

Mayor Fred Froehlich called the Public Hearing and Regular Meeting to order at 6:00 p.m. on May 13, 2024 in the Council Chambers.

Members and guests sited the words to the Pledge of Allegiance.

In addition to Mayor Froehlich; Councilmembers: Mary Wels, Matt Anthony, Phil Radel and Kevin Ostermann were present. Others in attendance included Vanessa Drill, Joe Duncan, Bob Freitag, Gail Runke, James Halbur, Simon Halbur, Ryan Johnson, Al Christensen, Josh Oldenbourg, and Karen Fluegge(*The New Ulm Journal*).

The purpose of the public hearing is to consider an Ordinance Amending Ordinance No. 79 of the City of Nicollet Concerning Carports, Storage Containers, Definitions, Adding Storage Uses to Commercial and Industrial Zones and Temporary Dwelling Units.

The public hearing was adjourned at 6:05 p.m., and the Regular Meeting was called to order which was approved on a motion made by K. Ostermann, which was seconded by M. Wels, and which carried with all voting in favor.

The agenda was approved on a motion which was made M. Anthony, which was seconded by P. Radel, and which carried with all voting in favor.

The minutes of the Regular April 8, 2024 and Special Meeting of April 22, 2024 meeting were approved on a motion which was made by M. Anthony, which was seconded by M. Wels, and which carried with all voting in favor.

The bills totaling \$67,604.93 were approved on a motion which was made by K. Ostermann, which was seconded by M. Wels and which carried with all voting in favor.

Ryan Johnson, of Total Package, LLC, presented a potential plan for development to the Nicollet City Council at their meeting on Monday. Johnson's plan is to develop twenty-six acres on the south side of Nicollet that currently belongs to Bob Freitag. The plan is to build 320 storage units that are approximately ten feet by twenty feet on the west 2 ½ acres of the land. With the potential of using up to ten acres for storage units. The remaining land would be available to be used for other opportunities. Those could be apartments, restaurants, hotels, office spaces, retail spaces, gas stations, or similar businesses that could help Nicollet economically.

Freitag noted that my sister Gail and I both agree that if this deal falls through, we do not want the twenty-six acres to be annexed to the city.

Joe Duncan, Bolton and Menk, explained that the next step for the developer would be to prepare a preliminary plat. However, before doing that, Duncan recommended to the council that a committee be created to meet with Johnson to review specifics for the project. Mary Wels and Kevin Ostermann agreed to serve on the committee with Duncan.

Al Christensen with Tri County Solid Waste, provided copies for the council to review of what a future fence will look like around the dumpster area on the south side of Nicollet. The county is preparing to install an L shaped, eight foot green-treated fence, which will be 150 feet north/south and 90 feet east/west with two feet of rock and plastic put down to the property line.

Josh Oldenbourg with Rapid Rick's Bar & Grill, requested that Pine Street from 2nd street to 3rd street be closed on Saturday, July 13, for the American Wrestling Federation to hold their wrestling event. The council advised Oldenbourg to work with the sheriff's office regarding security, the clerk advised to talk with the neighbors and to not block the crosswalk.

Closing of Pine Street from 2nd St to 3rd St on July 13 for Rapid Rick's Bar & Grill's AWF event was approved

on a motion which was made by K. Ostermann, which was seconded by M. Anthony, and which carried with all voting in favor.

The Legion asked about putting a dumpster on the alleyway entrance on the west side of Pine Street across from City Hall during Friendship Days. Council noted the dumpster can not block the entrance way in case of an emergency.

A public hearing for Stickney Hill Ingredient for an after-the-fact-variance allowing the modifications, additions and expansions made at the facility located at 734 6th Street, Nicollet is set for July 10 at 6:00 pm.

Maintenance presented a quote from Empire Pipe Service to perform cleaning, televising, & locating of the storm sewer system south of Old Hwy 14. City engineer Joe Duncan explained that this a pipe that is under the old highway 14 which shoots water toward Hewitt Dock and Lifts would be in the best interest of the city to get this cleaned in order to continue to use the existing structure.

Quote from Empire Pipe Service to clean, televise and locate the storm sewer south of Old Hwy 14 in the amount of \$4,850 was approved on a motion which was made by K. Ostermann, which was seconded by M. Anthony, and which carried with all voting in favor.

Continued discussion on the flashing lights for the 6th Street and 3rd Street intersections on Highway 111. The council advised Duncan to prepare a plan and to obtain a permit for the two lights. After quotes have been received, a decision will be made whether to install one light or two.

Ordinance No 168 – Amending Ordinance No. 79 Concerning Carports, Storage Containers as Well as Commercial and Industrial Interior and Exterior Storage was approved on a motion which was made by P. Radel, which was seconded by M. Wels, and which carried with all voting in favor.

A request for funding from Southern MN Initiative Foundation was presented. No action was taken.

Reminders of the upcoming, meetings were noted:

- A. June 10, 2024 @ 6:00 pm, Monday
- B. July 8, 2024 @ 6:00 pm, Monday – Public Hearing on new TIF
- C. July 8, 2024 @ 6:15 pm, Monday – Regular Meeting
- D. July 10, 2024 @ 6:00 pm, Wednesday – Public Hearing on After the Fact Variance

The meeting was adjourned at 7:43 p.m., which was approved on a motion made by M. Anthony, which was seconded by M. Wels, and which carried with all voting in favor.

Vanessa Drill, City Clerk/Treasurer