

City of Ellendale
March 20th, 2025
Special Council Meeting to Discuss:
Street Repairs, Mil-overlays and Bonding;
Ordinance 2025-1 Amending Chapter 152 of the Ellendale City Code Relating to
Radio or Television Broadcasting Stations or Towers;
Resolution 2025-7 A Resolution Approving Publication of Ordinance 2025-1 By
Title and Summary

Agenda

6:30 Call Meeting to Order

1. Streets needing repair
 - Identify the streets to be mil-overlaid-prioritized
 - Any other repairs needed-identify discuss
 - Bonding or financing questions

7:00

2. Ordinance 2025-1
 - Explain the ordinance amendments
 - Any changes needed?
3. Resolution 2025-7
 - Review resolution for discrepancies with Ordinance 2025-1
 - Any changes needed?
4. Public Hearing
 - Set public hearing-if needed
5. Vote on Ordinance 2025-1
6. Vote on Resolution 2025-7

7:30 Adjournment

**MINUTES OF ELLENDALE
SPECIAL CITY COUNCIL MEETING
DISCUSS STREET REPAIRS; ORDINANCE 2025-1 & RESOLUTION 2025-7
THURSDAY, MARCH 20, 2025
6:30 PM**

Present: Mayor Scott Groth; Council Members; Jon Asplund, Joel Meyer, Scott Swanson, Charles Berg, City Clerk/Treasurer Steve Engel, Utilities & Maintenance Supervisor Josh Otto

Visitors: City residents: Laura Krenke, Cynthia Nelson, Sue Asplund. Property owner Daniel Petsinger, Independent Reporter Keith Haskell,

Call Meeting to Order: Meeting was called to order at 6:30 pm by Mayor Groth. The Pledge of Allegiance was recited.

Agenda

Motion to approve the agenda as printed made by Council member Asplund. Motion advanced by Council member Berg. Voice vote taken. All in favor. Motion passed.

1. **Streets needing repair.** Josh Otto received a new quote from Matt Carlson, Ulland Bros. for Commercial Street, including storm tile and 5" vs 4" to handle load. He also received quotes for 2 alleys between 3rd Street South, up to 5th Street South between 7th Avenue West & 6th Ave. West. The alley quotes were for 4" bituminous at \$11,972.50 each. Commercial Street was \$59,386.50. Josh talked to Brandon Flatness regarding the surface water runoff on 6th Ave E onto Commercial St. He suggested putting in a catch basin and routing the water under Commercial St and daylighting it on the private property on the west side of Commercial. The property owner claims Commercial St. is on his property. City Attorney Mark Rahrack will look into this before the city moves ahead with any road improvements involving Commercial St.

Council Member Meyer asked about the traffic on Commercial and if it merit the paving of it. Council Member Berg asked about where all the water ends up at. Josh Otto stated it all ends up down to 8th Ave and into the railroad ditch. Engel stated Brian Sarff from Bolton & Menk will be here Friday. He will ask Brian for his opinion on how to handle the water. We will postpone any work on Commercial until any legal issues and the water drainage can be resolved.

Mayor Groth asked Otto what streets he wanted to see done this year. Otto said 2nd Ave. North from 6th St to 5th St. that wasn't done last year. The 2" quote is \$15,182.00. 4" was \$28,492.70. This quote was just received.

Council Member asked if we should try to do more of 8th Ave. in Crown Ridge first so we are not blocking all the accesses to the residents in Crown Ridge.

Council Member Swanson listed the streets that are on the list to be done:

- 2nd Ave. North, mil overlay with a 2" overlay for \$15,182.00
- Start with the critical spots in Crown Ridge since they seem to be in the worse shape. We will do other streets, depending on what is left of the budgeted money, for the other streets on our list. There are 3 critical spots in Crown Ridge to address.
- School St. N. \$15,851.00 2" mil overlay.
- The two alleyways just added and quoted at \$11,972.00 each. 4" overlay

Josh suggested we start in Crown Ridge with the intersection of 8th Ave & Simplicity Drive by Arlen Brekke's. Do this area first and determine how much money it will take, and then move to the next area in

Crown Ridge. We can do however many streets we have money left, depending on how bad each section is, once Ulland's digs into the street.

Starting budgeted and SCA funds available	\$95,000.00
We will go with 2 nd Ave. N. at 2" mil-overlay	\$15,182.00
School St. N. at 2" mil-overlay	\$15,851.00
Alley between 3 rd St & 4 th St 4" mil-overlay	\$11,972.50
Alley between 4 th St & 5 th St 4" mil-overlay	<u>\$11,972.50</u>
Total	\$54,978.00
Balance of budget with SCA funds	\$40,022.00
Crown Ridge intersections	
8 th Ave and Simplicity Drive (Brekke)	\$ 8,000.00
8 th Ave and Rose Drive (Bergland)	\$ 8,000.00
8 th Ave. Corner by Lee's	<u>\$ 8,000.00</u>
Total	\$24,000.00
Mobilization Fee	<u>\$ 6,500.00</u>
Grand Total	\$85,478.00

This will leave some 2025 budget funds for unexpected repairs or overruns. Per Josh Otto, we do have 3 street digs that will require patching.

The State Purchasing Venture was looked at by Engel earlier. Motion to approve the Ulland quote for mil-overlay work listed above was made by Council Member Berg. Motion advanced by Council Member Swanson. Roll call vote taken. Mayor Groth Aye; Council Members: Asplund Aye; Berg Aye; Meyer Aye; Swanson Aye. All in favor. Motion passed.

City Attorney Rahrlick asked if the council's direction to Ulland is to do the streets in stages by priority? Per Josh Otto, we will ask them to start in Crown Ridge at the worst intersection and if they run into more issues to complete that section, we will eliminate the next areas as needed if we run out of funds.

2. Ordinance 2025-1 Mayor Groth went through the ordinance and read the sections defining what the ordinance was amending and removing from section 152. Sections 1, 2 and 3 are removing radio or television broadcasting stations or towers from the 3 districts; Ag, R-1 and R-2. Number 4, 152.219(C) is removing some words and adding a sentence defining where a commercial radio or telecommunications tower is designated as a permitted or conditional use.

The Conditional Uses the Ag District, R-1 District and the R-2 District for the installation of Commercial Radio or Telecommunication towers and antennae. City Attorney Mark Rahrlick summarized the changes. A radio or telecommunication broadcasting tower is a conditional use in R-1, R-2 and Ag districts. IF you delete those districts you are left with these to be a permitted conditional use in your industrial district. The change from "any" to "only is because you only have it in that one remaining district. Steve & I have discussed this we know we have some work to do to define what telecommunications is and to have further discussion on the different types of towers and antennae that make sense. But, in the meantime what you are doing is taking these uses out of your residential and ag districts. He also stated that this would put us in line with what Owatonna does. The allow a radio or telecommunications broadcasting tower in an industrial district and allows a station without a tower in a commercial district. He thinks this would be the first step that would put us inline with what Owatonna does and then we can have further discussions about different kinds of towers and what we mean by telecommunications. He stated that you have permitted uses and conditional uses allowed in your districts. The conditional uses require someone to come to you to get a permit. You have more control with a conditional use.

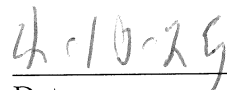
Again, we will have further discussions to define antennas and towers and what we want in the districts. Council Member Swanson remarked that we want to make the changes to meet what the residents want. That is our point of making any changes. It's about defining what's appropriate in each district. City Attorney Rahrlick stated the council would adopt the ordinance 2025-1 first and then the resolution for the title and summary to be published. Motion by Council Member Meyer to approve the original Ordinance 2025-1 Motion advanced by Mayor Groth. Voice vote taken. All in favor. Motion passed.

3. Resolution 2025-7 City Attorney Rahrlick explained the purpose of the resolution is the ordinance becomes affective when you have published the summary resolution. It costs more to publish the whole ordinance, so the summary resolution is published when the council authorizes the clerk to publish one versus an entire ordinance. Motion by Council Member Berg to approve authorizing the clerk to publish Resolution 2025-7 Title and Summary of Ordinance 2025-1. Motion advanced by Mayor Asplund. Voice vote taken. All in favor. Motion passed.
4. Public Hearing No public hearing is required. It was previously held on March 13, 2025.
5. Vote on Ordinance 2025-1 Voted upon.
6. Vote on Resolution 2025-7 Vote upon.

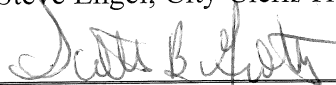
A motion was made by Council Member Asplund to adjourn the Council Meeting. Council Member Berg advanced. Motion carried, all in favor. The meeting was adjourned at 7:25 pm.



Steve Engel, City Clerk/Treasurer



Date



Scott Groth, Acting Mayor



Date

The Minutes are a true and exact copy of the Minutes as they appear in the City of Ellendale Minutes Book.