

**City of Stewartville
City Council Regular Meeting Minutes
Stewartville City Hall
October 14, 2025**

I. PLEDGE OF ALLEGIANCE

- II. CALL TO ORDER** – Mayor King called the meeting to order on October 14, 2025 at 6:00 pm.
Present: King, Anderson, Arndt, Beyer & Oeltjen
Also Present: City Administrator Schimmel, Public Works Director Hale, Finance Officer Grabau,
City Engineer Obernolte and City Clerk Roeder

- III. APPROVAL OF AGENDA** –
Motion by Oeltjen, second by Arndt to approve the agenda. Unanimously approved.

- IV. APPROVAL OF COUNCIL MEETING MINUTES**
Motion by Beyer, second by Arndt to approve the regular meeting minutes of September 23, 2025. Voting in favor: King, Beyer, Arndt & Oeltjen. Abstaining: Anderson. Motion Carried.

- V. FINANCE AND BUDGET** –Accounts Payable
Motion by Beyer, second by Oeltjen to approve the accounts payable listing. Unanimously approved.

VI. GENERAL BUSINESS –

- A. Public Hearing- Petersen Ninth Final Plat** – Mayor King opened the public hearing to consider the final plat for Petersen Ninth Subdivision. Jason Kappers of G-Cubed, the engineer representing Marti Land Development, appeared before the Council to provide an update on the project's progress. He reported that the water and sewer systems, including service lines, were installed and that the project was progressing quickly. With no residents in attendance to offer comments, Mayor King closed the public hearing and reconvened the regular meeting. He noted that Marti Land Development had signed the Development Agreement and provided a bond for the remaining improvements. Anderson added that the Planning Commission recommended approval, pending Engineer Obernolte's review.

Motion by Beyer, second by Anderson to approve Resolution 2025-11, A Resolution approving Final Plat of Petersen Ninth Subdivision, subject to Obernolte's review. Unanimously approved.

- B. Public Hearing – Schumann Business Park Sixth Final Plat** –
Mayor King opened the public hearing to consider the final plat for Schumann Business Park Sixth. Dan Horsch of SEH, Inc., representing the Schumann Family Trust, appeared before the Council to provide a project update, noting that paving would begin soon. Anderson inquired about the later agenda item concerning coordination with Malcom Inc. for the connection of 2nd Ave NW to Prime Drive. Schimmel explained that multiple meetings had been held with Malcom Inc. to explore solutions for acquiring the necessary property for the connection. Anderson then asked about the process should negotiations with Malcom Properties be unsuccessful. Schimmel responded that the city could proceed to Olmsted County District Court, where a judge would make a determination. He added that if the court ruled in favor of Malcom Inc., a replat would be required.

Horsch explained that the final plat was submitted under the assumption that negotiations with Malcom Inc. would be successful. City Engineer Obernolte advised that the final plat should not include Lot 4, Block 1, or Lot 4, Block 2, and that these areas should instead be designated as Outlots, as she had previously recommended. She also noted that the developer should be

responsible for constructing the roadway to the end of the development. Arndt asked whether the proposed roadway and curve could be incorporated into Lot 4, Block 2. Horsch responded that approximately one-third of an acre would be needed to make the connection. Mayor King then questioned Obernolte about the necessity of a curve that would consume much of the lot, asking if a 90-degree or T-intersection design might be feasible. Obernolte explained that she had recommended the curve to accommodate a 30-mph design speed. After further discussion, Mayor King closed the public hearing.

Motion by Arndt, second by Anderson to approve Resolution 2025-12, A Resolution Approving the Final Plat of Schumann Business Park Sixth, up to Lots 3 of Blk 1 and Blk 2. Voting in favor: Arndt, Anderson, Beyer & Oeltjen. Voting against: King. Motion carried.

- C. Public Hearing – Schumann Business Park Seventh Final Plat-** Mayor King opened the public hearing to consider the final plat for Schumann Business Park Seventh. Dan Horsch of SEH, Inc., representing the Schumann Family Trust, appeared before the Council to provide an update on the plat. He explained that while the preliminary plat showed one large lot on the east side of Henry Drive, the final plat now reflects two lots in that area. Horsch reported that the underground utilities have been installed and the rock base for the street has been completed, with curb, gutter, and blacktop work expected to begin within the week. With no others in attendance, Mayor King closed the public hearing. Anderson noted that the Planning Commission recommended approval, pending Engineer Obernolte's review.

Motion by Beyer, second by Anderson to approve Resolution 2025-13, A Resolution Approving the Final Plat of Schumann Business Park Seventh. Unanimously approved.

- D. Stewartville Golf Club-** Mayor King noted that the city had received an application for a lot split and a partial vacation of a drainage easement. He explained that the proposed plan involves constructing a 50' x 120' building to store lawn mowers, golf carts, and maintenance equipment. Jason Kappers of G-Cubed, representing Adamson's, stated that the building is planned along the south edge of the parking lot to preserve existing parking spaces. He added that this location necessitates a lot split to meet setback requirements and that the portion of the drainage easement affected by the building would be vacated. Anderson reported that the Planning Commission recommended approval of both the lot split and the partial vacation of the drainage easement.

Motion by Beyer, second by Oeltjen to approve Resolution 2025-14, A Resolution Approving the Lot Split & Partial Drainage Easement Vacation. Unanimously approved.

- E. Flag Display Ordinance –** Mayor King reminded Council that the first reading of the ordinance was held on Sept 23rd. The purpose of the ordinance was to establish a clear and consistent policy that will ensure that flag displays are managed in a respectful, non-discriminatory and legally complaint manner. The formal policy will also provide guidance for staff, reinforces community values and minimizes the risk of disputes or challenges. King also wanted it reflected in the minutes that Council had received written comment from Alexander Paisley and that no other written or oral comments had been received. Arndt asked for consideration to add the Lt Governor to Section 4 – Flag Lowering Policy, which Council agreed to.

Motion by Beyer, second by Arndt to adopt Ordinance 2025-1, An Ordinance Establishing a Flag Display Policy for City-Owned Property and Infrastructure. Unanimously approved.

- F. Legacy Dr. NW – Bid Approval -** The City has advertised for bids for Legacy Dr NW and received eight (8) bids. The low bid received was submitted by Fitzgerald Excavation, of Goodhue MN in the amount of \$1,679,260.55. City engineer Obernolte has reviewed the bid and based on their past performance on the recent 11th Ave NW CIP Project and contingent upon the city receiving all permits and easement, is recommending approval of the bid. She also noted that BP has not signed off officially, as the plat hasn't been recorded. Staff has been in contact with Craig Britton from Widseth and has been assured this is a priority.

Motion by Anderson, second by Beyer to approve Resolution 2025-15, A Resolution receiving Bids and Awarding Contract to Fitzgerald Excavating for the Legacy Dr NW Improvement Project, contingent upon the City receiving all permits and easements. Unanimously approved.

- G. LRIP Grant – 15th Ave NE-** King reported that High Forest Township and the city have another opportunity to apply for MnDOT Aid Funding through the MnDOT Local Road Improvement (LRIP). Paving of 15th Ave NE which would have mutual benefit to the two governmental entities, as well as the region for future economic development opportunities and an alternate public safety and emergency response route.

Motion by Arndt, second by Oeltjen to approve Resolution 2025-16, A Resolution Supporting High Forest Township Grant application for the Improvement of 15th Ave NE. Unanimously approved.

- H. MnDOT Hwy 30 Project -** MnDOT has requested a resolution from the city to support the MnDOT project involving the in-city section of Minnesota State Hwy 30. The resolution will designate certain city-owned parcels as permanent "Right of Way for Public Roadway Purposes". Four small, triangular-shaped areas are affected: one in the southwest quadrant of 2nd Ave, one in the southwest quadrant of 3rd Ave and two in the west quadrants of 4th Ave. These areas are located at the corner pedestrian ramp locations. MnDOT will permanently acquire these four triangular parcels through a Commissioner's Order for design, construction and ongoing maintenance purposes.

Motion by Oeltjen, second by Beyer to approve Resolution 2025-17, A Resolution Authorizing Conversion of Right of Way. Unanimously approved.

- I. Condemnation of Right of Way-** King updated the Council on ongoing efforts with Malcom Inc. to obtain the right-of-way needed to connect 2nd Ave NW to Prime Dr NW, a process that began in February 2025. At the September 9th Council meeting, the Council held a closed session to discuss land negotiations involving a portion of Parcel #54.22.31.047418 (2727 Hwy 63 N). Following that meeting, the Council directed City Attorney Leth to initiate negotiations, and a formal offer for the appraised value of the right-of-way acquisition was sent on September 15, 2025. Staff is now requesting Council consideration to authorize, by resolution, the commencement of condemnation proceedings should Malcom Inc. fail to respond by October 16th, the 30-day response period required by law.

Anderson reiterated his discomfort with proceeding to take private property and expressed disappointment that an agreement could not be reached with Malcom Inc. The Council discussed delaying action until November 1st to ensure the city has made every reasonable effort to negotiate before initiating the condemnation process.

Motion by Beyer, second by Arndt to approve Resolution 2025-18, A Resolution Authorizing Condemnation of Right-of-Way for city street, if an agreement hasn't been reached by November 1, 2025. Unanimously approved.

- J. City Hall Exterior Repairs-** King reported that two bids were received for the exterior stonework repairs and front entrance improvements at City Hall. Hale explained that tuckpointing the stone is necessary, along with installing an entry cover above the front doors to address previous water issues. The project also includes replacing the front steps and railings. Radcliffe Homes submitted the low bid of \$124,877, plus permit costs. Funding will come from the General Government Capital Fund (404), with work scheduled to begin in the spring of 2026.

Motion by Anderson, second by Oeltjen to approve the bid from Radcliffe Homes to complete all phases of the project. Unanimously approved.

VII. MAYOR, STAFF AND CONSULTANT'S REPORTS

A. Mayor-

- Sympathy to Families of: Marilyn Cleary and Don Duncan
- White Cane Days – Support the two Lions Club this weekend by donating to their cause
- Read with a Therapy Dog – at the Library on Monday, October 20th from 4-6pm
- The Library is also sponsoring an adult mod podge pumpkin raft on Oct 27th
- Health & Wellness Fair at the C4AA on Thursday, Oct 30th from 9:30 -11:00

B. City Administrator-

- Bi-Weekly Report

C. Finance Director-

- Working on the new leave law and received the insurance rates for 2026 – will put together comparisons for review.

D. Public Works Director-

- Bi-Weekly Report

A. City Engineer-

- No Report

B. Library Director-

- No Report

C. Fire Chief-

- Monthly Report

D. Pool Director-

- No Report

VIII. COMMITTEE, COMMISSIONS AND BOARD REPORTS

- A. Chamber of Commerce: No Report
- B. EDA/HRA: No Report
- C. Finance: No Report
- D. Library: No Report
- E. Park Board: No Report
- F. Personnel: No Report
- G. Planning & Zoning: Minutes of Oct 7th
- H. Public Safety/Safety: No Report
- I. Public Works: No Report
- J. RAEDI: Communities Council Minutes of Aug 25th

K. ROCOG: Minutes of Aug 27th

L. Transit Advisory Committee:

- Bill Spitzer from SEMCAC appeared before the Council to give them an update on the Rolling Hills Transit System. Spitzer not only reported on Stewartville's 2024 data but also presented ridership data from area communities. Spitzer reviewed the other aspects of public transportation with Council and ended by soliciting funds for the next 5 years to help with the local match funding specifically dedicated to the improvement and maintaining of rural public transit services.

IX. COMMUNICATIONS – None

X. RECOGNITION OF GUEST(S) OPEN MIC –

- A. Mike Trenary, 407 Georgetown Dr SE, representing residents of the Georgetown Meadows subdivision, addressed the Council regarding ongoing stormwater issues in the neighborhood. He noted that he had already met with Hale, Koch, and Obernolte to discuss the problem and explore possible city assistance. Council members asked staff whether the issue was related to the design of the regional pond. Obernolte explained that the subdrain system operates by gravity and that the pond is functioning as designed. However, she noted that water does not always flow to the pond because the outlet is sometimes lower than the water level. Hale added that each property owner should have a check valve installed to prevent backflow and acknowledged that sump pumps often run during heavy rainfall.

Obernolte stated that she had presented several possible solutions to homeowners, including installing a French drain that would discharge directly to the pond. She explained that the city could manage the work as a city project—assessed 100% to the benefiting property owners—if a petition were received. Hale further noted that some residents have already resolved their issues by adding check valves and agreed that homeowners should be responsible for maintaining their subdrains, which aligns with the petition and assessment approach.

Mayor King thanked the attendees for bringing this to the council's attention and appreciated the fact that they were cordial and were willing to seek help.

XI. ADJOURN

Motion by Beyer, second by Oeltjen to adjourn. Unanimously approved.

Respectfully submitted,

Cheryl Roeder
City Clerk