

Mission of the City of Courtland

We envision Courtland as a city with managed growth which offers a high quality of life for individuals, families and businesses at an affordable cost.

City Council Minutes

Regular Meeting

May 2, 2024

Members Present: Mayor Al Poehler
Council Member Pam Rodewald
Council Member Justin Kraus
Council Member Ralph Bents
Council Member Paul Bode

Members Absent:

Others Present: Julie Holm Dave Ubel Mark Fiemeyer Tom Suess John Stadick Karen Fluegge

The regular city council meeting was called to order by Mayor Poehler at 7:00 pm on May 2, 2024 in the Council chambers in City Hall.

Rodewald made a motion to approve the agenda. Bents seconded the motion. The motion carried with all in favor.

Bode made a motion to approve April 4, 2024, regular Council minutes. Kraus seconded the motion. Motion carried with all in favor.

Rodewald made a motion to approve April 4, 2024 special Council meeting minutes. Bode seconded the motion. Motion carried with all in favor.

Bode made a motion to approve monthly bills. Rodewald seconded the motion. Motion carried with all in favor.

Check#	Vendor	DATE	\$AMT	Description
EFT	PAYA_NUVEI	30-Apr-24	\$7.00	ach transaction reversal fee
22697	Holm, Julie	17-Apr-24	\$1,075.85	Payroll 3/31-4/13/2024
22698	Ubel, David	17-Apr-24	\$1,430.66	Payroll 3/31-4/13/2024
22699	Voges, Jessie	17-Apr-24	\$665.26	Payroll 3/31-4/13/2024
22700	CITY OF COURTLAND	18-Apr-24	\$362.22	fire hall, comm center, main shed, city office utilities
22701	CITY OF NEW ULM	18-Apr-24	\$6,937.94	flow fees to new ulm
22702	COURTLAND MART	18-Apr-24	\$646.11	gas
22703	LMCIT	18-Apr-24	\$5,589.00	work comp insurance prem 5/1/24-04/30/25
22704	XCEL ENERGY	18-Apr-24	\$1,003.25	office,firehall,wrtwr,park,lifts,wtrplt,mainshed,st lights
EFT	COMCAST, INC	01-May-24	\$94.59	main st office internet
EFT	IRS	02-May-24	\$898.82	federal payroll taxes
EFT	MN DEPT OF REVENUE	02-May-24	\$163.00	mn payroll taxes
EFT	PERA	02-May-24	\$557.37	PERA contributions
EFT	MICROSOFT	16-May-24	\$17.72	office 365 subscriptionx2
EFT	COMCAST, INC	14-May-24	\$96.59	comm center internet
EFT	IRS	16-May-24	\$908.16	federal payroll taxes
EFT	MN DEPT OF REVENUE	16-May-24	\$165.00	mn payroll taxes
EFT	PERA	16-May-24	\$562.30	PERA contributions
22705	Holm, Julie	02-May-24	\$937.43	Payroll 4/14-4/27/24
22706	Ubel, David	02-May-24	\$1,430.66	Payroll 4/14-4/27/24
22707	Voges, Jessie	02-May-24	\$699.69	Payroll 4/14-4/27/24
22708	BADGER METER	02-May-24	\$22.80	beacon web program support meter reading 386 units
22709	BOLTON & MENK, INC	02-May-24	\$23,936.50	eng svcs collin drive project
22710	CLEARWAY COMMUNITY SOLAR LLC	02-May-24	\$1,574.96	solar subscription
22711	ECOWATER SYSTEMS OF NEW ULM	02-May-24	\$28.24	softner salt
22712	GOPHER STATE ONE-CALL	02-May-24	\$211.95	157 tickets
22713	HAWKINS,INC	02-May-24	\$1,194.00	water plant chemicals Azone 15
22714	LOFFLER	02-May-24	\$64.76	mfp maintenance, color copies

22715	MILLER SELLNER	02-May-24	\$126.49	service lawn mower
22716	MN LIFE INS COMPANY	02-May-24	\$5.00	dave life ins
22717	NICOLLET COUNTY	02-May-24	\$32.00	main st office county solid waste fee
22718	Nuvera	02-May-24	\$544.15	office,fax,fire hall,lifts,wells,wtr twr,wtr plnt intrnet
22719	PROKORE INSPECTIONS, LLC	02-May-24	\$192.85	remit permit fees
22720	RUNNINGS SUPPLY, INC.	02-May-24	\$39.07	parts to check household water pressure
			\$52,221.39	

Tom Sues and John Stadick are present to ask council on steps to take regarding water drainage issue in front of their houses on Wishbone Way. Mr. Stadick had previously asked council but this was in colder months when they would not be able the seed in the area that would most likely be dug up. Councilmember Kraus suggested having Bolton and Menk engineers check the culverts that they are set for proper drainage and if so, the ditches would likely need to be cleaned. Once information is received from the engineer's, cost of work needed will be discussed.

Dave Ubel brings up another street with water drainage issues on Stony Point Road. This issue was previously looked a couple years ago and the engineer solution would have cost over \$25,000 and was not pursued. Council discussion to look over the issue and prepare a plan and invite homeowner(s) to future meeting to discuss.

Public Utilities: Dave Ubel continues work on GPS location for sewer lateral inspection and checked on sewer line at Deb Costigan's property as discussed at last month's meeting. There are two sewer lines side by side and they are not plugged.

Dave has responded to question regarding water pressure that have been noted on Facebook. Dave checked the pressure in four houses and each one had an outside faucet he was able to test in comparison to their inside. Each outside faucet had the appropriate pressure for size line, when checking inside faucets, those did have reduced pressure which could be from equipment inside the house and not due to amount of water coming to the house.

Council Reports: Councilmember Rodewald gave update on park equipment proposals after meeting with the Lions. Costs of equipment and installation will be \$102,000. Council discussed and agreed to move forward with proposal from Midwest Playscapes. The city will need to clear out current equipment and prepare the site for the installation, the company would need to know surround landscape elevation for the install. Council agreed the installation should wait until after the new sidewalk is installed which should be this fall, additionally there was discussion of fence to prevent running into street.

Mayor Report: Mayor Poehler had question for Dave on punch list from Bolton and Menk for Kuester Pit 2 2nd Addition to keep attorney informed of status. Dave will get updated one since last winter.

Planning Commission Report is in packet. Clerk Holm gave highlights about meeting.

City Clerk Report: Clerk Holm brought up discussion of switching community center and fire hall to Nuvera for internet. Holm brings up property at 320 Main Street and calls she received regarding garage that was built on the property and with pending sale, they are being told it is over property lines. Holm informed them that our process at that time would have been to check they met what setbacks ordinance allowed. The discussion is to make council aware of discussion if it comes up again. Clerk informs of office closure May 27 for Memorial Day holiday.

Cooperative Construction Agreement CSAH 24 Improvements has been sent to City Attorney for review and signature. Once it comes back, Julie and Al can sign and forward on to Nicollet County for their signatures.

Resolution 24-111A Approval G & S Manufacturing LLC Conditional Use Permit – Amended. Clerk Holm presents amended resolution previously approved with the legal description amended.

Bode made a motion to approve Resolution 24-111A Approval G & S Manufacturing LLC Conditional Use Permit – Amended. Kraus seconded the motion. Motion carried with all in favor.

Collin Drive Project Financing - Clerk Holm provided council with updated amounts of savings from 4M Fund and how the funds are marked for use. Mayor Poehler suggests sending letter to those properties who will be assessed for project if they would pay upfront or opt to pay over 10 years. This will determine if the city will need to bond or borrow internally.

Rodewald made a motion to adjourn. Kraus seconded the motion. Motion carried with all in favor.

Meeting adjourned 8:15pm

A signed written copy of the minutes is on file in the office of the city clerk.

Respectfully submitted,

Julie Holm, City Clerk

Ralph Bents, Acting Mayor

RESOLUTION 24-111A

Approval of Conditional Use Permit of Operating Business Offices for G & S Manufacturing, LLC

WHEREAS, Minnesota Statute 462.3595 authorizes and Section 303.13 Subd 6 of the Courtland City Code allows the approval of a conditional use permit (CUP) under certain circumstances;

WHEREAS, on February 27, 2024, Pat Stadick, owner G & S Manufacturing, LLC applied for a Conditional Use Permit to operate offices;

WHEREAS, the zoning designation of the site is I-1, Industrial;

WHEREAS, on March 21, 2024, the Courtland Planning Commission held a public hearing for the proposed CUP;

WHEREAS, the proposed CUP is for operating business offices of G & S Manufacturing, LLC ;

WHEREAS, neighboring property owners provided concerns about safety, noise, and animal control;

WHEREAS, the Planning Commission recommended the Council approve a conditional use permit for business operations;

WHEREAS, on April 4, 2024, the City Council considered the application and discussed it with Pat Stadick;

AND WHEREAS, the City of Courtland desires to protect the public health, safety, and welfare;

NOW, THEREFORE, BE IT RESOLVED THAT, the City of Courtland grants a conditional use permit for operating offices for G & S Manufacturing, LLC at the following property with the following conditions:

1001 Main Street in the City of Courtland, Nicollet County, Minnesota PIN: 14.006.0705; Legal Description as follows;

That part of the East Half of the West Half of the Southeast Quarter (E ½ of W ½ of SE¼) of Section Six (6), Township 109 North Range 29 West, Nicollet County, Minnesota, described as follows:

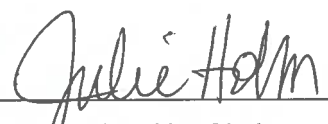
Commencing at the East Quarter corner of said Section 6; thence North 89 degrees 37 minutes 12 seconds West, an assumed bearing, along the north line of said Southeast Quarter of Section 6 a distance of 1319.01 feet to the northeast corner of the West Half of the Southeast Quarter of Section 6; thence South 00 degrees 19 minutes 40 seconds West along the east line of said West Half 760.63 feet to the point of beginning; thence continuing South 00 degrees 19 minutes 40 seconds West along said east line 779.10 feet to the north line of a tract of land described in a certain deed recorded as Document# 166985 in Book 189 of Deeds; page 252; thence North 89 degrees 28 minutes 00 seconds West along said north line 658.60 feet to the west line of said East Half of the West Half of the Southeast Quarter; thence North 00 degrees 17 minutes 39 seconds East along said west line 1054.31 feet to the centerline of U.S. Trunk Highway Number 14; thence South 66 degrees 50 minutes 19 seconds East long said centerline 715.27 feet to the point of beginning.

1. This CUP becomes void if not recorded at their expense by G & S Manufacturing, LLC at the Nicollet County Recorder's Office within 60 days of its approval. By recording this permit, G & S Manufacturing, LLC, indicate their agreement to abide by the conditions herein.
2. The CUP is valid for duration of operation upon approval and recording at the Nicollet County Recorder's Office.

Passed by the City Council for the City of Courtland on the 4th day of April, 2024.

Signed: 
Al Poehler, Mayor



Attest: 
Julie Holm, City Clerk