

REGULAR MEETING OF THE CITY COUNCIL
CITY OF CALEDONIA, MINNESOTA
Tuesday, May 29, 2007

CALL TO ORDER: Following due call and notice thereof, Mayor Morey called the meeting to order at 7:00 p.m. in the Council Room, City Hall.

ROLL CALL: Members present: Mayor Michael J. Morey; Council Members: Paul Fisch, Randi Vick, Gary Klug and Robert Standish. Members absent: None. Consultants and City staff present: Michael Gerardy, Joyce Iverson and Robert L. Nelson. Visitors present: Jeff Sheehan, Diane Schulze, John Hauser, Amy Augedahl, Norman Snodgrass, Terry and Wanda Steele.

CONSENT AGENDA: Following brief discussion, a motion was made by Member Klug, seconded by Member Standish, to approve the Consent Agenda Items, listed below. Members voting in favor: Morey, Vick, Klug and Standish. Opposed: None. Abstaining: Fisch. The motion was declared carried.

A. MINUTES OF PAST MEETINGS: To approve the minutes of the Regular Meeting held Monday, May 14, 2007, as presented.

B. DOT INSTRUCTOR CLASS: To authorize Mike Tornstrom, Ambulance Department Director, to attend a DOT Instructor Class sponsored by Gold Cross to enable to him to teach EMT classes to prospective ambulance attendants for a fee of \$200 plus mileage reimbursement and reimbursement of meals and miscellaneous expense. The seminar is to be held in Rochester and run from 8:00 a.m. – 5:00 p.m. on June 5, 6 and 7.

VISITORS AND COMMUNICATIONS

A. ZONING APPLICATIONS

1. DIANE SCHULZE AND ARDEN KRUEGER JR.: Diane Schulze, 1129 East Grant Street, reviewed in summary the application originally presented to the Council at the past meeting of May 14 plans to construct a 52' x 34' residence with a 28' x 32' attached garage (896 square feet) requesting a variance to have 2 garages on the same parcel of property along with a variance of 896 square feet for exceeding the maximum allowable size of a private garage. Ms. Schulze explained the unattached garage is located some distance from the residence, causing difficulty and inconvenience during rain storms to walk from the garage to the residence, contending therefore that the attached garage is a near necessity and a far greater convenience. When there was no further discussion or questions from the council, a motion was made by Mayor Morey, seconded by Member Vick, to grant variances to have 2 garages on 1 parcel of land and to grant a variance of 896 square feet on the maximum size of the garage space. This motion is based on the findings that this particular parcel of land being over 54,000 square feet is 3 to 4 times the size of other parcels within the City and that it is located at the extreme fringe of the City, adjoining an agricultural field on its north boundary line. All members voted in favor and the motion was declared carried.
2. ZONING APPLICATION – SHEEHAN: Jeff Sheehan, 416 East Main Street, summarized his presentation, originally made at the Council Meeting of May 14, proposing to construct a 28' x 34' addition onto an existing 21' x 28' garage for a total building dimension of 28' x 55', having an area of 1,540 square feet, being 340 square feet greater than the maximum allowed area. Mr. Sheehan said the existing garage has different floor elevations such that only 1 car can be kept there. Additional areas are required for the various vehicles he owns. He commented that he would almost have to double stack the vehicles if the proposed dimensions were reduced to a 1,200 square foot garage, which is the maximum size permitted by the Zoning Ordinance. Following discussion, a motion was made by Member Standish, seconded by Member Klug, to approve the Zoning Application and grant a variance of 340 square feet on the size of the garage. Members voting in favor: Fisch, Vick, Klug and Standish. Opposed: Morey. The motion was declared carried.
3. ZONING APPLICATION – HAUSER AND AUGEDAHL: John Hauser and Amy Augedahl summarized their presentation for proposing to construct a new 34' x 52' residence with a 28' x 30' attached garage. As they had proposed at the meeting of May 14, they wish to install an 8' porch on the front of the house and add an additional 4' to the length of the garage, making it 28' x 34'. These

changes result in the rear of the garage being located 19' from the rear yard property line, requiring a variance of 11'. Following discussion, a motion was made by Member Klug, seconded by Member Standish, to approve the Zoning Application and grant the 11' setback variance on the rear property line. All members voted in favor and the motion was declared carried.

B. ECONOMIC DEVELOPMENT ISSUES:

1. KITTLESON TAX ABATEMENT: Joyce Iverson explained that preliminary calculations for the amount of tax abatement were incorrect and that the taxes and subsequent abatement would calculate out to a difference of \$2,212.58 over and above the previously estimated amount of \$13,500 for a total tax abatement now to be considered of \$5,812.82 by the City of Caledonia and \$9,899.76 by Houston County for a total of \$15,712.58. Ms. Iverson recommended that the City repeat the public hearing process, considering the increase in tax abatement estimates. Following discussion, a motion was made by Member Fisch, seconded by Member Standish, to authorize advertisement of a public hearing to consider the new tax abatement amounts. All members voted in favor and the motion was declared carried.
2. HUTTON COMPANY TAX ABATEMENT: Joyce Iverson, EDA Director, informed the Council that a letter had been received from the Hutton Company stating they could not meet the original estimate of 10 full time equivalent jobs at the Dollar Store. Their current estimate is that 5 full time equivalent positions will fully staff the store. They are asking what the City and County wish to do considering their application for tax abatement was based on 10 full time equivalent positions. Discussion revealed that the City Council would like to receive input from the Economic Development Board of the City as well as hear thoughts of the Houston County EDA Board and Board of Commissioners. Ms. Iverson said she would schedule a meeting of those entities to give consideration to what changes may be made to the Agreement between the City, County and Hutton Company. Ms. Iverson also recommended a public hearing to consider adoption of benefits to the Hutton Company. A motion was made by Member Fisch, seconded by Member Standish, to approve advertisement of a public hearing to consider changes to the tax abatement plan for the Hutton Company. All members voted in favor and the motion was declared carried.

C. LAND USE QUESTION:

1. NORMAN SNODGRASS, PARCEL #1071-3: Mr. Snodgrass reported that the subject parcel is owned by Dean Foltz who wishes to join with Mr. Snodgrass for construction of a private residence on that parcel, which would become the property of Mr. Snodgrass, but requires an easement for ingress egress across the old railroad track from the City of Caledonia. Following discussion, the Council decided by general consensus that a Council Committee, comprised of Member Fisch and Member Standish, would meet with Mr. Foltz and Mr. Snodgrass to further discuss the issue.
2. NORMAN SNODGRASS, PARCEL #0724: Mr. Snodgrass then discussed the possibility of the City granting by quit claim a triangular parcel of land northerly and adjacent to his mother's (Paulette Lawson) property to her. He reported that a procedure had begun, perhaps 30 years ago; to transfer ownership of this triangular parcel to John Hauser, then owner of parcel #0724, but the process had somehow not been completed. At this time there is believed to be a dry well, a sanitary sewerage drain field and a utility shed all associated with his mother's property located on the triangular piece being sought to be joined to her property. The Council said they would take the question under consideration and confer with its City Attorney.

D. WASTE WATER TREATMENT PLANT: Terry and Wanda Steele, 1021 East Caledonia Street, reported that 2 of their dogs had escaped from their kennel on May 18, found their way down to the waste water treatment plant where 1 dog apparently jumped into the treatment tank and drowned. While they were critical of the manner in which their dogs' death was handled, they said they were of greater concern for the future possibility that a child may wander into the waste water treatment plant area and fall into one of the tanks. Mrs. Steele reported that she and Council Member Vick had walked the perimeter fence, finding several holes and panels where a child could gain entry, as well as the area at the gate where apparently the gate is left open 24 hours a day. Following discussion, the council agreed that it would repair the holes in the fence and have the gate closed during off duty hours.

E. ADMINISTRATIVE COORDINATOR

1. SPEEDING COMPLAINT: Mike Gerardy, Administrative Coordinator, reported that he had received a complaint of traffic speeding through the Doering Estates. Discussion included the comment that one family has children who play in the street at least occasionally. The Council authorized Mr. Gerardy to post 30 mile per hour speed limit signs if he thought it were necessary, to enlist the services of the police department to enforce the speed limit or whatever other action may be necessary, all contingent upon whether or not speeding is taking place.
2. ADA RAMPS: Mr. Gerardy informed the Council that he is planning for installation of 2 or 3 handicapped ramps at street intersections on the south side of town. Member Fisch encouraged him to review the proposed layout of the city trail plan and also coordinate the ADA Ramps within the trail plan.
3. LIQUOR STORE: Mr. Gerardy informed the Council that the alarm is in working order and that Patty Gavin, Manager, is reviewing countertop samples.
4. LAND SURVEY: Mr. Gerardy reported receiving an estimate of \$3,000 for Davy Engineering Company to survey the parcel of land adjacent to Brad Jilek's business property on Old Highway Drive. Following discussion, a motion was made by Mayor Morey, seconded by Member Fisch, to approve the Estimate for conducting a survey of the city parcel for the estimated amount of \$3,000. All members voted in favor and the motion was declared carried.
5. ELECTRIC DEPARTMENT GARAGE: Mr. Gerardy reported that the concrete contractor had completed his work and the Caledonia Lumber Company could now begin work on the superstructure.

F. CITY ACCOUNTANT'S REPORTS: Clerk Nelson informed the Council that because of the large number of visitors this evening, he had requested Stephanie Mann simply provide her reports and not attend this meeting. Clerk Nelson commented on the cash and investment balances at \$302,237.44 for cash and \$3,079,183.00 in investments at the end of April 2007. Nelson briefly reviewed the budget worksheet – monthly year to date analysis commenting that the last column indicated the budget for the entire year the second to last column indicated four twelfths of the yearly budget for the amount, according to portioning, that would have been received or expended at the end of April. Mr. Nelson also introduced discussion of Addendum #12, the proposed 2007 budget summary for the enterprise funds. Because there were questions on numerous items as to whether or not they were actually included in the 2007 budget, Ms. Mann will be requested to review this item with the Council at her next visit to the meeting.

G. COMMUNICATIONS

1. Chamber of Commerce: First Annual Golf Outing.
2. LMC, Friday Fax, 5-18-07.
3. LMC, Friday Fax, 5/25/07.
4. The Wheel, June 2007.

OLD BUSINESS

A. ATHLETIC FIELD: There were no updates to be given at this time for the Athletic Field Programs.

B. WAGES – ATHLETIC FIELD: Clerk Nelson informed the Council that Cory Messner was appointed the Head Boys Coach and, having worked the same number of years as the Head Girls Coach, recommended an equal rate of \$8.40 per hour. Following brief discussion, a motion was made by Mayor Morey, seconded by Member Standish, to set Cory Messner's wage at \$8.40 per hour as the Boys Head Coach. All members voted in favor and the motion was declared carried.

C. WAGES – SWIMMING POOL: Following an explanation for wage increase for the co-managers of the swimming pool, a motion was made by Member Klug, seconded by Member Fisch, to set the wages of the co-managers, Aubrey Kinneberg and Emily Schmitz, at \$9.55 per hour, retroactive to all work performed in 2007. All members voted in favor and the motion was declared carried.

NEW BUSINESS

A. COMMUNITY EDUCATION: A motion was made by Member Fisch, seconded by Mayor Morey, to approve the request of Community Education to entertain families with a few evening of old fashion outdoor theatre entitled "Friday Night at the Movies" scheduled for June 29, July 20 and August 10 at the American Legion Shelter area of Veterans Memorial Field. All members voted in favor and the motion was declared carried.

B. COMPARABLE WORTH: Clerk Nelson presented the Comparable Worth Study indicating that it was to be forwarded to the State of Minnesota.

CLERK'S REPORT

A. EMPLOYEE TIME RECORD: Enclosed with the Agenda was the Employee Time Record for pay period May 7-20, 2007.

MISCELLANEOUS ITEMS:

A. PART-TIME GROUNDS KEEPER AND MAINTENANCE PERSON: A question was asked by the Council whether or not the City would require a part-time employee for grounds keeping and maintenance in the athletic field/swimming pool area. Clerk Nelson said he would confer with Administrative Coordinator Gerardy to ask what his plans were for this summer's season.

ADJOURNMENT: There being no further business before the Council, a motion to adjourn was made by Mayor Morey and seconded Member Standish. All members voted in favor, the motion was declared carried and the meeting then adjourned at 11:00 p.m. The next Regular Meeting of the City Council is scheduled for 7:00 p.m., Monday, June 11, 2007, in the Council Room, City Hall.

Michael J. Morey, Mayor

Robert L. Nelson
City Clerk - Administrator