

Agenda
Courtland City Council
Thursday, February 2, 2023 7:00pm
Courtland City Hall
329 Main Street

1. Call to Order
2. Roll Call-Attendance
3. Additions/Approval of the Agenda
4. Approval of Minutes- Regular CC
5. Presentation and Payment of Bills
6. Visitors

7. Reports
 - A. Public Utilities
 - B. Mayor and Council
 - C. Streets Committee
 - D. Planning Commission
 - E. City Clerk

8. Unfinished Business

9. New Business
 - Resolution 23-101 CUP Courtland Waste Handling
 - New Firefighter Approval
 - 2023 Fee Schedule
 - 2023 Water Sewer Budget
 - Liability Tort Waiver Limit

10. Adjournment

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

January 5, 2023

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

Members Absent:

Others Present: Julie Holm Dave Ubel Chris Dauer Derek Swanson-Cullen Mark Fiemeyer

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

Bents administers oath of office for incoming elected official Mayor Poehler.

Mayor Poehler administers oath of office for incoming elected officials; Councilmember Kraus, Councilmember Rodewald and Councilmember Bode.

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

Bents made a motion to approve December 1, 2022 regular Council minutes. Kraus seconded the motion. Motion carried with all in favor.

Rodewald made a motion to approve December 1, 2022 TNT special meeting minutes. Bents seconded the motion. Motion carried with all in favor.

Rodewald 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-Dec-22	\$8.86	office 365 subscription
EFT	IRS	08-Dec-22	\$830.46	federal payroll taxes
EFT	MN DEPT OF REVENUE	08-Dec-22	\$148.00	mn payroll taxes
EFT	PERA	08-Dec-22	\$512.88	PERA contributions
EFT	IRS	28-Dec-22	\$869.83	federal payroll taxes
EFT	MN DEPT OF REVENUE	28-Dec-22	\$157.00	mn payroll taxes
EFT	PERA	28-Dec-22	\$534.61	PERA contributions
22048	DAVE UBEL	01-Dec-22	\$1,468.24	shelving for city shop
22049	POSTMASTER	01-Dec-22	\$264.00	postcard stamps
22050	BADGER METER	07-Dec-22	\$30.88	beacon web program support meter reading 386 units
22051	CHUCK SPAETH FORD, INC.	07-Dec-22	\$241.84	plow truck maintenance
22052	CITY OF NEW ULM.	07-Dec-22	\$1,961.50	permit fees july-oct 2022
22053	CLEARWAY COMMUNITY SOLAR LLC	07-Dec-22	\$2,111.85	solar subscription
22054	COMCAST, INC	07-Dec-22	\$93.37	community center, fire hall internet svc
22055	COURTLAND FIRE DEPT RELIEF	07-Dec-22	\$2,882.00	calls & practices 2022
22056	DAVE UBEL	07-Dec-22	\$46.75	shop maintenance supplies
22057	DIRT MERCHANT, INC	07-Dec-22	\$1,166.81	final pay request 2020 pond outfall improvements
22058	GOPHER STATE ONE-CALL	07-Dec-22	\$9.45	8 tickets
22059	HAWKINS, INC	07-Dec-22	\$1,330.73	water plant supplies (Azone 15)
22060	LOFFLER	07-Dec-22	\$54.91	mfp maintenance 11/24-12/23/22
22061	LUEPKE OIL & TRUCKING LLC	07-Dec-22	\$644.08	fuel plow truck, loader
22062	MN DEPARTMENT OF HEALTH	07-Dec-22	\$546.00	4th qtr 2022 water supply connection fee
22063	MN LIFE INS COMPANY	07-Dec-22	\$5.00	dave life insurance

22064	Nuvera	07-Dec-22	\$515.15	office,fax,fire hall,lifts,wells,wtr twr,wtr plnt intnet,wbste host
22065	RENT N SAVE PORTABLE SERVICES	07-Dec-22	\$460.00	porta potty rentals 8/1-8/31/22
22066	RITEWAY BUSINESS FORMS	07-Dec-22	\$434.41	utility bill forms
22067	POSTMASTER	07-Dec-22	\$66.00	annual post office box rental
22068	BOLTON & MENK, INC	15-Dec-22	\$23,070.00	eng svcs oversight construction Kuester Pit 2 second addition
22069	CITY OF COURTLAND	15-Dec-22	\$295.38	fire hall,community center,main shed,city office utilities
22070	COMCAST, INC	15-Dec-22	\$91.37	internet svcs main st office
22071	COURTLAND MART	15-Dec-22	\$564.66	gas
22072	HAWKINS,INC	15-Dec-22	\$1,344.86	water plant chemicals
22073	LMCIT	15-Dec-22	\$1,014.00	wc ins balance after audit
22074	PRINTWEAR GRAPHICS	15-Dec-22	\$210.00	shirts, vests with logos for dave and jessie, office door decal
22075	PROKORE INSPECTIONS, LLC	15-Dec-22	\$1,558.45	permits nov 2022
22076	UNITED NATURAL GAS	15-Dec-22	\$1,138.02	main shed, firehall,wtr plant,cityoffice natural gas
22077	Holm, Julie	15-Dec-22	\$869.48	Payroll 11/27-12/10/22
22078	Ubel, David	15-Dec-22	\$1,866.12	Payroll 11/27-12/10/22
22079	Voges, Jessie	15-Dec-22	\$644.99	Payroll 11/27-12/10/22
22080	ZIEGLER INC	16-Dec-22	\$2,193.60	loader maintenance
22081	XCEL ENERGY	19-Dec-22	\$1,964.22	fire hall
22082	CITY OF NEW ULM	22-Dec-22	\$6,205.99	flow fees to new ulm
22083	Holm, Julie	29-Dec-22	\$869.48	Payroll 12/11-12/24/22
22084	Ubel, David	29-Dec-22	\$1,321.12	Payroll 12/11-12/24/22
22085	Voges, Jessie	29-Dec-22	\$803.77	Payroll 12/11-12/24/22
22086	Bents, Ralph	29-Dec-22	\$831.15	2nd Half 2022 Council Pay
22087	Bode, Paul	29-Dec-22	\$156.99	2nd Half 2022 Commission Pay
22088	Goblirsch, Natasha	29-Dec-22	\$138.52	2nd Half 2022 Commission Pay
22089	Holm, Julie	29-Dec-22	\$207.79	2nd Half 2022 Commission Pay
22090	Kraus, Justin	29-Dec-22	\$831.15	2nd Half 2022 Council Pay
22091	Mages, Ed	29-Dec-22	\$207.79	2nd Half 2022 Commission Pay
22092	Peton, Kandyce D	29-Dec-22	\$831.15	2nd Half 2022 Council Pay
22093	Poehler, Allan	29-Dec-22	\$1,309.07	2nd Half 2022 Council_Commission Pay
22094	Rodewald, Pamela	29-Dec-22	\$870.67	2nd Half 2022 Council Pay
22095	BLETHEN BERENS	29-Dec-22	\$2,590.00	emails, phone calls, drafts and final agreement regarding building inspector agmt
22096	MN RURAL WATER ASSOCIATION	29-Dec-22	\$400.00	2023 membership dues
22097	Davis, Dan	29-Dec-22	\$184.70	2022 Fire Salary-Secretary
22098	Portner, Tim	29-Dec-22	808.06	2022 Fire Salary-Asst Fire Chief
22099	Ubel, David	29-Dec-22	1757.17	2022 Fire Salary-Fire Chief
			\$74,544.33	

Public Utilities: Dave Ubel reports on snowplowing; since we have had large amounts of snow he will have to begin pushing back farther onto properties to make room should we get more significant snowfalls. Because of the large amounts of snow received, areas that do not have room to push he will have to hire trucks to haul to other city property. One area would be to west of park on Red Shoe Drive near the pond. There would be no salt in the snow and melt would not be a problem. Dave also brings concern of vehicle that does not move for plowing.

Dave reports when checking generator for main lift station it would not start, fuel was gummed up and may have been in it for 10 years. Replaced the fuel in all generators and has plan to replace fuel each year to prevent in the future. The generator at fire hall needed a battery. On Christmas Eve night the water tower ran over, the communication system did not report back to water plant it was full. Dave manually ran system until Monday and could call someone to check over.

Council Reports: Councilmember Rodewald comments on moving forward with grant money for lateral inspections needing to be used by June 30th of this year.

Mayor Report: Public Hearing at planning commission for Courtland Waste Handling Conditional Use Permit. Commission did not forward and will have more discussion at next meeting.

Clerk: Holm has included in packet list of 2023 meeting dates, office closed dates. Audit will begin Feb 13. Community Center Annual Report also included in the packet. 4M Fund Statement for Year End.

Mayor Poehler comments on Community Center Report. Kandyce Peton was on the board previously, is Paul Bode interested in taking over. Bode indicates he will take the position. Councilmember Rodewald additionally questions Courtland Rec Assn board member input. Council discusses having Julie take over books, paying bills for Community Center and be included in City Fund Accounting. Clerk to discuss with auditor.

Clerk Holm presents Interim Ordinance preventing THC distribution until research on ordinance adoption can be done. Mayor Poehler discussed with Sheriff Lange how to proceed. Nicollet County is working on ordinance to further define age restrictions. Council agrees in best interest of the City is to pass the Interim Ordinance Prohibiting Sales and Distribution until further research can be done.

Rodewald made a motion to approve Interim Ordinance 23-101 An Interim Ordinance Temporarily Prohibiting Sales and Distribution of Certain THC Products. Bents seconded the motion. Motion carried with all in favor.

Parking Ordinance Amendment. Clerk Holm presents an amendment to our parking ordinance to address towing vehicles. Holm requested information from attorney after previous emails regarding subject. Holm drafted amendment with information from the emails. Council discussion regarding ticketing and enforcement. Council in agreement additional discussion is needed, have planning commission look over and gather information from attorney.

Clerk Holm presents LJP Contract Extension for approval. The current contract ended December 31, 2022. The extension will be 2 years until December 31, 2024. Councilmember Rodewald comments on need to follow contract regarding cleanup day, trucks pick up at residences.

Rodewald made a motion to accept LJP contract extension until December 2024 with the condition of providing drive by cleanup day or revision to remove from contract. Kraus seconded the motion. Motion carried with all in favor.

2023 Appointments and Wages: Clerk presents appointments and proposed increase for employees. Council discussion for wage increases of city staff. Mayor Poehler has done some checking what other cities are paying and recommends 4 ½ to 5% increase.

Rodewald made a motion to approve a 5% wage increase for the City Clerk, Utility Technician, and Utility Superintendent/City Maintenance. Kraus seconded the motion. Motion carried with all in favor.

Mayor Poehler also request board approve Fire Department Chief, Assistant Chief, Fire Marshall and Department Secretary. This was practice in the past to make the motion apart from blanket approval of Appointments and Wages Schedule.

Bents made a motion to accept 2023 Fire Department positions as elected; Fire Chief Ubel, Assistant Chief Tim Portner, Fire Marshal Dave Ubel, Fire Department Secretary. Bode seconded the motion. Motion carried with all in favor.

2023 Fee Schedule tabled until next month to gather information on changes to permit fee schedule along with water/sewer fees.

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

Meeting adjourned 8:30pm

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

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.

Planning Commission Minutes

Regular Meeting

January 19, 2023

Present: Commissioner Julie Holm
Commissioner Chair Ed Mages
Commissioner Natasha Goblirsch
Commissioner Al Poehler
Commissioner Paul Bode

Absent:

Visitors: Chris Dauer Derek Swanson-Cullen

The regular scheduled Planning Commission meeting was opened by Commissioner Chair Bode on December 15, 2022 at 6:30 p.m. in the Courtland City Council Chambers.

APPROVAL OF MINUTES.

Mages made a motion to approve the minutes from the December 15, 2022 Planning Commission meeting. Poehler seconded the motion. The motion carried with all in favor.

Commissioner Bode has been elected to city council. Commission needs to have a new chair.

Poehler made a motion to appoint Commissioner Mages for Chair. Holm seconded the motion. Motion carried with all in favor.

Commissioners continue discussion of Courtland Waste Handling Conditional Use Permit application. Information gathered during last month hearing and research regarding definition of buffer zone leads commission to list these major conditions;

1. Courtland Waste Handling shall obtain and follow MPCA stormwater permit.
2. Buffer Zone(s); North property line near Parkview Court, shall leave existing trees up to 20 feet from property line; Green space moved to southerly property line near Valley View Drive and a width of 40 feet North from southerly property line, using fast growing trees and other vegetation. West property line along Red Shoe Drive; none required now.
3. No commercial vehicle access over 7ton from Red Shoe Drive.

Poehler made a motion to forward Conditional Use Permit to council. Bode seconded. Motion carried with all in favor.

Parking ordinance amendment discussion tabled until next month to gather additional information.

Land alteration and require permits. Commissioner Holm provided information from Nicollet County ordinance. Commissioners discussed need but require additional discussion. Holm to forward information from Nicollet County and any other gathered information.

Commissioner Poehler has been approached about allowed access of West Highway 14 that will eventually become City Street. The question is will MNDot control until turned over to city which is not slated to happen until 2031. Once the new highway is completed this area will become dead end at city limits and less traffic except for businesses there.

Poehler made motion to adjourn. Goblirsch seconded the motion. Motion carried with all in favor.

Meeting adjourned at 7:35p.m.

Respectfully submitted,

Check#	Vendor	Date	\$AMT	Description
EFT	MICROSOFT	12-Jan-23	\$8.86	office 365 subscription
EFT	IRS	13-Jan-23	\$2,251.36	federal payroll taxes
EFT	MN DEPT OF REVENUE	13-Jan-23	\$171.00	mn payroll taxes
EFT	PERA	13-Jan-23	\$576.44	PERA contributions
EFT	IRS	25-Jan-23	\$1,092.54	federal payroll taxes
EFT	MN DEPT OF REVENUE	25-Jan-23	\$203.00	mn payroll taxes
EFT	PERA	25-Jan-23	\$650.14	PERA contributions
22106	AUTO-OWNERS INSURANCE	05-Jan-23	\$100.00	clerk bond
22107	BADGER METER	05-Jan-23	\$30.88	beacon web program support meter reading 386 units
22108	CLEARWAY COMMUNITY SOLAR LLC	05-Jan-23	\$1,879.14	solar subscription
22109	COMCAST, INC	05-Jan-23	\$93.37	community center, fire hall internet
22110	CRYTEEL TRUCK EQUIPMENT	05-Jan-23	\$279.78	plow truck snowplow repair
22111	ECOWATER SYSTEMS OF NEW ULM	05-Jan-23	\$14.33	fire deptment softer salt
22112	GOPHER STATE ONE-CALL	05-Jan-23	\$5.40	4 tickets
22113	LOFFLER	05-Jan-23	\$73.55	mfp maintenance 12/24/23-1/23/23
22114	MN LIFE INS COMPANY	05-Jan-23	\$5.00	dave life ins
22115	RUNNINGS SUPPLY, INC.	05-Jan-23	\$1.81	brake cleaner
22116	SOUTH CENTRAL NEWS & MEDIA	05-Jan-23	\$210.00	resolution publications for ordinances
22117	LUEPKE OIL & TRUCKING LLC	06-Jan-23	\$1,158.08	plow truck, loader fuel
22118	Holm, Julie	12-Jan-23	\$1,028.19	Payroll 12/25/22-1/7/23
22119	Ubel, David	12-Jan-23	\$1,379.56	Payroll 12/25/22-1/7/23
22120	Voges, Jessie	12-Jan-23	\$1,114.07	Payroll 12/25/22-1/7/23
22121	DAVE UBEL	12-Jan-23	\$193.17	battery for fire hall generator
22122	GSS	12-Jan-23	\$119.21	lift station generator service
22123	LUEPKE OIL & TRUCKING LLC	12-Jan-23	\$546.00	generator fuel
22124	Nuvera	12-Jan-23	\$518.70	office,fax,fire hall,lifts,wells,wtr twr,wtr plnt intnet,wbste host
22125	BLETHEN BERENS	19-Jan-23	\$800.00	emails re inspections agreement; tow policy, parking restrictions
22126	BOLTON & MENK, INC	19-Jan-23	\$8,171.50	kuester pit 2 2nd add const svcs(oversight)
22127	CITY OF COURTLAND	19-Jan-23	\$313.82	fire hall,community center,main shed,city office utilities
22128	CITY OF NEW ULM	19-Jan-23	\$6,197.38	flow fees
22129	COMCAST, INC	19-Jan-23	\$91.37	main st office internet
22130	COURTLAND MART	19-Jan-23	\$520.12	gas, batteries for office thermostat
22131	MN LIFE INS COMPANY	19-Jan-23	\$5.00	dave life insurance
22132	PROKORE INSPECTIONS, LLC	19-Jan-23	\$2,620.60	permits dec 2022
22133	UNITED NATURAL GAS	19-Jan-23	\$1,903.31	main shed, firehall,wtr plant,cityoffice natural gas
22134	XCEL ENERGY	19-Jan-23	\$3,404.35	office,firehall,wtrtwr,park,lifts,wtrplnt,mainshed,st lights
22135	Holm, Julie	25-Jan-23	\$918.65	Payroll 1/8-1/21/23
22136	Ubel, David	25-Jan-23	\$1,391.08	Payroll 1/8-1/21/23
22137	Voges, Jessie	25-Jan-23	\$994.61	Payroll 1/8-1/21/23
22138	PARAMOUNT SERVICE & REPAIR, LL	25-Jan-23	\$522.00	emergency main lift station generator repair
			\$41,557.37	

City of Courtland Fee Schedule

	<u>2023</u>	<u>2022</u>	<u>Notes</u>	
Utilities				
Water Base Rate	\$ 19.00	\$ 19.00		
Water Base Rate-Commercial	\$ 25.00	\$ 25.00		
Water infrastructure fee	\$ 22.00	\$ 22.00		
Base Rate - 2nd Meter	\$ 4.00	\$ 4.00		
Water Flow Charge-Residential	\$ 6.75	\$ 6.75	per 1000 gal for 10,000 gal	
	\$ 7.25	\$ 7.25	over 10,000 up to 20,000gallons	
	\$ 8.00	\$ 8.00	over 20,000 gallons	
Water Flow Charge-Commercial	\$ 6.75	\$ 6.75	per 1000 gal for 10,000 gal	
	\$ 7.25	\$ 7.25	over 10,000 up to 20,000gallons	
	\$ 8.00	\$ 8.00	over 20,000 gallons	
Sewer Base Rate	\$ 19.00	\$ 19.00		
Sewer Flow Charge	\$ 7.25	\$ 7.25	per 1000 gallons	
Bulk Water	\$25 meter hook up per month plus usage at \$10 per 1000gal	\$25 meter hook up plus usage at \$8 per 1000gal		
Water/Sewer hook-up includes one meter*	\$ 625.00	\$ 600.00	*RvrVw/MyLn, Collin Drive, Zieske Rd see chart	
Sewer Hook-up	\$ 1,750.00	\$ 1,750.00	w/o main extension	
Utility Late Fee	\$ 10.00	\$ 10.00	plus interest	
Utility Reconnect Fee	\$ 50.00	\$ 50.00		
Sewer Construction License	\$ 25.00	\$ 25.00		Ord.
Water meter(additional)	\$ 325.00	\$ 300.00		
Non compliance fee	\$ 60.00	\$ 60.00	sewer lateral non compliance	
Liquor				
On-Sale Intoxicating	\$ 1,650.00	\$ 1,650.00		Res.
Off-Sale Intoxicating	\$ 100.00	\$ 100.00		Res.
On-Sale Non-Intoxicating (3.2)	\$ 25.00	\$ 25.00		Res.
Off-Sale Non-Intoxicating (3.2)	\$ 25.00	\$ 25.00		Res.
On-Sale Sunday	\$ 200.00	\$ 200.00		Res.
On-Sale Wine	\$ 25.00	\$ 25.00		Res.
Temporary	\$ 25.00	\$ 25.00		
User Permit Fee	\$ 25.00	\$ 25.00		
Misc. Licenses				
Adult Use Business	\$ 500.00	\$ 500.00		Ord.
Adult Use Manager	\$ 50.00	\$ 50.00		Ord.
Dog	\$ 8.00	\$ 8.00	\$5 during first month	Res.
Peddler	\$ 25.00	\$ 25.00		Res.
OHV permit	\$ 15.00	\$ 15.00		
Zoning				
Mechanical(furnance,water heater,garage heater, stove	\$ 50.00	\$ 45.00		
Primary Structure		*		Ord.
Addition to Primary Structure		*		Ord.
Accessory Structure 100-200 sf no inspec required	\$ 40.00	\$ 40.00		
Accessory Structure over 200 sf		*		
Deck/Fence w/no inspection required	\$ 25.00	\$ 25.00		Ord.
		\$15 up to \$100, \$15 plus 10% of fee over \$100	*Permits: Current New Ulm Inspection fee schedule plus;	Ord.
Plat	\$ 750.00	\$ 750.00	plus professional fees	Ord.
Variance	\$ 100.00	\$ 100.00	plus professional fees	Ord.
CUP	\$ 300.00	\$ 300.00	plus professional fees	Ord.
Re-Zone	\$ 300.00	\$ 300.00		Ord.
Simple Lot Division	\$ 50.00	\$ 50.00		Ord.
After-the-fact-permit	25%	25%	in addition to permit	
Misc. Fees & Charges				
Business Subsidy Application	\$ 100.00	\$ 100.00		
Housing RLF Application	\$ -	\$ -		
Document Fee (copying)	\$ 0.20	\$ 0.20	per sheet with \$1 min.	
Assessment Search	\$ 20.00	\$ 20.00		
ROW Permit	\$ 100.00	\$ 100.00	PLUS DEPOSIT *REVIEW	
Returned Check (NSF)	\$ 20.00	\$ 20.00		
Fire Safety Inspection-Residential	\$ 15.00	\$ 15.00		
Fire Safety Inspection-Commercial	\$ 25.00	\$ 25.00		
Fire Calls(per vehicle)	\$ 500.00	\$ 500.00		
Fire Calls(structure)	\$ 500.00	\$ 500.00		Ord.
Fire Calls(Labor)	\$15.00per hour/per firefighter on calls over 4hrs.	\$15.00per hour/per firefighter on calls over 4hrs.		
Fire Calls (other reimbursements)	expendables and contractors as needed	expendables and contractors as needed		
Special Mtg for Individual's Benefit	\$ 300.00	\$ 300.00		
Current Services	\$ 50.00	\$ 50.00	PER HOUR/1 HR MIN.	

Permit Comparison – Courtland City Council Meeting

Fee Type	Le Sueur	N. Mankato	St. Peter	Mankato	Arlington
<i>Roof</i>	\$84.00	\$90.00	\$90.00	\$100.00	\$60.00
<i>Window / Siding</i>	\$64.00	\$75.00	\$90.00	\$10 each window \$100.00 for siding	\$60.00
<i>Overhead Door</i>	\$64.00	\$60.00	\$45.00		\$60.00
<i>Residential Mechanical</i>	\$59.00	\$65.00	\$45.00	\$35.00	\$75.00
<i>Residential Plumbing</i>	\$59.00	\$20.00 + \$1 per Fixture	\$45.00	\$110.00. \$36.00 for water heater	\$75.00
<i>Demolition</i>	\$249.00 + Surcharge	NA	\$50.00		NA
<i>Manufactured Home</i>	\$399.00 + Surcharge	NA	\$135.00 + \$50.00 Review Fee	\$100.00	\$250.00
<i>Accessory Structure</i>	Value Based	Value Based	Value Based	Value Based	Value Based
<i>Residential Plan Review</i>	65% of permit	\$100.00 – Single Family	35% of permit	\$100.00	35%
<i>Commercial Plan Review</i>	65% of permit fee	65% of permit fee	65% of permit fee	65% of permit fee	65%
<i>Re-Inspection Fee</i>	\$75.00	NA	\$50.00 / Hour	At discretion	\$60.00 each
<i>Investigative Fee</i>	\$75.00	NA	\$1 up to 100% of permit fee	At discretion	\$65.00 / Hour

Le Sueur Valuation Table - \$30.00 for the first \$500.00 plus \$3.05 for each additional \$100.00 or fraction thereof, to and including \$2000.00. \$999.75 for the first \$100,00.00 plus \$5.60 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00

North Mankato Valuation Table - \$25.85 for the first \$500.00 plus \$3.36 for each additional \$100.00 or fraction thereof, to and including \$2000.00. \$1093.13 for first \$100,000.00 plus \$6.16 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00.

St. Peter Valuation Table - \$20.00 for the first \$500.00 plus \$2.36 for each additional \$100.00 or fraction thereof, to and including \$2000.00. \$822.90 for the first \$100,00.00 plus \$5.60 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00

Mankato Valuation Table – Please see attachment.

Arlington Valuation Table – Residential based on square feet total. Commercial is as follows: \$65.36 for \$2000.00 valuation. \$603.49 for \$50,000.00 valuation. \$931.49 for \$100,000.00 valuation.

RESOLUTION 23-101

Approval of Conditional Use Permit of Business Expansion of Courtland Waste Handling, Inc.

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 December 2, 2022, Chris Dauer, owner Courtland Waste Handling, Inc. applied for a business expansion Conditional Use Permit

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

WHEREAS, on December 15, 2022, the Courtland Planning Commission held a public hearing for the proposed CUP;

WHEREAS, the proposed CUP is for business expansion on a certain portion of property;

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

WHEREAS, the Planning Commission recommended the Council approve a conditional use permit for mineral extraction with conditions;

WHEREAS, on February 2, 2023, the City Council considered the application and discussed it with Chris Dauer;

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 business expansion at the following property with the following conditions:

That part of the East Half of the Northwest Quarter of Section 8, Township 109 North, Range 29 West, Nicollet County, Minnesota, described as follows:

Commencing at the North Quarter corner of said Section 8; thence South 00 degrees 10 minutes 10 seconds West, bearing based on the Nicollet County coordinate System NAD83(96) on the east line of the Northwest Quarter of said Section 8, a distance of 643.89 feet to the southeasterly extension of the south line of Block 2, ALCOR ADDITION, being the point of beginning; thence continuing South 00 degrees 10 minutes 10 seconds West on said east line, a distance of 1,114.61 feet to the easterly extension of the north line of Lot 1, Block 1, SUZANNE FIRST ADDITION; thence North 89 degrees 59 minutes 38 seconds West on said north line and its easterly extension, a distance of 137.03 feet to a bend point in the north line of said Block 1; thence North 76 degrees 36 minutes 10 seconds West on

the north line of said Block 1, a distance of 297.72 feet to a bend point in the north line of said Block 1; thence North 60 degrees 58 minutes 45 seconds West on the north line of said Block 1, a distance of 418.50 feet to a bend point in the north line of said Block 1; thence North 44 degrees 53 minutes 08 seconds West on the north line of said Block 1 and the north line of Block 1 of SUZANNE THIRD ADDITION, a distance of 592.42 feet to a bend point on said north line of Block 1 of SUZANNE THIRD ADDITION; thence North 81 degrees 4.6 minutes 43 seconds West on the north line of said Block 1, a distance of 59.57 feet to the east right of way line of Red Shoe Drive, as dedicated per ALCOR ADDITION; thence North 00 degrees 07 minutes 26 seconds East on said east line, a distance of 152.81 feet; thence Northerly 166.01 feet on said east line on a tangential curve to the left having a radius of 1040.00 feet and a central angle of 09 degrees 08 minutes 45 seconds; thence North 09 degrees 01 minutes 19 seconds West on said east line and tangent to said curve, a distance of 135.74 feet; thence Northerly 153.24 feet on said east line on a tangential curve to the right having a radius of 960.00 feet and a central angle of 09 degrees 08 minutes 45 seconds; thence North 00 degrees 07 minutes 26 seconds East on said east line and tangent to said curve, a distance of 121.26 feet to the south line said Block 2 of ALCOR ADDITION; thence South 76 degrees 41 minutes 46 seconds East on said south line and its southeasterly extension, a distance of 1354.47 feet to the point of beginning,

Excepting therefrom the following 2 parcels:

Exception 1

Commencing at the North Quarter corner of said Section 8; thence South 00 degrees 10 minutes 10 seconds West, bearing based on the Nicollet County coordinate System NAD83(96) on the east line of the Northwest Quarter of said Section 8, a distance of 643.89 feet to the southeasterly extension of the south line of Block 2, ALCOR ADDITION, being the point of beginning; thence North 76 degrees 41 minutes 46 seconds West on said southeasterly extension, a distance of 621.30 feet, thence South 00 degrees 10 minutes 10 seconds West, a distance of 481.55 feet; thence South 76 degrees 41 minutes 46 seconds East, a distance of 621.30 feet to the east line of said Northwest Quarter; thence North 00 degrees 10 minutes 10 seconds East on said east line, a distance of 481.55 feet to the point of beginning.

Exception 2

Commencing at the Northeast corner of the Northwest Quarter (NW 1/4) of said Section 8; thence South 00 degrees 37 minutes 24 seconds West (assumed bearing) on the East line of said Northwest Quarter (NW 1/4), a distance of 1125.45 to the point of beginning; thence continuing South 00 degrees 37 minutes 24 seconds West on said East line, 285.27 feet; thence North 85 degrees 03 minutes 08 seconds West, 260.22 feet; thence North 82 degrees 17 minutes 26 seconds West, 292.28 feet; thence North 04 degrees 16 minutes 14 seconds East, 353.66 feet; thence South 76 degrees 12 minutes 16 seconds East, 541.27 feet to the point of beginning.

Containing 19.35 acres of land;

1. This CUP becomes void if not recorded at their expense by Chris Dauer of Courtland Waste Handling, Inc. at the Nicollet County Recorder's Office within 60 days.
2. Courtland Waste Handling, Inc. shall obtain and follow stormwater permit from MPCA.
3. Buffer Zone(s) to be established as follows: North property line along Parkview Court properties, leave existing trees up to 20 feet from property line. South property line along Valley View Drive properties; zone to begin from property line extending North 40 feet full length of this line between Red Shoe Drive and County Road 24.
4. No commercial vehicle access over 7 ton off Red Shoe Drive.

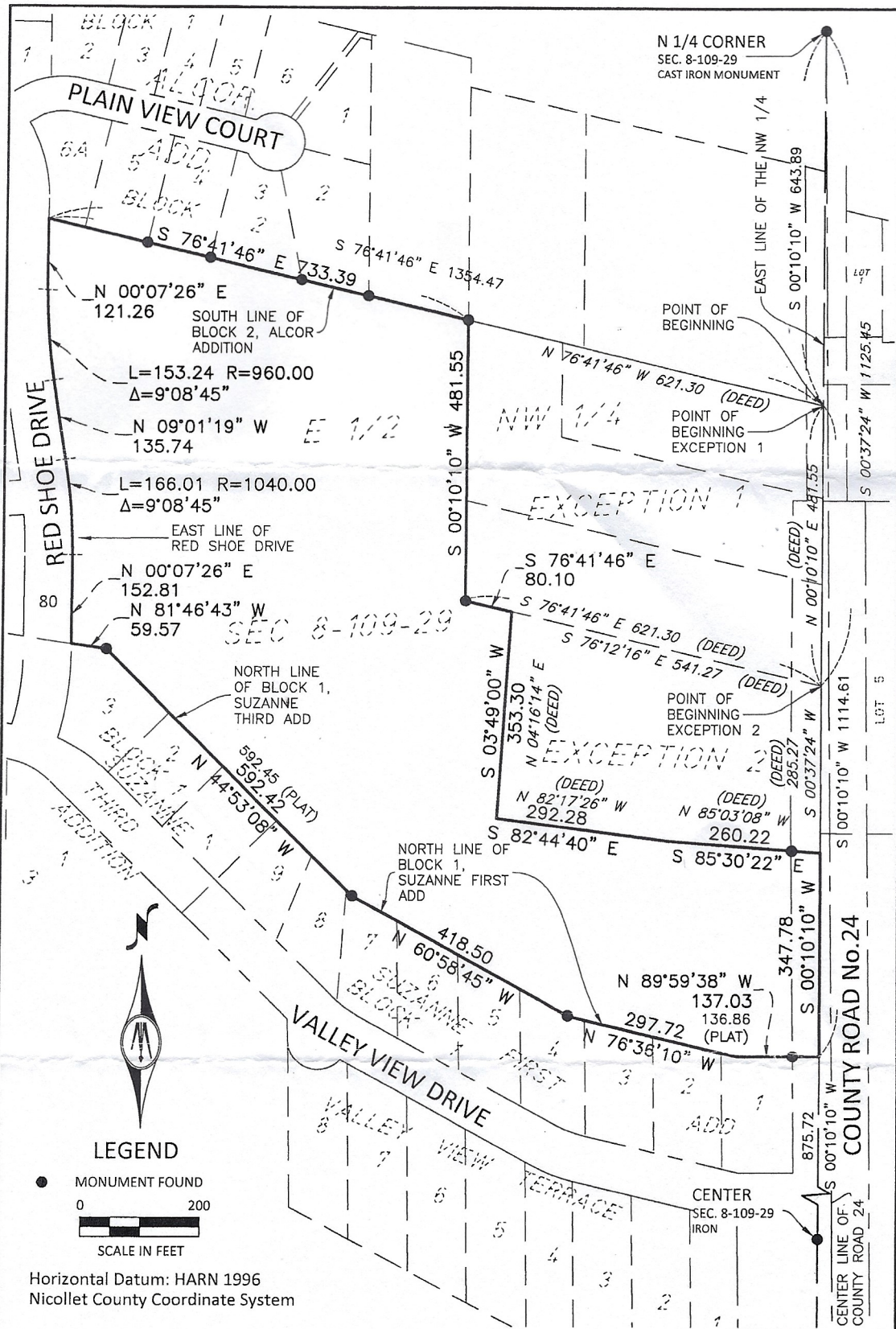
Passed by the City Council for the City of Courtland on the 2nd day of February 2023.

Signed: _____

Al Poehler, Mayor

Attest: _____

Julie Holm, City Clerk



SHEET 1 OF 2

CERTIFICATE OF SURVEY
CITY OF COURTLAND, NICOLLET COUNTY, MINNESOTA



BOLTON & MENK

1243 CEDAR STREET NE
SLEEPY EYE, MINNESOTA 56085
(507) 794-5541

PT OF THE E 1/2-NW 1/4,
SECTION 8-109-29

FOR: J&J RENTAL PROPERTIES

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JOB NUMBER: S11.113182

FIELD BOOK: MKTO CREW DRAWN BY: JDZ

SEC 8-109-29(20)

That part of the East Half of the Northwest Quarter of Section 8, Township 109 North, Range 29 West, Nicollet County, Minnesota, described as follows:

Commencing at the North Quarter corner of said Section 8; thence South 00 degrees 10 minutes 10 seconds West, bearing based on the Nicollet County coordinate System NAD83(96) on the east line of the Northwest Quarter of said Section 8, a distance of 643.89 feet to the southeasterly extension of the south line of Block 2, ALCOR ADDITION, being the point of beginning; thence continuing South 00 degrees 10 minutes 10 seconds West on said east line, a distance of 1,114.61 feet to the easterly extension of the north line of Lot 1, Block 1, SUZANNE FIRST ADDITION; thence North 89 degrees 59 minutes 38 seconds West on said north line and its easterly extension, a distance of 137.03 feet to a bend point in the north line of said Block 1; thence North 76 degrees 36 minutes 10 seconds West on the north line of said Block 1, a distance of 297.72 feet to a bend point in the north line of said Block 1; thence North 60 degrees 58 minutes 45 seconds West on the north line of said Block 1, a distance of 418.50 feet to a bend point in the north line of said Block 1; thence North 44 degrees 53 minutes 08 seconds West on the north line of said Block 1 and the north line of Block 1 of SUZANNE THIRD ADDITION, a distance of 592.42 feet to a bend point on said north line of Block 1 of SUZANNE THIRD ADDITION; thence North 81 degrees 46 minutes 43 seconds West on the north line of said Block 1, a distance of 59.57 feet to the east right of way line of Red Shoe Drive, as dedicated per ALCOR ADDITION; thence North 00 degrees 07 minutes 26 seconds East on said east line, a distance of 152.81 feet; thence Northerly 166.01 feet on said east line on a tangential curve to the left having a radius of 1040.00 feet and a central angle of 09 degrees 08 minutes 45 seconds; thence North 09 degrees 01 minutes 19 seconds West on said east line and tangent to said curve, a distance of 135.74 feet; thence Northerly 153.24 feet on said east line on a tangential curve to the right having a radius of 960.00 feet and a central angle of 09 degrees 08 minutes 45 seconds; thence North 00 degrees 07 minutes 26 seconds East on said east line and tangent to said curve, a distance of 121.26 feet to the south line said Block 2 of ALCOR ADDITION; thence South 76 degrees 41 minutes 46 seconds East on said south line and its southeasterly extension, a distance of 1354.47 feet to the point of beginning.

Excepting therefrom the following 2 parcels:

Exception 1

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Exception 2

Commencing at the Northeast corner of the Northwest Quarter (NW 1/4) of said Section 8; thence South 00 degrees 37 minutes 24 seconds West (assumed bearing) on the East line of said Northwest Quarter (NW 1/4), a distance of 1125.45 to the point of beginning; thence continuing South 00 degrees 37 minutes 24 seconds West on said East line, 285.27 feet; thence North 85 degrees 03 minutes 08 seconds West, 260.22 feet; thence North 82 degrees 17 minutes 26 seconds West, 292.28 feet; thence North 04 degrees 16 minutes 14 seconds East, 353.66 feet; thence South 76 degrees 12 minutes 16 seconds East, 541.27 feet to the point of beginning.

Containing 19.35 acres of land.

SURVEYOR'S CERTIFICATION

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Jesse D. Zeig
Jesse D. Zeig
License Number 44996

2/14/2017
Date

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SHEET 2 OF 2

CERTIFICATE OF SURVEY
CITY OF COURTLAND, NICOLLET COUNTY, MINNESOTA

PT OF THE E 1/2-NW 1/4,
SECTION 8-109-29



BOLTON & MENK

1243 CEDAR STREET NE
SLEEPY EYE, MINNESOTA 56085
(507) 794-5541

FOR: J&J RENTAL PROPERTIES

FIELD BOOK: MKTO CREW DRAWN BY: JDZ

SEC 8-109-29(20)

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JOB NUMBER: S11113182



Application for Conditional Use Permit

City of Courtland State of Minnesota)
329 Main St.)ss
Courtland, MN 56021 County of Nicollet)
(507) 354-7055 Email: ctlclerk@comast.net

Name: Courtland Waste Handling Inc / Chris Dauer
Address: 316 4th Street Courtland mn 56021
Phone: 507-359-4230

I/We, the undersigned, hereby make the following application to the Planning and Zoning Commission and to the City Council of the City of Courtland, Nicollet County, Minnesota. I/We acknowledge that I/we as the applicant have the responsibility of checking all applicable ordinances pertaining to this application and complying with all ordinance requirements.

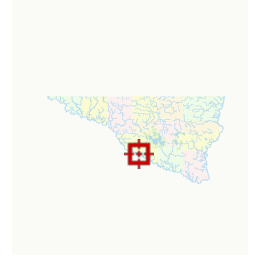
1. Application for Conditional Use Permit (CUP) to conduct the following:
Parking equipment Related to Ag Industry, But Not Limited to.
Possibly Building Shops.
2. Legal description of property to be affected by CUP:
Parcel # 14.008.0925
3. Street address of land to be affected by CUP:
N/A
4. Acreage or square footage of property involved:
19.33
5. Present zoning of the property involved:
Industrial
6. Name and Address of present owner of the property involved:
D+G Courtland Properties
316 4th Street Courtland MN 56021
7. Is the proposed use compatible with present and future land uses of the area (explain):
The land is an Extension of Courtland Waste Handling Inc and
the intended use will be the same as current use by
the business on existing property.
8. Attachments are part of the application.

Applicant's Signature  Date 11/28/22
Owner's Signature  Date 11/28/22


For Office Use Only:			
Application Fee \$300	Engineering Fee \$ _____	Legal Fee \$ _____	Other \$ _____
Total Fees \$ <u>300.00</u>	Paid \$ _____	Date _____	Paid In Full (date) <u>12/2/22</u>
Planning/Zoning Commission Recommendation: (Approve/Disapprove)		Date <u>December 15, 2022</u>	
City Council Decision: (Approve/Disapprove)		Date _____	
This CUP meets requirements of Chapter 303 of the Courtland City Code. CUP becomes void in one (1) year unless the conditional use is established within such period. Pursuant to Sec 303.20 Subd 5A, nothing shall prevent the City from enacting or amending the City Code to change the status of this CUP.			
Authorized Signature _____		Date _____	



Overview



Legend

 Right of Way



LIABILITY COVERAGE – WAIVER FORM

Members who obtain liability coverage through the League of Minnesota Cities Insurance Trust (LMCIT) must complete and return this form to LMCIT before the member's effective date of coverage. Return completed form to your underwriter or email to psstech@lmc.org.

The decision to waive or not waive the statutory tort limits must be made annually by the member's governing body, in consultation with its attorney if necessary.

Members who obtain liability coverage from LMCIT must decide whether to waive the statutory tort liability limits to the extent of the coverage purchased. The decision has the following effects:

- *If the member does not waive the statutory tort limits, an individual claimant could recover no more than \$500,000 on any claim to which the statutory tort limits apply. The total all claimants could recover for a single occurrence to which the statutory tort limits apply would be limited to \$1,500,000. These statutory tort limits would apply regardless of whether the member purchases the optional LMCIT excess liability coverage.*
- *If the member waives the statutory tort limits and does not purchase excess liability coverage, a single claimant could recover up to \$2,000,000 for a single occurrence (under the waive option, the tort cap liability limits are only waived to the extent of the member's liability coverage limits, and the LMCIT per occurrence limit is \$2,000,000). The total all claimants could recover for a single occurrence to which the statutory tort limits apply would also be limited to \$2,000,000, regardless of the number of claimants.*
- *If the member waives the statutory tort limits and purchases excess liability coverage, a single claimant could potentially recover an amount up to the limit of the coverage purchased. The total all claimants could recover for a single occurrence to which the statutory tort limits apply would also be limited to the amount of coverage purchased, regardless of the number of claimants.*

Claims to which the statutory municipal tort limits do not apply are not affected by this decision.

LMCIT Member Name:

Check one:

The member **DOES NOT WAIVE** the monetary limits on municipal tort liability established by Minn. Stat. § 466.04.

The member **WAIVES** the monetary limits on municipal tort liability established by Minn. Stat. § 466.04, to the extent of the limits of the liability coverage obtained from LMCIT.

Date of member's governing body meeting: _____

Signature: _____ Position: _____