

GRAND MEADOW COUNCIL MEETING MINUTES
DECEMBER 8, 2025 @ 6:00 PM
GRAND MEADOW CITY HALL

Present: Mayor Tim Fenton, Councilor Blayne Stejskal, Councilor Thomas Oehlke, Councilor Caden Fruth, City Administrator James Christian, City Clerk Chris Hyrkas, GMAAS Director Lori Brogan, Sherry Thorson, Gretchen Lovejoy Mensink

Absent: Councilor Isaac Tangen

1. CALL TO ORDER: Mayor Fenton called the meeting to order at 6 pm, followed by the Pledge of Allegiance.
2. TRUTH IN TAXATION HEARING: Mayor Fenton suspended the regular meeting and opened the Truth In Taxation hearing. No one present wished to speak. Fruth motioned to close the hearing, Stejskal 2nd. Motion passed unanimously.
3. PUBLIC HEARING: AN ORDINANCE AMENDING GRAND MEADOW CITY CODE XV LAND USAGE – TO ISSUE A CONDITIONAL USE PERMIT FOR FIRST-FLOOR RESIDENTIAL IN A C-1 CENTRAL BUSINESS DISTRICT FOR PID 25.001.0630 (111 1ST AVE SE) Mayor Fenton opened the hearing at 6:01 pm. No one present wished to speak. Fruth motioned to close the hearing, Oehlke 2nd. Motion passed unanimously.
4. PUBLIC HEARING: AN ORDINANCE AMENDING GRAND MEADOW CITY CODE XV LAND USAGE BY CHANGING THE ZONING CLASSIFICATION FROM I-INDUSTRIAL TO C-2 COMMERCIAL FOR PID 25.002.0050 & PID 25.006.0020 (204 1ST AVE SE) Mayor Fenton opened the hearing at 6:03 pm. No one present wished to speak. Fruth motioned to close the hearing, Oehlke 2nd. Motion passed unanimously.
5. PUBLIC HEARING: AN ORDINANCE AMENDING GRAND MEADOW CITY CODE XV LAND USAGE BY CHANGING THE ZONING CLASSIFICATION FROM I-INDUSTRIAL TO R-1 RESIDENTIAL FOR PID 25.006.0010 (116 1ST AVE SE) Mayor Fenton opened the hearing at 6:04 pm. No one present wished to speak. Fruth motioned to close the hearing, Oehlke 2nd. Motion passed unanimously.
6. PUBLIC HEARING: ASSESS UNPAID CHARGES AND DELINQUENT UTILITY BILLS TO 2026 PROPERTY TAXES Mayor Fenton opened the hearing at 6:05 pm. No one present wished to speak. Fruth motioned to close the hearing, Oehlke 2nd. Motion passed unanimously. Mayor Fenton resumed the regular meeting.
7. CONSENT AGENDA: Stejskal motioned to approve the Consent agenda, Fruth 2nd. Motion passed unanimously.
 - A. Approve additions & corrections to the agenda
 - B. Approve November Budget Work Session and Regular Meeting minutes
 - C. Approve General Fund payments in the amount of \$103,702.82
8. OPEN FORUM: Sherry Thorson discussed issues she had at Pine Lawn Park.

10. DEPARTMENT REPORTS

- A. Police – Report provided, no questions from Council.
- B. Library – Report provided, no questions from Council.
- C. Ambulance – Report provided. Director Brogan presented the proposed 2026 GMAAS charges for service: Flat Rate from \$1400 (2025) to \$1500, Mileage stays the same at \$30, ALS1 from \$1750 (2025) to \$1850, ALS2 from \$1770 (2025) to \$1870. Stejskal motioned to approve the 2026 rates, Oehlke 2nd. Motion passed unanimously. Discussion was held regarding the GMAAS assessment rates and reimbursement of payments by the City on behalf of the service.
- D. Public Works – Report provided. Christian noted that televising of sanitary sewers found a collapsing pipe on 3rd Lane NE; the City Engineer is getting quotes on repair.
- E. Fire – Report provided. The GMFD asked for approval to appoint Austin Klinger to the department. Stejskal motioned to approve Klinger’s appointment, Oehlke 2nd. Motion passed unanimously.
- F. City Clerk
- G. City Administrator – Report provided. Christian asked Council to declare a snowblower, lightbar, and jaws of life from the Fire Dept, as well as a lightbar from the Police Department surplus to be sold at the MN State Surplus Auction. Stejskal motioned to declare those items surplus, Fruth 2nd. Motion passed unanimously.

11. OLD BUSINESS

A. Resolution 2025-020 – Resolution Adopting the Final 2026 Property Tax Levy: Stejskal motioned to set the final levy for 2026 at \$809,956.08, Fruth 2nd. Motion passed unanimously.

12. NEW BUSINESS

- A. BDF Properties – Utility Bill Adjustment Request 129 Main St S: Oehlke motioned to not adjust BDF Properties bill due to a leaky toilet and to waive delinquent fees, Stejskal 2nd. Motion passed unanimously.
- B. 2026 Fee Schedule: Stejskal motioned to adopt the 2026 fee schedule, including a 2.5% increase on water base and usage rates, and a 6% increase on sewer base and usage rates, Fruth 2nd. Motion passed unanimously.
- C. Resolution 2025-017 – Resolution Issuing a Conditional Use Permit for First-Floor Residential In C-1 Central Business District For PID 25.001.0630 (111 1st Ave SE): Stejskal motioned to approve CUP 2025-001 through resolution 2025-017, Fruth 2nd. Motion passed unanimously.
- D. Resolution 2025-018 – Resolution Approving The Change Of Zoning Classification – I-Industrial to C-2 Commercial (204 1st Ave SW): Oehlke motioned to rezone the identified parcels from I-Industrial to C-2 Commercial, Fruth 2nd. Motion passed with Stejskal abstaining.
- E. Resolution 2025-018 – Resolution Approving The Change Of Zoning Classification – I-Industrial to R-1 Residential (116 1st Ave SW): Oehlke motioned to rezone the identified parcel from I-Industrial to R-1 Residential, Fruth 2nd. Motion passed with Stejskal abstaining.
- F. Resolution 2025-021 – Resolution Certifying Unpaid Charges: Stejskal motioned to pass Resolution 2025-021 to certify delinquent utility bills and unpaid charges to the Mower County Auditor to be charged to 2026 property taxes, 2nd by Fruth. Motion passed unanimously.
- G. 2026 Meeting Dates: Christian noted a scheduling conflict for January 12, 2026; Council decided to hold the regular January meeting on January 13, all other regular meeting dates for 2026 will be the second Monday of the month beginning at 6 pm.
- H. Carryover vacation and personal time: Fruth motioned to allow employees to carry over excess vacation and personal time through the 1st quarter of 2026, Oehlke 2nd. Motion passed unanimously.
- I. Fence Permit – 304 1st St NW: Stejskal motioned to approve the fence permit for 304 1st ST NW, Fruth 2nd. Motion passed unanimously.

13. ADJOURN: Oehlke motioned to adjourn, Fruth 2nd. Motion passed unanimously. Meeting adjourned at 6:59 pm.