

Grand Meadow Council Meeting
May 8, 2023 @ 6:00 p.m.
Grand Meadow Community Center

Present: Mayor James Christian, Councilor Blayne Stejskal, Councilor Aaron Myhre, Councilor Ryan Queensland, City Administrator Scott Kerrins, City Clerk Chris Hyrkas, Chief Jim Richardson (GMPD), Sarah Burmeister (Library), Derek Olinger attending virtually (Bolton & Menk), Irene Jones, Corey and Annette Olson, and JoAnn Dimick.

HEARING FOR ABATEMENT OF ALLEGED NUISANCE PROPERTY – The hearing for property located at 3rd St NW, PID 25.020.0050 was opened by J. Christian at 6:00 p.m. S. Kerrins reviewed the steps taken thus far, which include two notification letters and the notice of hearing all sent by certified mail. At this point, the council needs to determine if the alleged violation is a nuisance property and provide a reasonable amount of time for the problem to be remedied. No comments from the owner or public. Action will be taken during the resolution portion of the regular meeting. The hearing was closed by J. Christian at 6:03 p.m.

HEARING FOR AMENDING ORDINANCE GRAND MEADOW CITY CODE XV LAND USAGE – The hearing for property located at 209 2nd St SE, PID 25.001.0730 was opened by J. Christian at 6:03 p.m. J. Christian explained the purpose of the request. S. Kerrins added that all steps to combine the two parcels have been completed. R. Queensland voiced concern over changing the parcel to commercial, which is located next to residential and the unsightly storage that exists in other commercial areas. Discussion ensued if there are currently requirements in the ordinance for cleaning up the commercial areas, which J. Christian confirmed there were, but they need to be enforced. JoAnn Dimick was in attendance to understand the proposal and see the council's decision. Action will be taken during the new business portion of the regular meeting. The hearing was closed by J. Christian at 6:07 p.m.

CALL TO ORDER – The monthly meeting of the Grand Meadow City Council was called to order at 6:07 p.m. followed by the Pledge of Allegiance.

CONSENT AGENDA – J. Christian requested change to the agenda moving item 4.A.i.ii. to 2.5 and adding item 6.C. Resolution 2023-005. Motion by R. Queensland, second by B. Stejskal to approve the consent agenda. Motion carried.

GENERAL PROJECT UPDATE – D. Olinger reported work on the project has begun. Pouring concrete for curb and gutter should be done by tomorrow followed by the first layer of asphalt. Utility work for the next phase will begin at the South end followed by 1st Street SW. D. Olinger requested if comments from citizens are made, please direct them to Bolton & Menk staff.

- A. Lift Station pay application #6** – This involved drainage and pipe work. They plan to start the building construction in the middle of the month once soil conditions dry out. B. Stejskal inquired how much work was left and how long it would take. D.

Olinger responded he has a construction meeting next week and will find out then. He added that they have more time than they need and hopefully will be done sooner than required. R. Queensland asked if S. Kerrins had talked about cleaning up the tree branches that had been torn down by equipment from the work. S. Kerrins confirmed he had talked with D. Olinger who also confirmed that was on the list of discussion for the construction meeting. Motion by A. Myhre, second by R. Queensland to approve pay application #6 in the amount of \$24,111.00. Motion carried.

B. Open forum – D. Olinger asked if there were any resident questions. There were none.

REPORTS

A. Library – Written report submitted. No questions from council.

B. Ambulance – Written report submitted. No questions from council.

C. Public Works – Written report submitted.

- i. Manhole repairs** – Four manholes need repair along County 8 within city limits. J. Christian asserted shouldn't they belong to the county. S. Kerrins responded no, because it's our utility, but would check with the county to see if they would assist with repairs and/or cost. J. Christian also directed S. Kerrins to find out when the county plans to repave County 8. If it is two or more years, then repairs should be made. The estimate for repairs is \$5,000.00. Motion by R. Queensland, second by B. Stejskal to have the manholes repaired if no road work will be completed within two years. Motion carried.
- ii. Blacktop patches** – B. Stejskal knew the location of one patching area but wanted to know the other. S. Kerrins explained it was the street between Meyerhofer's office and J&S Outdoor. J. Christian opined he knew of a few other places that could use some work. He requested obtaining an additional quote for spot repairs on 5th Street and 1st Street NE similar to what was done on 1st Street NW last year.
- iii. Repair hydrant** – S. Kerrins explained the hydrant at the bulk water fill location needs to be repaired. Water is currently being controlled by turning the hydrant on and off, instead of the on/off handle; otherwise, it will continuously leak. Repairs are estimated at \$8,327.00 and will disrupt water service in Pheasant Run and 5th Street, while work is completed. Tom Bleifus will get notices to residents before work is done. Motion by A. Myhre, second by R. Queensland to complete repairs. Motion carried.
- iv. Check valve repairs** – The check valves at Lift Station #2 are not functioning properly. The valves have become known to be faulty and until repaired the

lift station cannot operate. Estimate for repairs is \$7,175.38. Motion by R. Queensland, second by A. Myhre to complete the repairs. Motion carried.

- v. **Light pole** – A light pole in Pheasant Run needs to be replaced. T. Bleifus recommended having Freeborn/Mower Electric install light poles, as they will then maintain them at minimal cost. Freeborn/Mower owns all the light poles in town except for Pheasant Run. Discussion ensued where light poles are located now. Irene Jones asked why there were no lights on Glynn Ave and commented that it's dark in the cul-de-sac when walking at night. R. Queensland replied that light poles have been discussed as part of the budget, since last year and agreed more lights were needed. Discussion continued whether to get decorative lights or pole lights from Freeborn/Mower when I. Jones interjected asking if decorative lights were needed. R. Queensland responded they were not needed, it's just an option. R. Queensland opined he thought J. Richardson would have some input from patrolling the area and a safety standpoint. J. Richardson said he would go out there tomorrow and submit a recommendation for pole locations. Recommendations will also be sought from Freeborn/Mower.
- vi. **Pond road ditch** – J. Christian inquired if we heard back regarding the quote for shaping and seeding the ditch. T. Bleifus spoke with Mike Bustad, who couldn't remember what the quote included. T. Bleifus requested an itemized quote from M. Bustad. T. Bleifus is also going to contact Joe O'Connell again for a bid. R. Queensland recommended asking D. Olinger for assistance. J. Christian added regarding ditches that Mower County will soon be shaping the ditch along County 8.

S. Kerrins pointed out the city had received a Certificate of Commendation from the Minnesota Pollution Control Agency for excellence of compliance in the operation of the wastewater treatment facility. Only 249 of the approximate 1,600 facilities were recognized.

- D. Police** – In addition to the submitted report, Chief Richardson stated it's been a colorful month. He informed the council if they ever had questions to reach out and he could provide more details. He's been working on gathering pay information from other departments for budget purposes. He's also updating policies and has given copies to S. Kerrins.
- E. Fire** – No report submitted, since a meeting was not held, due to lack of quorum.
- F. City Clerk** – Written report submitted. C. Hyrkas added she is still working out kinks with utility billing. B. Stejskal asked if we were receiving support, which Chris confirmed. Irene Jones interjected, that's why she was there. She went on to express displeasure with the problems of the new billing system.

- G. City Administrator** – B. Stejskal wanted clarification on the recent cannabis bill changes and how many licenses Grand Meadow could have. S. Kerrins explained under the current proposal Grand Meadow would have to offer a minimum of one license but could issue more.

OLD BUSINESS

- A. Housing in C-1 Central Business District** – S. Kerrins reported letters have been sent to the owners of the following two addresses.
- i. 206 Main St S** – Nick Baldus came to City Hall and explained he had requested permission when he first bought the property so it should be in the minutes. A search of the minutes from the February 2010 meeting confirmed the City Council did approve his request for the property to be zoned residential. R. Queensland inquired if it was rezoned or if there was a variance or conditional use permit. S. Kerrins responded the notes state rezoning. Since it's residential, A. Myhre asked if we could address the need to clean it up, which was confirmed we could. J. Richardson stated some cleanup had occurred and he will work with the renter to get the rest.
 - ii. 206 ½ Main St S** – The signature card for the certified mailing has been returned, but no contact from the owner has been received. B. Stejskal asked which building was on each property which was provided. He then wanted confirmation that we'll have a residential parcel between two commercial parcels, which was confirmed.
- B. Community Center alcohol consumption** – S. Kerrins provided information that an individual could obtain a \$1,000,000.00 certificate of insurance at a cost of \$50 - \$150 depending on the insurance company. Discussion ensued regarding liability and the fact it can never be eliminated. Motion by A. Myhre, second by R. Queensland to allow consumption of alcohol in the Community Center with proof of a \$1,000,000.00 certificate of insurance. Motion carried. S. Kerrins was directed to update the application and agreement for the council's review.
- C. Community Center roof** – After reviewing submitted bids, motion by B. Stejskal, second by A. Myhre to accept the bid from Redemptive Roofing for shingle roof replacement at a cost of \$12,480.00. Motion carried.
- D. EMS roof quote** – S. Kerrins informed the council insurance will only pay the cost to replace the current screw down style roof. If the council wanted to go with a hidden fastener roof, the city would have to pay for the difference. Questions arose on whether the insurance company would pay for a hidden fastener roof if the quote came in less than the screw down type. S. Kerrins was directed to contact the insurance agent and find out. After reviewing bids, motion by A. Myhre, second by B. Stejskal to accept the bid from Redemptive Roofing for a hidden fastener roof at a cost of \$95,879.84 if insurance will allow it. Motion carried.

- E. Ash tree quote** – After reviewing submitted bids, motion by B. Stejskal, second by A. Myhre to accept the quote of \$10,000.00 from Olson Tree Services. Motion carried. Discussion ensued on when to remove them and where they would fall. Corey Olson said they could be taken down this summer or even winter and they will not be dropped into the park.

NEW BUSINESS

A. Zoning change from Industrial to Commercial at 310 4th Ave, PID 25.008.0515

Corey Olson addressed the council requesting a portion of the property be rezoned as commercial. They've been approached by Overland Group, who represent Dollar General, about buying the property to erect a store. The property would have to be rezoned for this to happen. C. Olson believes it would be a good addition to the city and would bring additional tax revenue. B. Stejskal inquired if the parcel would need to be split and if he had owned it long enough to meet the requirements dictated in the purchase agreement when he bought it. This was all confirmed correct. R. Queensland inquired how both properties would be accessed, which C. Olson said would be worked out during the permit process. The plan is for the entrance to be off 3rd Street NW not Highway 16. A. Myhre expressed concern about additional requests of this type in the Industrial Park. J. Christian expressed concern about the large vehicular traffic in the area. R. Queensland asked if we should go ahead and hold the public hearing. J. Christian commented we need more information to include site plans, which R. Queensland replied could be made available by next month when the public hearing could be held. R. Queensland explained he had received a call from a realtor and Dollar General plans to build a store in city limits or just outside, but if it was inside city limits it would create more tax revenue for Grand Meadow. R. Queensland voiced he would be in favor of setting a date for the public hearing and requesting the site plan information prior. C. Olson will provide S. Kerrins the Overland Group contact information to request the site plan. J. Christian expressed DOT may slow the development process down, because of traffic control including bypass and turn lanes. S. Kerrins was directed to advertise for the public hearing.

B. Building permit and zoning change request – Planning and Zoning recommended approval of both requests.

- i. 207 & 209 2nd Ave SE, PIDs 25.001.0730 & 25.001.0735** – Baudoin Oil is requesting 207 2nd Ave SE be changed to commercial and combined with 209 2nd Ave SE along with a building permit. R. Queensland inquired if setbacks to residential apply, which J. Christian confirmed was correct. Motion by A. Myhre, second by B. Stejskal to approve the rezoning request. B. Stejskal asked if the new building was going to be used for dry or cold storage or a

shop. S. Kerrins explained his understanding was it would be used for semi maintenance. Motion by R. Queensland, second by B. Stejskal to approve the building permit. Motion carried.

- ii. **2nd St SE, PID 25.002.0010** – B. Stejskal asked about setback requirements, which J. Christian explained were complying. Motion by R. Queensland, second by A. Myhre to approve the building permit. Motion carried.

C. Chicken permit

- i. **517 1st St SW, PID 25.003.0400** – B. Stejskal inquired if the applicant was asking for more than the requirement, followed by R. Queensland asking what the requirement is. J. Christian replied an owner was allowed four hens and no roosters. Motion by A. Myhre, second by B. Stejskal to approve the permit. Motion carried.
- ii. **421 Main St N, PID 25.004.0040** – Motion by B Stejskal, second by R. Queensland to approve the permit. Motion carried.

RESOLUTIONS

- A. Resolution 2023-003 – Accepting a donation the city** – Motion by B. Stejskal, second by A. Myhre to approve the resolution accepting a \$1,000.00 donation from St. Finbarr of Catholic United Financial with \$500.00 going to the Grand Meadow Area Ambulance Service, \$250.00 to the Grand Meadow Library and \$250.00 to the Grand Meadow Fire Department. Motion carried.
- B. Resolution 2023-004 – Accepting resignation and declaring a vacancy** – Motion by A. Myhre, second by B. Stejskal to approve the resignation from Justin Bain and declaring a vacancy on city council. Motion carried. S. Kerrins was directed to publish an advertisement to fill the vacancy with a submission deadline of May 26, 2023.
- C. Resolution 2023-005 – Approving the sending of notice of city council order** – Motion by A. Myhre, second by B. Stejskal confirming the violation is a nuisance and allowing 30 days for correction. Motion carried.

OPEN FORUM – J. Christian informed the council a workshop will need to take place to review the vacancy submissions and complete the tour of town. R. Queensland requested confirmation that no action would be taken during the workshop, which J. Christian confirmed was correct.

ADJOURN – Motion by B. Stejskal, second by R. Queensland to adjourn the meeting. Motion carried. The time was 7:38 p.m.