

**ELYSIAN CITY COUNCIL  
REGULAR MEETING  
MARCH 9, 2026**

The Elysian City Council met in regular session on Monday, March 9, 2026, at City Hall at 6:00 pm.

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

Roll Call: Mayor Dennis Schnoor; Councilmembers Steve Hoppe, Bobby Houlihan, Derek Westby; City Administrator Lorri Kopischke; Public Works Director Ron Greenwald; Absent: Councilmember Paul Hunter and City Attorney Jason Moran.

On motion by Westby, seconded by Houlihan, all voting in favor, to approve the agenda of the March 9, 2026 Regular Meeting with the following addition:

7b. Set Public Hearing for Consideration of Off-Sale Liquor License for Pit Stop Liquor, 205 State Highway 60 East, for April 13, 2026 at 6:20 pm.

Le Sueur County Chief Deputy Nick Greenig reported there was a structural fire on Park Avenue NE last weekend. The Fire Department did an excellent job of containing the fire and only minor injuries were reported.

Schnoor noted that the overnight traffic speeds on State Hwy 60 have increased recently.

Greenwald reported that there are three cars parked at the Wayside Rest every night just before 10:00 pm who are leaving behind cans in the parking lot.

Public Comment: None.

On motion by Houlihan, seconded by Westby, all voting in favor, to approve the Consent Agenda which includes the following items:

- Minutes approval – February 9, 2026 Regular Meeting and February 25, 2026 Emergency Meeting.
- Approval of bills, payroll, and transfers - \$125,011.15.

Ben Byron, City Building Inspection Services, LLC, presented a proposed contract and fee increase for building code enforcement services. The proposed fee increase will update to the 2026 fixed fee schedule from the 2019 fixed fee schedule. The building permit fee split will increase from 50/50% to 55/45% and fixed fees will increase from 60% to 90%. The new fees will become effective May 1, 2026.

The City Attorney has reviewed and approved the proposed City Building Inspection Services, LLC contract as presented.

On motion by Schnoor, seconded by Westby, all voting in favor, to approve the contract between the City of Elysian and City Building Services, LLC as presented.

On motion Houlihan, seconded by Westby, all voting in favor, to set a Public Hearing for consideration of the City Building Inspection Services, LLC fee increase from the 2019 fixed fee schedule to the 2026 fixed fee schedule for April 13, 2026 at 6:10 pm.

The Council considered Resolution No. 993/26 – Adopting Findings of Facts and Reasons for Approval for Variance Application of Matt Kretlow at 128 Willow Point Drive.

The Planning and Zoning Commission held a public hearing on February 10, 2026 to consider a variance request to allow the Kretlows to demolish a cabin and build a residential structure on the

non-conforming lot of 9.712 square feet, with a setback from the OHWL of 22.8 feet which is an improvement from the current setback of 14.3 feet, and an impervious lot coverage of 36.8% when the maximum impervious surface allowed is 25%.

The variance request was sent to the DNR for comment. Todd Piepho, Area Hydrologist, cited MN Statute 462.357. That Statute would require the applicant to combine PID# 16.415.0300 with one of the adjacent parcels (16.411.0950/16.411.0960) that are under the same ownership, to make a single conforming lot of record.

The City Attorney concurred with the interpretation of MN Statute 462.357.

The Kretlows revised their request and presented at the March 3, 2026 Planning and Zoning meeting. The plan now includes the combination of PID# 16.415.0300 and PID# 16.411.0950. The lot combination results in a lot area of 24,264 square feet, a proposed impervious lot coverage of 3,842 square feet (15.8%), and a setback from the OHWL of 22.8 feet.

The Kretlows have also provided a comprehensive rain garden and landscaping plan.

The DNR and the City Attorney have approved the revised variance request contingent on the lot combination and including the rain garden and landscaping plan.

The Planning and Zoning Commission is recommending approval of the variance request from Matt Kretlow, 128 Willow Point Drive with the following conditions:

1. That the submitted rain garden and landscaping plan be implemented.
2. Contingent on the completion of the lot combination of PID# 16.415.0300 and PID# 16.411.0950 and recording thereof to result in a lot area of 24,264 square feet.

This recommendation is made based on the following findings of fact:

1. Reasonableness: This request is reasonable as it improves the setback from the OHWL from the existing 14.3 feet to 22.8 feet. The resulting location of the home will line up with the other homes and will not impede sight lines.
2. Uniqueness: This is an older neighborhood, and the cabins have traditionally been built close to the lake. The depth of the lakeside area of the lot does not allow for the home to be built further back from the OHWL.
3. Essential Character: The proposed rain garden and landscape plan are key to maintaining the essential character of the locality and preserving the look of the lakeshore and neighborhood. The surrounding homes on the lakeshore are located within the 75 foot OHWL setback so this structure will fit in with the others.

Councilmember Westby introduced the resolution and was seconded by Councilmember Hoppe.

CITY OF ELYSIAN  
LE SUEUR COUNTY, MINNESOTA  
RESOLUTION NO. 993/26  
RESOLUTION ADOPTING FINDINGS OF FACT AND REASONS  
FOR APPROVAL FOR VARIANCE APPLICATION  
OF MATT KRETLOW AT 128 WILLOW POINT DRIVE

FACTS

1. Matt Kretlow is the owner of a parcel of land located at 128 Willow Point Drive, Elysian, Minnesota; and,
2. The subject property is legally described as found on Exhibit A (to be attached upon completion of lot combination); and,

3. Matt Kretlow has applied to the City for a variance to build a residential structure as described in Exhibit B.
4. The proposal would vary from City of Elysian Code of Ordinance Chapter 156 Shoreland Overlay Zone §156.091 General Standards (A) (1) (a) Minimum Setback OHWL 75 feet in that the requested setback will be 22.8 feet from the OHWL.
5. Following a public hearing on the application held on February 10, 2026 and subsequent meeting on March 3, 2026, the Elysian Planning and Zoning Commission has recommended approval of the requested variance with the following conditions:
  - a. That the submitted rain garden and landscaping plan be implemented.
  - b. Contingent on the completion of the lot combination of PID# 16.415.0300 and PID# 16.411.0950 and recording thereof to result in a lot area of 24,264 square feet.
6. The City Council of the City of Elysian reviewed the requested variance at its meeting of March 9, 2026.

APPLICABLE LAW

7. Minnesota Statute Section 462.357, subd. 6 provides:
  - a. Variances shall only be permitted (a) when they are in harmony with the general purposes and intent of the ordinance and (b) when the variances are consistent with the comprehensive plan.
  - b. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the zoning ordinance. "Practical difficulties," as used in connection with the granting of a variance, means that (a) the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance; (b) the plight of the landowner is due to circumstances unique to the property not created by the landowner; and (c) the variance, if granted, will not alter the essential character of the locality.

CONCLUSIONS OF LAW

8. The requested variance is in harmony with the purposes and intent of the ordinance.
9. The requested variance is consistent with the comprehensive plan.
10. The property owner does propose to use the property in a reasonable manner because it improves the setback from the OHWL from the existing 14.3 feet to 22.8 feet. The resulting location of the home will line up with the other homes and will not impede sight lines.
11. There are unique circumstances to the property not created by the landowner because this is an older neighborhood, and the cabins have traditionally been built close to the lake. The depth of the lakeside area of the lot does not allow for the home to be built further back from the OHWL.
12. The variance will maintain the essential character of the locality because the proposed rain garden and landscape plan are key to maintaining the essential character of the locality and preserving the look of the lakeshore and neighborhood. The surrounding homes on the lakeshore are located within the 75 foot OHWL setback so this structure will fit in with the others.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Elysian, Minnesota, that the application to issue a variance to allow Matt Kretlow to build a residential structure so as to deviate from City of Elysian Code of Ordinance Chapter 156 Shoreland Overlay Zone §156.091 General Standards (A) (1) (a) Minimum Setback OHWL 75 feet in that the requested setback will be 22.8 feet from the OHWL is hereby approved with the following conditions:

- a. That the submitted rain garden and landscaping plan be implemented.
- b. Contingent on the completion of the lot combination of PID# 16.415.0300 and PID# 16.411.0950 and recording thereof to result in a lot area of 24,264 square feet.

All voting in favor. Motion passed unanimously.

Adopted by the City Council of Elysian on this 9<sup>th</sup> day of March 2026.

Approved:

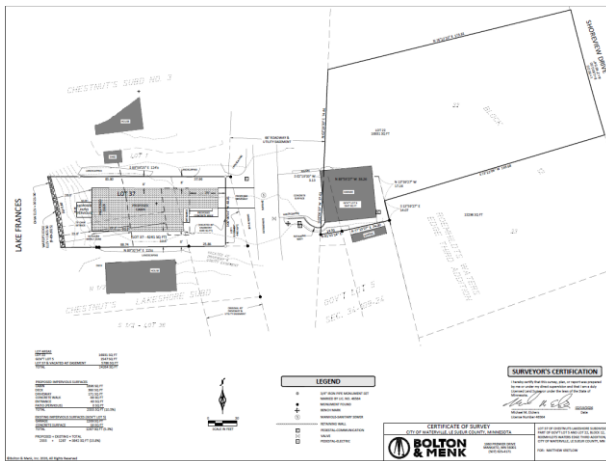
\_\_\_\_\_  
Mayor

Attested:

\_\_\_\_\_  
City Clerk

Exhibit A  
(Insert Legal Description)

Exhibit B



Kim Denn, Planning and Zoning Commissioner, provided an overview of a presentation made to the Planning and Zoning Commission on February 10, 2026 by Tina King, President, Lake Francis Association.

The presentation provided facts about Lake Francis and the work that Lake Francis Association does on behalf of the lake. The main concern of the Association members is the high lake levels. The high water results in shoreline erosion, This erosion results in need for landscaping and riprap and boulder walls, exacerbates wave action from recreational boats, and contributes to water quality impairment with nutrients and soil runoff.

Suggested possible ways to address the rising water levels on Lake Francis include cleaning and keeping the culvert between Lake Francis and Tustin Lake free of sand, addressing sand coming from the City beach, City planning to include water storage, long term planning to increase culvert size, and mindful variance requests and ordinances.

Denn urged Councilmembers to discuss these issues with the County Commissioners and to request that the County clean out the culvert more than one time per summer.

Public Works Director Greenwald presented a quote for Stainless Steel Guide Rails for Lift Station #1 from McNeilus Steel in the amount of \$1,733.52.

On motion by Houlihan, seconded by Westby, all voting in favor, to approve the purchase of stainless steel guide rails for Lift Station #1 from McNeilus Steel in the amount of \$1,733.52.

Greenwald presented a proposal from WW Blacktopping, Inc. for three watermain gravel patches (2<sup>nd</sup> Street NE, Frank Avenue NE, and Shoreview Drive) in the amount of \$4,785.00 and pave asphalt as discussed on Lake Avenue NW for a total amount of \$8,092.00.

On motion by Westby, seconded by Houlihan, all voting in favor, to approve the proposal from WW Blacktopping in the amount of \$12,877.00 for three watermain gravel patches and pave asphalt on Lake Avenue NW.

Greenwald presented a proposal from WW Blacktopping, Inc. to repair heaving pavement on Shoreview Drive in the amount of \$6,830.00. It was noted that the pavement is starting to break apart near this heaving.

Greenwald explained that it may be advantageous to wait on this proposal and see how the frost going out of the streets affects the heaving and the payment at the intakes. The two choices in the Roemhildt Addition would be to spot repair the intake and the heaving and then seal coat the entire roadway or to do an overlay on the entire roadway. A better assessment can be made once the frost is out of the ground.

On motion by Westby, seconded by Houlihan, all voting in favor, to reassess the condition of the street in the Roemhildt Addition and discuss at the April Council meeting.

Greenwald presented an estimate from Pearson Bros., Inc. for sealcoating the streets that were reconstructed in the 2023 Street and Utility Improvement Project in the amount of \$27,762.18. He noted that if the Council would decide to sealcoat Roemhildt Addition this year in conjunction with this project, the material price would decrease per square yard.

On motion by Westby, seconded by Hoppe, all voting in favor, to table consideration of the sealcoating estimate from Pearson Bros., Inc. to the April Council meeting to determine if the roadway in Roemhildt Addition will be seal coated this year and if a lower price would be available.

Greenwald asked the Council for color and logo suggestions for the presentation for water tower painting. It has been suggested that the top be a lighter color and the bowl be a darker color. The darker color will not show dirt as easily. The logo can be on one side of the tower and the City name on the other side.

There was Council consensus to utilize the top half of the new logo and request that it be painted on two sides of the crown. Two colors schemes were suggested: cream on top with blue on the bottom and red on top with blue on the bottom.

SEH Engineering submitted a memorandum providing a summary of estimated project costs and current funding sources available to fund the water treatment plant project and discuss important deadlines associated with the project and project funding.

1. FY2023 Special Appropriations Funds (General Fund)
  - a. \$3.5M (Grant)
  - b. City must enter into funding agreement by 12/31/2027 or funds are put back into the state General Fund.
  - c. City must show other necessary funding in-hand prior to award.
  - d. Construction can begin at any time, but funds won't be available before the funding agreement is executed.
2. FY2026 Congressionally Directed Spending

- a. \$1.0M (Grant)
  - b. City notified of the award in January 2026.
  - c. Funds will likely be routed through EPA.
  - d. Currently waiting for direction as to what needs to be completed to receive the funds.
3. Drinking Water Revolving Fund (DWRf)
- a. Up to \$4.1M (Below market rate loan and grant)
  - b. Project status on FY2026 DWRf lists:
    - i. Project Priority List (PPL) – Project is ranked 6 out of 1199 projects.
    - ii. Intended Use Plan (IUP) – Project is listed in Part A Fundable: Carryover Projects.
  - c. SEH reached out to PFA to get an estimated funding package based on current estimated project costs and funding sources. PFA provided the following *preliminary* funding package estimate based on current (March 4, 2026) interest rates, including discounts. A firm loan and grant offering can be offered after an application is completed.
    - i. \$616,693 grant
    - ii. \$3,228,602 loan with a 30-year term at 3.110% interest rate

The City of Elysian has an active compliance agreement with the Minnesota Department of Health (MDH) as a result of the city's water system exceeding the maximum contaminant level (MCL) for combined radium as defined in the National Primary Drinking Water Regulations in the Safe Drinking Water Act.

- By July 1, 2026 – Secure funding for installation.
- By October 1, 2026 – Advertise the project for bid.
- By November 30, 2026 – Provide MDH with final construction schedule.
- By January 1, 2027 – New compliance agreement schedule.

The Council discussed the costs of waiting and not moving forward with the construction of the water treatment plant.

- Lose the \$3.5M Grant FY2023 Special Appropriations Funds (General Fund).
- Take a \$536,000 loss of the City funds already invested in the project.
- MDH could start to fine the City for not complying with the MDH Compliance Agreement.
- The cost of the water treatment plant construction will continue to increase with inflation.

The Council discussed the benefits to the City and the residents of moving forward with construction of the water treatment plant.

- All water will be treated with reverse osmosis.
- Waters softeners and salt will no longer be needed.
- Expensive filter systems and filters will no longer be needed.
- Magnesium, nitrates, iron, and chloride will all be removed.

On motion by Hoppe, seconded by Westby, all voting in favor, to move forward with SEH Engineering to the next steps of the process of construction of the water treatment plant.

Bob Silver, 108 First Street South, experienced a leak at the water clean out connection of his mobile home. The connection was fixed. The fix did not hold and the connection leaked again. The connection was fixed. The fix did not hold and the connection leaked again. Mr. Silver is requesting credit for the sewer charges due to the leak due to the water flowing onto the ground and into Lake Elysian. The water did not flow into the sanitary sewer system.

Water loss:

1/20/2026 – 2/17/2026: 174,587 gallons. Average amount of usage for this period is 3,653 gallons. Staff recommends a credit of 170,934 gallons in the amount of \$1,282.00.

2/21/2026 – 2/24/2026: 37,055 gallons. Average amount of usage for this period is 487 gallons. Staff recommends a credit of 36,569 gallons in the amount of \$274.26.

2/28/2026 – 3/5/2026: 37,085 gallons. Average amount of usage for this period is 608 gallons. Staff recommends a credit of 36,477 gallons in the amount of \$273.57.

Total Credit: \$1,829.83

On motion by Houlihan, seconded by Westby, all voting in favor, to direct staff to issue a credit for sewer charges in the amount of \$1,829.83 due to the fact that the water did not enter the City sanitary sewer system.

The Council reviewed the renewal quote for the All Traffic Solutions 36 month App Traffic Suite and Premier Care Plan for the traffic speed sign in the amount of \$3,825.00. The TrafficCloud Subscription allows you to continue to: Remotely manage the sign, Generate certain reports (Compliance & Risk, Enforcement Priorities, Extended Speed Summary, and Effectiveness Reports), Receive alerts (tamper, low battery, high speed), GPS tracking, Premier Care Warranty (which covers manufacturing related repairs at 100% as well as 50% off of repairs due to vandalism, 50% off applicable batteries and accessories.)

On motion by Westby, seconded by Schnoor, all voting in favor, to approve the renewal quote with All Traffic Solutions for the App Traffic Suite and Premier Care in the amount of \$3,825.00.

The Council discussed 2026 mosquito control. Staff was directed to obtain quotes and provide to Council for consideration at a future meeting.

On motion by Schnoor, seconded by Westby, all voting in favor, to set a Special Meeting for Water Tower Maintenance Quote Presentations for March 16, 2026 at 5:30 pm.

On motion by Westby, seconded by Houlihan, all voting in favor, to set a Special Meeting to receive the 2025 Audit Report for April 13, 2026 at 5:00 pm.

Pit Stop Liquor has requested an off-sale liquor license for their business at 205 State Highway 60 East.

On motion by Westby, seconded by Houlihan, all voting in favor, to set a Public Hearing to consider the request for an off-sale liquor license for Pit Stop Liquor, 205 State Highway 60 East for April 13, 2026 at 6:20 pm.

Sky Warn Training will be held March 30<sup>th</sup> at 6:30 pm at the Le Sueur County Justice Center. Registration is required.

Severe Weather Awareness Week is April 13 – 17, 2026. The Tornado Drill Day is Thursday, April 16<sup>th</sup> with drills at 1:45 and 6:45 pm.

The Le Sueur County 2026 Board of Review & Equalization is scheduled for April 14, 2026 from 10:00 am to 6:00 pm at Le Sueur County Government Center – Open Book.

The Waseca County 2026 Board of Appeal & Equalization is scheduled for April 21, 2026 from 1:00 to 3:00 pm, at Waseca County Courthouse – Open Book.

The Elysian Spring Clean Up will be held May 16, 2026 from 8:00 to 11:00 am in the Lake Francis Park parking lot.

Public Comment: None.

On motion by Houlihan, seconded by Hoppe, all voting in favor, to adjourn the meeting at 7:19 pm.

Approved:

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Dennis Schnoor, Mayor

Attested:

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Lorri Kopischke, City Administrator