next regular meeting will be on Monday, October 13, 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 Vick. All voted in favor and the motion was declared carried to adjourn at 9:30 p.m.

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Robert Burns

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Ted Schoonover  
Clerk/Administrator