

**ELYSIAN CITY COUNCIL
REGULAR MEETING
FEBRUARY 10, 2025**

The Elysian City Council met in regular session on Monday, February 10, 2025, at City Hall at 6:00 pm.

Mayor McBroom presented retired Councilmember Bobby Houlihan with a plaque of appreciation. The Council thanked Houlihan for his dedicated service to the citizens of Elysian, City Council, EDA, and Park Board from November 2015 to January 2025.

The meeting opened with the Pledge of Allegiance to the US Flag.

Roll Call: Mayor Tom McBroom, Sr.; Councilmembers Paul Hunter (participated via Microsoft Teams), Dennis Schnoor, and Bryan Suemnick; City Administrator Lorri Kopischke; Public Works Director Ron Greenwald. Absent: Councilmember Derek Westby and City Attorney Jason Moran.

On motion by McBroom, seconded by Schnoor, all voting in favor, to approve the minutes of the January 13, 2025 Regular Meeting as presented.

On motion by Schnoor, seconded by Suemnick, all voting in favor, to approve the agenda of the February 10, 2025 Regular Meeting as presented.

Le Sueur County Captain Bruce Collins reported that there have not been any issues or concerns in the City. The area as a whole has been quiet.

Suemnick reported that there is a bad spot of ice on Lake Francis located west of the public access. Captain Collins will have that investigated.

Public Comment:

Max Venero, 209 Jill Lynn Circle, asked if the City was planning to build a new fire hall. Schnoor stated that there are no plans to build a fire hall at this time.

John Manning, 205 Park Avenue NE, expressed appreciation to Houlihan for all he has done for the City as a councilmember and on all the commissions he was a part of. It is fantastic to see a citizen step up and do what he did and to share his wealth of knowledge with the City.

McBroom opened the bids received for the lease of approximately 12 acres of tillable land (Parcel ID# 16.999.0310 and ID# 16.999.0300) for a term of three years ending December 31, 2027.

Bid #1: Roger Lamont - \$275 per acre.

Bid #2: Richard and Pamela Fischer - \$190 per acre.

McBroom asked Fischer if they would like to exercise the first right of refusal and meet the bid of \$275 per acre. Fischer stated they would.

On motion by Schnoor, seconded by Suemnick, all voting in favor, to award the bid for land lease of approximately 12 acres of tillable land (Parcel ID #16.999.0310 and ID# 16.999.0300) for the term of March 1, 2025 through December 31, 2027 to Richard Fischer, PO Box 417, Elysian, MN 56028 in the amount of \$275 per acre under first right of refusal.

Chris Short, representing Mount Juliet Holding Co., addressed the Council in regard to a short term rental license and future development for the property at and adjacent to 305 First Street North, Elysian. Short stated that he wanted to obtain a short term rental license for the property of 305 First

Street North and was told by City staff that a short term rental license would not be allowed at this location. He will tear the house down but a short term rental use would be better for the town at least for now until the property around it is developed. Short stated that he did not understand the ordinance that requires 1,000 feet between short term rental use licensed properties.

Short stated that he understands that he can use the property as a long term rental but that will drastically reduce the potential income compared to a short term rental. A short term rental will generate double the income.

The Council asked when renovations had started to turn this property into a VRBO. Short stated he has owned the property for three years. The owner passed away and he took possession and began renovations two months ago.

Hunter explained that the Short Term Rental Ordinance was amended in June 2024 and amended again in December 2024. A public hearing was held with each amendment. He asked if Short had submitted any comments during that amendment process. Hunter noted that during that process there was a great deal of public input from full-time residents who were concerned with short term rentals and the density of them within their neighborhoods. The density requirement was also based on review of other city's ordinances and density requirements for short term rental use. The Ordinance requires that only one (1) short term rental shall be allowed within 1,000 linear feet of an existing short term rental. 305 First Street N is located 475.5 feet from a currently licensed short term rental property.

Short stated that the annual taxes on the lot next to 305 First Street N are \$2,820 and it costs another \$1,000 to keep it mowed. He would like to use the property as a short term rental to cover those expenses. He explained that he does three-night rentals in his units. Short stated that the decision on the use of 305 First Street N will specifically make a difference on how he develops the vacant lot. Short asked the Council to change the Short Term Ordinance or to grant him a conditional use permit or he will not invest in development of the adjacent vacant lot.

Short stated he is asking for an exception to the density requirement of the short term rental license in this specific case due to the location of the property and the uses of the surrounding properties. The Council suggested that Short consider a long term rental for the property. Then there would not be a short term rental issue, and there would be a cash flow while a decision was being made on what to do with the property long term.

Public Works Greenwald reported that both of the electric heaters in the west wellhouse quit working last week. The heaters are identical. The cost to replace both heaters with the same heater (220V Marley) that is currently being used is \$4,335. The cost to replace both heaters with electric baseboard heaters (110V) is \$2,195. There would be some retrofitting required for the baseboard heaters.

Greenwald stated that he does not know the expected longevity of the baseboard heaters. Also, there are two baseboard heaters being used temporarily in the west wellhouse and they are having a difficult time maintaining a 40-degree temperature in the building.

On motion by McBroom, seconded by Schnoor, all voting in favor, to approve the purchase and installation of two Marley 220 electric heaters in the west wellhouse in the amount of \$4,335.

Greenwald presented an estimate from Sweeper Services, LLC for repairs to the 1996 Elgin Pelican SE street sweeper in the amount of \$15,750.00. There are too many repairs to be done on site. The

sweeper would need to be delivered to the shop in St. Paul. Quotes for that service were also provided as follows: 1. Cody Ulrich \$900 for round trip, 2. Steve James Excavating - \$750.00 each way, and 3. Affordable Towing of Mankato - \$855 each way.

Sweeper Services, LLC has also provided a flyer with photos and specs of a 2005 Elgin Pelican P street sweeper. The price with trade in of the 1996 street sweeper is \$31,500 plus delivery. Public Works Worker Doehling did test drive the 2005 street sweeper and it is a solid machine. It is from Ohio, has never been used in the snow, and is totally hydrostatic.

Greenwald suggested three options:

1. Repair the City-owned sweeper as quoted and keep the sweeper (\$15,750 plus transportation).
2. Trade in the City-owned sweeper and purchase the 2005 street sweeper (\$31,500 plus delivery).
3. Complete the most critical repairs on the city owned sweeper (\$6,000-\$8,000), purchase the 2005 sweeper from sweeper services (\$35,500 plus delivery) and sell the city owned sweeper outright (estimated revenue \$15,000).

The Council asked if there was any warranty on the new machine and asked to see a list of the parts replaced on the new sweeper.

After discussion there was Council consensus to make the critical repairs to the sweeper, discuss setting aside funds in future years budgets, and look to purchase a newer sweeper with less hours once there are more funds set aside.

On motion by McBroom, seconded by Schnoor, all voting in favor, to approve repair of the critical items on the City-owned street sweeper by Sweeper Services, LLC, in an amount not to exceed \$15,000 and to approve Cody Ulrich for the transportation in the amount of \$900 roundtrip.

Greenwald presented a quote from Kibble Equipment to purchase a John Deere 2038R Compact Utility Tractor and side discharge mower in the amount of \$30,939.08. The tractor will be used primarily for tilling at the park and mowing. This size is necessary to run the already owned City tiller and will allow for maneuverability around the playground equipment. This price includes turf tires.

Kibble in Mankato has the tractor in inventory. It is a 2024 model. It has a front, mid, and rear PTO so it can be used for tilling and mowing and in the future a blower could be purchased and used with this tractor.

Hunter asked Greenwald to obtain the depreciation and useful / end of life for the tractor for use in calculation of the depreciation of City assets.

On motion by Hunter, seconded by Schnoor, all voting in favor, to purchase the John Deere 2038R Compact Utility Tractor from Kibble Equipment Mankato in an amount not to exceed \$31,000.

Greenwald reported a blockage in the sanitary sewer system in Roemhildt's Water's Edge Third Addition. It appears that when the contractor connected this last section of the subdivision, pieces of left over pipe were used rather than one long section. Roots have been able to penetrate through the joints and into the pipe. James Bros was able to clear the blockage. Public Works will continue to monitor, and this section will be dug up and replaced in the Spring. Council asked that Greenwald check into the price of cure in place lining and obtain two bids for the project.

Greenwald reported a suspected water leak at the curb stop at 5 Egret Lane. Water was shooting out of the curb stop. Water was turned off and when turned back on, the water was not leaking. A Listening Service has checked the line, and no leak has been detected. Public Works will continue to monitor.

Public Works will begin the process of obtaining funding and repairing lead service lines in the City. The Council will continue to be updated in the process.

Discussion was held regarding the streetlights that were removed on Main Street. They will be listed for sale on League of Minnesota Marketplace.

Mayor McBroom introduced the resolution and was seconded by Councilmember Schnoor.

CITY OF ELYSIAN
LE SUEUR COUNTY, MINNESOTA
RESOLUTION NO. 941/25
DECLARING EQUIPMENT AS SURPLUS AND
AUTHORIZING THE SALE OF THE SAME

WHEREAS, The City Council of the City of Elysian, Minnesota has been advised by staff that the following items are no longer needed for current or future municipal operations:

Fourteen (14) streetlights, six (6) globes, and six (6) bulbs.

AND WHEREAS, The value of these items is estimated to be less than \$25,000,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ELYSIAN, AS FOLLOWS:

1. The Council declares the property listed above as surplus.
2. The Council authorizes the disposal of said property by advertising it for sale on the open market pursuant to Minn. Stat. §471.345 to the highest offer within 60 days of posting availability. The City reserves the right to refuse any offer. Buyer will need to pick up within 15 days of agreed upon sale.
3. Pursuant to Minn. Stat. §15.054, the property will not be sold to a city officer or employee.
4. All sales shall be final, and the property is to be sold in "as-is" condition.

Upon vote being taken:

Councilmembers voting in the affirmative: Hunter, McBroom, Schnoor, Suemnick

Councilmembers voting in the negative: None

Adopted by the City Council of the City of Elysian this 10th day of February, 2025.

Approved:

Tom McBroom Sr., Mayor

Attested:

Lorri Kopischke, City Administrator

On motion by Schnoor, seconded by Suemnick, all voting in favor, to approve the appointment of Dan Engebretson to the Planning and Zoning Commission – 3 year term.

On motion by Schnoor, seconded by Suemnick, all voting in favor, to accept the resignation as Fire Fighter from the Elysian Fire Department from Eric Muellerleile effective January 1, 2025.

On motion by Schnoor, seconded by Suemnick, all voting in favor, to accept the resignation as Fire Fighter from the Elysian Fire Department from Joel LaFrance effective February 1, 2025.

The Final Water Treatment Plant Reverse Osmosis Pilot Report has been submitted to SEH Engineering.

The Third Annual Future of Southern Minnesota Lakes Conference will be held March 21-22, 2025 at the Mayo Clinic Health System Event Center in Mankato.

The Le Sueur County 2025 Board of Review & Equalization (Open Book) will be held April 15, 2025 from 10:00 am to 6:00 pm at the Le Sueur County Government Center (Courthouse), Le Center.

The Waseca County 2025 Local Board of Appeal & Equalization (Open Book) will be held April 22, 2025 from 1:00 to 3:00 pm at the Waseca County Courthouse, 307 State Street, Waseca.

On motion by Schnoor, seconded by Suemnick, all voting in favor, bills, payroll, and transfers were approved in the amount of \$668,741.19.

Public Comment:

Suemnick stated that he will be submitting his resignation as Councilmember as he is moving out of City limits. He appreciates all that he has learned by being on the City Council. It has been very educational. He knows that there are a lot of good candidates for his seat.

The Council expressed their appreciation for all that Suemnick has brought to the Council. He will be missed.

Mark Sybilrud, 514 Lake Avenue NW, presented the “Home of Rose Hollermann” and “Home of Jerry Terrell” signs.

On motion by McBroom, seconded by Schnoor, all voting in favor, to adjourn the meeting at 8:11 pm.

Approved:

Tom McBroom, Sr., Mayor

Attested:

Lorri Kopischke, City Administrator