

## 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 5, 2022

Members Present: Mayor Al Poehler  
Council Member Ralph Bents  
Council Member Pam Rodewald  
Council Member Justin Kraus  
Council Member Kandyce Peton

Members Absent:

Others Present: Julie Holm Dave Ubel Leon Luepke Dave Wendler Dennis Ellingson Mark Fiemeyer Brenda Hulke  
Jason & Jen Kuester Lee Zion Paul Bode Deb Pierson Bryan Clancy Laura Buechner Mark Green

The regular city council meeting was called to order by Mayor Poehler at 7:00 pm on May 5, 2022 in the Council chambers in City Hall.

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

**Peton made a motion to approve April 7, 2022 regular Council minutes. Kraus seconded the motion. Motion carried with all in favor.**

**Peton made a motion to approve monthly bills. Kraus seconded the motion. Motion carried with all in favor.**

Check

#	Vendor	DATE	\$AMT	Description
EFT	MICROSOFT	07-Apr-22	\$8.86	office 365 subscription
EFT	IRS	07-Apr-22	\$674.99	federal payroll taxes
EFT	MN DEPT OF REVENUE	07-Apr-22	\$123.00	mn payroll taxes
EFT	PERA	07-Apr-22	\$437.35	PERA contributions
EFT	IRS	21-Apr-22	\$665.76	federal payroll taxes
EFT	MN DEPT OF REVENUE	21-Apr-22	\$121.00	mn payroll taxes
EFT	PERA	21-Apr-22	\$412.10	PERA contributions
EFT	MN DEPT OF REVENUE	01-Apr-22	\$229.16	DNR water permit
21749	UNITED NATURAL GAS	17-Mar-22	(\$2,060.05)	natural gasVOID CHECK LOST IN MAIL
21753	Holm, Julie	07-Apr-22	\$1,380.27	Payroll 3/20-4/2/22
21754	Ubel, David	07-Apr-22	\$1,321.12	Payroll 3/20-4/2/22
21755	BOLTON & MENK, INC	07-Apr-22	\$278.00	Prof Svcs - WCA Annual Reporting
21756	CITY OF COURTLAND	07-Apr-22	\$289.85	fire hall,community center,main shed,city office utilities
21757	CLEARWAY COMMUNITY SOLAR LLC	07-Apr-22	\$1,270.10	solar subscription
21758	CLIFTONLARSONALLEN	07-Apr-22	\$4,410.00	Audit services 2021 financial audit
21759	COMCAST, INC	07-Apr-22	\$91.37	comm center,fire hall internet svc
21760	CREATIVE TOUCH LANDSCAPING, IN	07-Apr-22	\$3,325.00	prep hydro seed, hydro seed, erosion blanket(CW,SO,Ravine)
21761	DAKOTA SUPPLY GROUP	07-Apr-22	\$80.21	marker flags for water/sewer
21762	GOPHER STATE ONE-CALL	07-Apr-22	\$62.10	46 tickets
21763	LOFFLER	07-Apr-22	\$55.80	mfp maintenance contract 3/24-4/23/22
21764	LUEPKE OIL & TRUCKING LLC	07-Apr-22	\$568.25	gas/fuel
21765	Nuvera	07-Apr-22	\$500.82	office,fax,fire hall,lifts,wells,wtr twr,wtr plnt intnet,wbste host
21766	RIVERBEND BUSINESS PRODUCTS	07-Apr-22	\$158.75	3hole punch, printer paper
21767	SID SIGNS	07-Apr-22	\$995.53	city hall office signage
21768	VANIWAARDEN	07-Apr-22	\$1,200.00	Fire Relief Actuarial Report 2021-2022
21769	Holm, Julie	21-Apr-22	\$869.48	Payroll 4/3-4/16/22
21770	Ubel, David	21-Apr-22	\$1,321.12	Payroll 4/3-4/16/22
21771	BLETHEN BERENS	21-Apr-22	\$1,190.00	phone calls&emails re sign appeal; emails re interim sign ordinance
21772	BOLTON & MENK, INC	21-Apr-22	\$355.00	prof svcs main street park grant sketch
21773	CITY OF NEW ULM	21-Apr-22	\$7,730.59	flow fees to new ulm

21774	COMCAST, INC	21-Apr-22	\$91.37	internet svcs main st office
21775	COURTLAND MART	21-Apr-22	\$169.74	gas, water plant supplies
21776	FASTENAL COMPANY	21-Apr-22	\$7.36	fire hall - bldg maintenance
21777	LAFAYETTE NICOLLET LEDGER	21-Apr-22	\$94.50	publish interim ordinance
21778	UNITED NATURAL GAS	21-Apr-22	\$3,402.89	main shed, firehall,wtr plant,cityoffice natural gas

\$31,831.39

Public Utilities: Dave reports footings from old water tower have been removed. Dave has been receiving complaints of speeding on Main Street. Looking for suggestions on having trooper or sheriff patrol. Dave has been looking into check your speed signs.

Council reports: Councilmember Peton reports. Brenda Hulke is present to add more information. The Community Center Board met on April 28<sup>th</sup> to discuss Courtland Rec Association renting storage space in the former city office. The room has been remodeled to now have two storage areas, one the township uses and the other the Rec Association would like to rent for \$250 annually to store items that are currently in the kitchen and furnace room additionally the Rec Association would like to drop annual contribution and pay \$500 each year as rent for use of the hall for the week of the fish fry. Kandyce reports on annual cleaning is scheduled for twice year in March and October following fish fries.

Clerk Report: Clerk reminds council of special Primary Election May 24<sup>th</sup>. The city office will be closed for Memorial Day May 30<sup>th</sup>. Deb Christensen has finalized purchase of building at 1001 Main Street from the Kilibarda's and is in process of getting it ready for dog boarding. Deb has been asked about construction campers setting up on her lot in front of the building during the road construction and would the city allow. The question has been asked in past and opinion is it would require a conditional use permit. Clerk has been approached again asking if chickens are allowed in the city, Julie has in the past referenced feedlot ordinance of them allowed in agricultural. Clerk will put on planning commission agenda for review. Clerk has been asked again regarding putting up signs on Railroad and Second Street by elevator for no overnight semi parking. Council asks Dave to purchase signs to put up.

Randy Mathiowetz from the Fire Department is present to request approval of temporary on sale liquor license for annual street dance August 20-21<sup>st</sup>.

**Rodewald made a motion to approve the temporary on sale liquor license for Courtland Fire Department Street Dance August 20-21, 2022. Peton seconded the motion. Motion carried with all in favor.**

Dave also has request to use Main Street for water fight for 125<sup>th</sup> Anniversary Celebration water fights as done in the past. Mayor Poehler mentions this would be jurisdiction of MNDot and asks about using a city street, it would work but there are no storm drains to take the water.

Mark Green, a resident on Lagoon Circle, is asking the council for help with standing water on rear of his property that abuts Lagoon Drive. Street department committee will meet with Mr. Green to seek solutions.

Dennis Ellingson is present to speak regarding water through ravine on his property again. Mr. Ellingson has put his property up for sale and is upset that potential buyer has backed out after contacting city and informed of possible assessment for ravine work to reduce the erosion caused by water coming from other side of road. Mr. Ellingson also asks if the city has an easement, the city does not as it is a natural waterway that was there before the city developed. Councilmember Rodewald has been in contact with Blake at Nicollet County Soil and Water Conservation. A meeting with Blake and city engineer Joe Duncan is also planned moving forward. There are several ideas to reduce the energy of the water coming from the hillside across the road from Mr. Ellingson. The climate change of the last several years has increased the water table of the entire area. The city is responding to landowners request on solutions and will work to find grants to reduce costs landowner may be required to contribute.

Jason and Jen Kuester present Kuester Pit 2 Second Addition Final Plat and Development Agreement for approval. Jason has made some adjustments to plat from prior meetings. The Development agreement has been revised and presented for approval. Council received these changes in the last day and discuss the amendments. Jason has also prepared specifications for the development and these have been forwarded to the city engineer for review. Changes to Development agreement include paving of Collin Drive by City of Courtland, a bid has be obtained for a cost of \$84,000. This would then be assessed back to property owners and options on how this would be done, by linier foot or by number of properties. Bryan Clancy and Deb Pierson have a property on southern side of Collin Drive and are present to ask about this possible assessment as when they purchased property they understood the road was to be paved by another developer and at no cost to them. Discussion of the amount of properties to be assessed and potential assessment based on the bid

previously mentioned. Council further discusses changes implemented to development agreement from last meeting. Jason is obtaining a Surety performance bond for \$750,000.00.

**Rodewald made a motion to approve Kuester Pit 2 Second Addition Development Agreement with noted date addition to page 7 Section 4.2(a) and language clarification to page 2(a) Phase I Improvements; “improvement of Collin Drive consisting of aggregate base. Bituminous surfacing of Collin Drive by the City of Courtland”. Kraus seconded the motion. Motion carried with all in favor.**

**Kraus made a motion to approve Kuester Pit 2 Second Addition Final Plat. Peton seconded the motion. Motion carried with all in favor.**

**Rodewald made a motion to approve Kuester Pit 2 Second Addition Plans and Specifications pending approval from city engineer. Bents seconded the motion. Motion carried with all in favor.**

Laura Buechner with CliftonLarsonAllen is here to present 2021 Audit of financials. Laura reports on revenue and spending changes for the year in comparison to previous year. The city has a healthy general fund balance of \$682,000 which give the city 32 months of operating revenue without capital outlay, with it has about 22 months. Water and Sewer is operating at a loss after depreciation is figured in, this is normal from the prior years. There was an additional \$100,000.00 in increased depreciation since completion of water treatment plant upgrades and water tower. Julie has a question on depreciation schedule and the water tower being on such a short timeframe.

**Bents made a motion to approve 2021 Audited Financial Statements. Peton seconded the motion. Motion carried with all in favor.**

Dave asks about having the skating rink at water tower lot now that the foundation is removed. Maintenance of the rink would add substantial amount of work to Dave’s already busy schedule. Councilmember Kraus has experience in another city he worked maintenance at, it is a fair amount of work. Council agrees to try it for a season to determine if feasible for upkeep.

Dave has been approached in regard to water and sewer connections for sheds being built at 1013 Main Street property. Jim Schemann previously brought a plan to council with a design that did not meet city ordinance for public access. Mr. Schemann did not want to put a street in at the width required, he would just put up sheds and lease them out with no water and sewer availability. Council members agree no connections should not be done unless is public property.

**Rodewald made a motion to not allow private water and sewer connections for storage sheds at 1013 Main Street unless there is a city street added to west side of property. Peton seconded the motion. Motion carried with all in favor.**

Dave has received a bid for seal coating of Dobie Drive, Wishbone Way, Riverview/Mary Lane and Parkview Court for \$47,513. This is substantially higher as the price of oil is up. Mayor Poehler questions if it would be better to wait if the price of oil would come down. Dave spoke with another city and this was much lower, he would like to keep on schedule that has been established and to get them done before the fall.

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

Meeting adjourned 9:20p.m.

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

Respectfully submitted,

Signed: \_\_\_\_\_  
Al Poehler, Mayor

Attest: \_\_\_\_\_  
Julie Holm, City Clerk