

**ELYSIAN CITY COUNCIL
REGULAR MEETING
AUGUST 10, 2026**

The Elysian City Council met in regular session on Monday, August 10, 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, Paul Hunter, and Derek Westby; City Administrator Lorri Kopischke; Public Works Director Ron Greenwald; City Attorney Jason Moran. Absent: None.

On motion by Houlihan, seconded by Hoppe, all voting in favor, to approve the agenda of the August 10, 2026 Regular Meeting with the following additions:

4a. County Commissioner Steve Rohlfig.

11f. Agreement for Professional Services SEH Engineering: Verizon Upgrade – Elysian Water Tower.

Le Sueur County Captain Matt Shouler stated that the City of Elysian is business as usual. He reported that there have been some changes at the Sheriff's Office including the retirement of Patrol Sergeant Dan Tousley, and Shouler has been promoted to Captain. There is an opening for the Investigative Sergeant position.

Schnoor stated that the night of National Night Out after the bars closed there was a guy on a Harley that was quite loud.

Hunter stated that he has noticed it more this year than others that young kids are driving golf carts, and riding e-bikes and e-scooters on City Streets and County Roads. This is very dangerous.

Le Sueur County Commissioner Steve Rohlfig noted item #9 on the agenda is the Memorandum of Understanding between the City of Elysian and Le Sueur County for the Culvert under County Road #11. He thanked City Attorney Moran and Councilmember Hunter for their work on that document. He will stay and be available for questions on that item.

The County will receive the Highway Safety Plan by September. The Plan will identify corridors with increased risk for incidents and items to address the issues such as signage and lighting.

The Highway Department is currently shouldering, overlay, and finishing road projects.

Westby noted that the curb and gutter at 309 First Street N is completed and asked if the County will be repairing the blacktop. Rohlfig will discuss this with the County Engineer.

Public Comment:

Mark Sybilrud, 514 Lake Avenue NW, asked if there was progress on the water treatment plant. The Council noted that the project is moving forward and SEH Engineering will be providing an update at the next Council meeting,

Leo Brown, 117 Willow Point Drive, complimented the well done and organized National Night Out Event. He complimented the Planning and Zoning Commission, especially Dan Engebretson on an excellent meeting and their professionalism while trying to adhere to City codes and yet be flexible to

try to help the people to find a solution that meets the middle ground. He suggested that while people come to the meeting with the answers to the three practical difficulty questions, it may be good to have them also come with the reality of what compromise they are willing to entertain. What are they willing to do to meet in the middle and still get what they need. Brown stated that he is in favor of better water and an RO system, but he keeps hearing that the homeowners will not need an RO system with the new water treatment plant. He stated that this is probably not the case. He asked if the water hydrants would still need to be flushed every month.

Schnoor stated that once the water treatment plant is running, the Council hopes that in home RO systems and drinking water systems will not be needed, and flush only once per year.

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

- a. Minutes approval – July 13, 2026 Regular Meeting and July 28, 2026 Workshop Meeting.
- b. Approval of bills, payroll, and transfers - \$280,115.67.
- c. Approval of Resolution No. 1010/26 – Accepting a Donation to the Fire Department from Compeer Financial in the amount of \$7,500.

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

CITY OF ELYSIAN
LE SUEUR COUNTY, MINNESOTA
RESOLUTION NO. 1010/26
RESOLUTION ACKNOWLEDGING AND ACCEPTING
A DONATION FOR THE FIRE DEPARTMENT

WHEREAS, the City of Elysian has received a donation in the amount of \$7,500.00 from Compeer Financial as an Emergency First Responder Grant.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF ELYSIAN, MINNESOTA THAT: the City Council of the City of Elysian acknowledges and accepts a donation from Compeer Financial as an Emergency Fire Responder Grant in the amount of \$7,500.00.

Upon vote being taken:

Council Members voting in the affirmative: Hoppe, Houlihan, Hunter, Schnoor, Westby.

Council Members voting in the negative: None.

Adopted by the City Council of the City of Elysian this 10th day of August, 2026.

Approved:

Dennis Schnoor, Mayor

Attested:

Lorri Kopischke, City Administrator

Jacob Lee, owner of the property at 406 State Highway 60 West, reported that he does have a potential buyer for the car wash. He asked if the Council would consider some type of break on the utility bill to incentivize and give an initial break to a new owner until they were able to get the car wash up and running to its full potential.

City Attorney Moran asked if Lee was asking for the charges to be waived completely. Lee stated that yes, he is requesting that the water charges be waived for a period of one to two years. It is the biggest utility cost for the property. He does have a potential buyer.

Moran stated that legally this would set a precedent. The Council would have to explain to other businesses why the car wash was being treated differently.

Westby asked about EDA participation. Moran stated that the EDA should not be paying other people's bills.

Moran confirmed that this would be the biggest water user in the City. He suggested the Council could consider a tiered system. Different tiers of pricing would be established based on volume of water usage.

Moran stated that he would gather examples of tiered pricing for Council review.

The Council thanked Lee for addressing the Council and acknowledged that the reopening of the car wash is beneficial to the community. They will review options of tiered pricing. Westby suggested that Lee invite the new / potential owner to visit the EDA and learn about low interest funding.

Tim and Laurie Lloyd, 3 Roots Beach Lane, have applied for a variance for impervious lot coverage to exceed 25% to build an accessory building on their lot in the R-1 Shoreland District. The lot area is approximately 23,312 square feet. The original request was for an accessory building of 30 by 45 feet or 1,350 square feet. The resulting impervious lot coverage would be 7,252 square feet or 31%.

The request was forwarded to the DNR for comment. The DNR commented on the variance request as follows:

"Good Morning Lorri,

Thanks for passing this along. I have the following comments to add:

1. If the impervious surface exceeds 25% secondary actions to store/retain that water should be looked at. Since the proposal for impervious is set at 31% I would recommend that onsite water storage be looked into further to retain the additional water above the 25%.

2. If onsite storage is not feasible, a native riparian buffer could be added as a condition along the length of the property (minus a small access for a dock/recreation). This buffer should include native plants, preferable deep rooted native grasses and forbs, to allow for water infiltration into the soil profile before surface water reaches the lake. If the buffer option is chosen by the board I would recommend that it be placed in perpetuity and occasional compliance checks be made to verify that the buffer is still in place and functioning.

If you have any specific questions or would like to chat please feel free to give me a call. Have a good week.

Todd Piepho

*Area Hydrologist | Ecological and Water Resources
Minnesota Department of Natural Resources"*

The Planning and Zoning Commission held a public hearing on August 4, 2026 to consider the request. The Commissioners suggested the following modifications to the request:

1. Remove a small portion of the existing driveway (a strip 2 panels wide on the west side of the driveway). This area could still be used for parking but must have a pervious surface.
2. Reduce the size of the accessory building to 26 by 40 feet or 1,040 square feet.
3. Plant a buffer strip of native plants directly south of the shed 6 feet wide for two-thirds the length of the building.

The resulting impervious lot coverage is 6,569 square feet or 28.1% impervious lot coverage.

With that modification, the Planning and Zoning Commission recommends approval of the variance request for 3 Roots Beach Lane.

Mayor Schnoor introduced the resolution, it was seconded by Councilmember Westby and passed unanimously.

CITY OF ELYSIAN
LE SUEUR COUNTY, MINNESOTA
RESOLUTION NO. 1011/26
RESOLUTION ADOPTING FINDINGS OF FACT AND REASONS
FOR APPROVAL FOR VARIANCE APPLICATION
OF TIM AND LAURIE LLOYD AT 3 ROOTS BEACH LANE

FACTS

1. Tim and Laurie Lloyd are the owners of a parcel of land located at 3 Roots Beach Lane, Elysian, Minnesota; and,
2. The subject property is legally described as PID# 16.455.0160, Lots 18, 19, and 20 in Roots Beach, Le Sueur County, Minnesota; and,
3. Tim and Laurie Lloyd have applied to the City for a variance to build an accessory structure as described in Exhibits A and B.
4. The proposal would vary from City of Elysian Code of Ordinance Shoreland Overlay Zone §156.091 General Standard (A)(1)(a) Lot Coverage 25% maximum in that it would result in a Lot Coverage of 28.1%.
5. Following a public hearing on the application, the Elysian Planning and Zoning Commission has recommended approval of the variance on August 4, 2026 with the following conditions:
 - a. Remove a small portion of the existing driveway (a strip 2 panels wide on the west side of the driveway). This area could still be used for parking but must have a pervious surface.
 - b. Reduce the size of the accessory building to 26 by 40 feet or 1,040 square feet.
 - c. Plant a buffer strip of native plants directly south of the shed 6 feet wide for two-thirds the length of the building.
6. The City Council of the City of Elysian reviewed the requested variance at its meeting of August 10, 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 the proposed structure will not increase the impervious lot coverage on the property due to the removal of the two existing sheds and a portion of the concrete driveway. The buffer on the south side of the proposed structure will screen the runoff before it reaches the lake.
11. There are unique circumstances to the property not created by the landowner because the property contains a naturally low area that presents unique drainage challenges not commonly found on the surrounding lots. Grading associated with the proposed structure will improve the drainage of the property as well as the required native buffer seeding. The applicants have also removed two smaller sheds from their property in preparation for this build and reduced the size of the driveway, minimizing the overall impact of the proposed project.
12. The variance will maintain the essential character of the locality because the proposed accessory structure will be complimentary to the existing house. It will maintain the essential character of the area as many of the lakeside homes in this area have a larger sized boat shed for storage on the lot.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Elysian, Minnesota, that the application to issue a variance to allow Tim and Laurie Lloyd to build a 26 by 40 square foot accessory structure so as to deviate from City of Elysian Code of Ordinance Shoreland Overlay Zone §156.091 General Standard (A)(1)(a) Lot Coverage 25% maximum in that it would result in a Lot Coverage of 28.1% is hereby approved with the following conditions:

- a. Remove a small portion of the existing driveway (a strip 2 panels wide on the west side of the driveway). This area could still be used for parking but must have a pervious surface.
- b. Reduce the size of the accessory building to 26 by 40 feet or 1,040 square feet.
- c. Plant a buffer strip of native plants directly south of the shed 6 feet wide for two-thirds the length of the building.
- d. That the requirements listed above be completed prior to August 10, 2028.

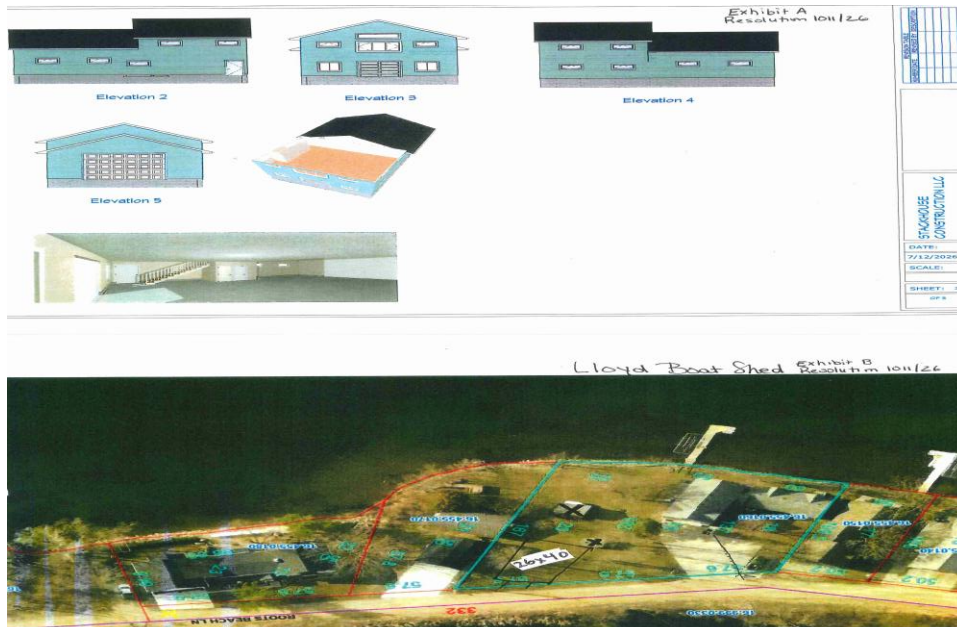
Adopted by the Elysian City Council on this 10th August, 2026.

Approved:

Dennis Schnoor, Mayor

Attested:

Lorri Kopischke, City Administrator



The Council considered Ordinance No. 132/26 – An Ordinance Amending Elysian City Code §156.118 – Pertaining to Accessory Buildings and Dwelling Units Prohibited. The City of Elysian currently prohibits dwelling units in accessory buildings and this is enforced via Elysian City Zoning Code §156.118. §156.118 is a bit ambiguous and difficult to enforce. The Planning and Zoning Commission is recommending adoption of Ordinance No.132/26 that contains more succinct language and definition.

On motion by Westby, seconded by Hoppe, all voting in favor, to set a public hearing to receive public input and consideration of adoption of Ordinance No. 132/26 for September 14, 2026 at 6:10 pm.

The Council considered Ordinance No. 133/26 – An Ordinance Amending Elysian City Code §156.121 – Pertaining to Accessory Structure Standards. This amendment adds (C) Prohibited Location: (3) Within 3 feet of a neighboring property line; it addresses permitting requirements; and, it also prohibits an accessory structure that consists of a semitrailer, railroad storage car, shipping container, or other such mobile storage container except for construction storage containers used during construction provided all required permits are obtained for the project, the project remains in full compliance with the City's Ordinances, and the trailer is removed upon completion of the project.

The Council asked if this affects these types of containers that are currently located in the City. Moran stated that they are grandfathered in and if they become an issue they will be addressed via the public nuisance ordinance.

On motion by Hunter, seconded by Westby, all voting in favor, to set a public hearing to receive public input and consideration of adoption of Ordinance No. 133/26 for September 14, 2026 at 6:15 pm.

Hunter presented a Memorandum of Understanding (MOU) between Le Sueur County and the City of Elysian that clarifies and defines the roles and responsibilities with regard to the culvert that is under County Road #11 and connects Lake Francis and Lake Tustin.

The process of drafting this MOU began with a meeting with representatives of the DNR, the Lake Francis Association (LFA), the City of Elysian, and the County Engineer and Commissioner. That information was then presented to the County Administrator and County and City Attorneys.

A final draft is being presented for consideration tonight. The MOU describes the County's responsibility for the inside of the culvert and the apron on both sides. The County, at its sole and exclusive discretion, will remove any debris or blockages that have potential to damage the culvert or materially affect the designed hydraulic capacity of the culvert. The City, at its sole discretion, may visually inspect the culvert and may remove minor obstructions from the apron of the inlet or outlet of the culvert as provided for in the annual Municipal Maintenance Agreement between the City and the County.

The Lake Francis Association is free to apply to the MN DNR for any relevant permits to remove sand or sediment that is deposited in front of, or behind the culvert, and shall do so at its own cost and its own liability. The City may allow, at its sole discretion, placement of the material removed at a designated location no more than once per year. The County may provide transportation of the material at its sole discretion.

The purpose of the MOA is to help everyone understand their responsibility with regard to this issue.

Westby asked if the LFA is in agreement with the MOU? Hunter explained that this is a two-party agreement between the City of Elysian and Le Sueur County. The LFA has been named to allow the removal of sediment and assistance with storage and transportation of sediment. Those resources will not be offered to other entities.

Commissioner Rohlfing noted that Le Sueur County does hold a permit with the DNR to excavate sediment from both sides of the culvert through 2027. The County did inquire about transferring that permit to the LFA, but the cost would be the same either way. The County has decided to retain the permit in case there is an emergency and a need for them to use that permit.

Moran stated that the MOU is beneficial to the City of Elysian because it defines this as a County culvert and the City has no responsibility for the culvert except minor maintenance and acceptance of sediment no more than once per year at the sole discretion of the City.

On motion by Hunter, seconded by Houlihan, all voting in favor, to approve the Memorandum of Understanding between Le Sueur County and the City of Elysian that clarifies and defines

the roles and responsibilities with regard to the culvert that is under County Road #11 and connects Lake Francis and Lake Tustin.

Public Works Director Greenwald presented the Elysian Wastewater Treatment Facility NPDES/SDS Permit Number MNG585285 Compliance Evaluation Inspection and Letter of Warning.

The Letter of Warning was issued by the Minnesota Pollution Control Agency (MPCA) to the City for two discharges outside of the acceptable discharge period violations, two Unauthorized Releases of Wastewater violations, and three effluent limit violations at the City's Wastewater Treatment Facility. The discharges (one early and one late) were a result of weather and the unauthorized releases of wastewater were due to force main breaks that were due to mechanical failure and were repaired as quickly as possible.

Greenwald updated on the Water Tower Maintenance Project. The Verizon antennas have been removed from the tower and located on a temporary tower. The LTD Broadband antenna has not been moved and the Le Sueur County repeaters have not been removed. Central Tank Coating will be delivering the water pressure tank on Thursday. The system will not have the same amount of pressure during the project that is currently has. The Fire Department will be alerted and well #3 will be utilized.

Greenwald met with the new engineer of the MN Department of Health Compliance last week. He toured the system and took several water samples.

Greenwald reported that he is still working on getting erosion control in place for the Sunset Park Trail project. The trail is staked for grading, the orange fence is up, and the culvert has been delivered.

Westby reported that RFPs for Managed IT Services were received from all over the country and are bid on all different levels. He presented an Executive RFP Evaluation Report that included a Master Proposal Cost and Service Comparison Table and an In-Depth Vendor Analyses and Scoring Breakdown.

Westby reported that his recommendation is to continue with the incumbent provider Midwest IT Systems, Inc. for a monthly cost of \$646 and upfront /project fees of \$5,550.67.

The Council discussed the services proposed by Midwest IT Systems, Inc. and suggested that Westby discuss which services are needed at the Fire Hall.

On motion by Schnoor, seconded by Houlihan, all voting in favor, to authorize Westby to enter into direct negotiations with Midwest It Systems, Inc. to determine the exact needs at the Fire Hall and report back at the September Council meeting.

On motion by Hoppe, seconded by Westby, all voting in favor to schedule a budget workshop meeting for August 27, 2026 at 6:00 pm.

The primary election will be held at City Hall on August 11, 2026 from 7:00 am to 8:00 pm.

Joint Forces Ride will be held on August 22, 2026. Main Street East will be closed mid-morning until approximately 12:45 pm from County Road #11 to 2nd Street NE.

Thank you to the Elysian Area Chamber, the Elysian Area Fire Department, Le Sueur County Sheriff's Department, City staff, and sponsors for a relaxing and fun National Night Out Event.

The Council considered an Agreement for Professional Services between the City of Elysian and SEH Engineering for inspection of the Verizon Upgrade on the Elysian Water Tower. This will be for

review of the antennas that are reinstalled on the water tower upon completion of the maintenance. The cost is \$11,000 and is paid in its entirety by Verizon.

On motion by Hunter, seconded by Houlihan, all voting in favor, to approve the Letter Agreement between the City of Elysian and SEH Engineering for inspection of the Verizon Upgrade on the Elysian Water Tower at a cost of \$11,000 that is paid in its entirety by Verizon.

City Attorney Moran reported that there have been a number of coyote sightings in all areas of the City. There are no reports of any pets gone missing. The City could contract with a professional trapping service, could contract with a sole individual who would provide a waiver of liability, or the City could open it up for public hunting. Coyotes are unprotected so no hunting license is required and there is no specific open hunting season.

The Council discussed the possibility of issuing permits with a waiver of liability, small bounty, and parameters of allowed discharge of specific firearms to include cross bows.

Moran will continue to investigate the issue and provide a memorandum with options for the September meeting.

Public Comment: None.

On motion by Schnoor, seconded by Houlihan, all voting in favor, to adjourn the meeting at 7:33 pm.

Approved:

Dennis Schnoor, Mayor

Attested:

Lorri Kopischke, City Administrator