

On Tuesday, October 11, 2022, Mayor Dave Johannes opened the public hearing at 6:00 pm, for the Planned Unit Development (PUD) request for Tammy Wadsworth at 81150 Old Co. Rd. 23. Council members in attendance were Mark Potter, Lisa Gibbs, Neil Hjelmeland, and Travis McElmury.

This public hearing is to rezone the property to a PUD to allow residential and agricultural zoning together for a 20-unit retirement village. Once the PUD rezone passed, then a preliminary plan would be needed to have more information drawn in. Only those that are within 300-feet received a notification of the public hearing.

Three letters were received, and read out from Phyllis Mullen, Darien & Christina Heimermann, and Karl & Pattie Olsen. All three discussed bringing in fill onto the property and displacing water from future flooding, not having the amenities that seniors would need such as a grocery store, doctor's office, post office, etc. for them, parking issues, drainage issues, emergency shelter, and water run-off from the project.

There were 40 people in the audience with concerns such as, water run-off either during a flood or a large storm event, rezoning the whole property and not just the area of the project, no amenities for them to have and emergency services are 20 minutes out, possibility of not renting to retirees and having it low income housing, traffic on a dead end street, utility services and the City system handling that many more homes and even if the Council changes the zoning, Mrs. Wadsworth would have the opportunity to change to other projects instead of the retirement village.

Mayor Johannes asked for a show of hand that are opposed to the project, Council counted 34. 3 are in favor of the project, with a few not voting at all.

Mark Potter made a motion to close the public hearing, with a second from Neil Hjelmeland. Motion passed unanimously; public hearing was closed at 6:26 PM.

On Tuesday, October 11, 2022, Mayor Dave Johannes called to order the Stockton City Council meeting at Stockton City Hall at 6:27 PM. Council members in attendance were Mark Potter, Lisa Gibbs, Neil Hjelmeland, and Travis McElmury.

The Pledge of Allegiance was said.

Public Voice Forum: Willie Wehlage asked about the plans for blacktopping the cemetery road and if there were any quotes? If the road was blacktopped, the Cemetery would also blacktop their road. Clerk Winchester and Public Works, Chad Larson will get the quotes needed. Katie Ladewig asked about the dog park, and since it didn't pass, could trash cans be put out along N. Broadway walking path to Rollin' Sunset Drive. Dan Streich stated that the walking is great, but would like a cross walk over Highway 14? Working with the DOT to get some.

Lisa Gibbs made a motion to accept the agenda, with a second from Neil Hjelmeland. Motion passed.

Dave Johannes made a motion to accept the financial report and to pay all bills. Motion seconded by Mark Potter; motion carried.

Mark Potter made a motion to accept the September 13 public hearing and September 13, 2022, council meeting minutes; seconded by Travis McElmury. Motion passed unanimously.

OLD BUSINESS

Wacholz Dr. Culverts: Davy Engineering called earlier to state the reports are not ready yet.

PUD request: Lisa Gibbs stated that in our Zoning Ordinance, the Council will make responsible votes to ensure the safety of our residents. Travis McElmury agrees. Lisa Gibbs made a motion to deny the PUD request, motion seconded by Travis McElmury; motion passed.

8220 E. Main complaint: City Attorney was not in attendance, currently.

NEW BUSINESS

November Council Meeting: Tuesday, November 8th is General Election Day. Travis McElmury made a motion to change the Stockton Council meeting to Tuesday, November 15th; motion seconded by Lisa Gibbs. Motion passed unanimously.

2022 Certified non-payments: On November 15, 2022, the City of Stockton will assess for any non-payments of sewer or water, the total now being \$13,143.52. Dave Johannes made a motion to assess those for non-payment; motion seconded by Lisa Gibbs. Motion passed unanimously.

Open Burn Ord. Amendments: Travis McElmury would like to have the addition of Article II, Section A, subsection a, b and d of the Free-Standing furnaces, Ordinance No. 131 added to the open burning ordinance #22. Travis McElmury made a motion to have a public hearing for the amended ordinance on Tuesday, November 15, 2022, at 6:00 pm with the Council meeting to follow. Lisa Gibbs seconded the motion; motion carried.

CITY MAINTENANCE

City Hall Cleaner: A quote from Deb Anderson for \$20 per hour with 2-3 hours per week to clean. Council would like to have the position posted for more quotes.

Mark Potter made a motion to close the Stockton City Council meeting, with a second from Neil Hjelmeland. Motion passed unanimously; meeting adjourned at 6:47 PM.

Once it was discovered that City Attorney, Skip Wieser was in attendance, Mayor Dave Johannes called the Stockton City Council meeting back to order at 6:48 PM.

Discussion was held about the complaint at 8220 E. Main Street with the inoperable trucks and garbage. In May a letter was sent to Nick Meyers to bring the property into compliance and second certified letter went out in late June. Although there have been some improvements, there are still unusable automobiles on the property. A civil lawsuit would need to be filed with Winona County to have the property be in compliance with the City's ordinance and the cost would be assessed back to the property to recover the out-of-pocket expense. The Council would need to make a finding that the Nuisance finding still exists, Clerk Winchester would need to get updated pictures, and the Council would need to authorize Mr. Wieser to file the paperwork with the county. Once served, Nick Meyers would have 20 days to fix the problems, if he fails to do it in that time frame, then it may be several month processes through the court system. If he does clean up the property in those 20 days, the City could still recoup all the costs up to that time frame. Mark Potter made a motion that there is still a nuisance on Mr. Meyers property and to move forward with the filing to Winona County. Neil Hjelmeland seconded the motion; motion passed unanimously.

Mark Potter made a motion to close the Stockton City Council meeting for a second time; with a second from Lisa Gibbs. Motion passed unanimously; meeting adjourned at 7:03 PM.