



Goodhue City Council Meeting Minutes
City Hall ~ April 23, 2025 ~ 6:00 p.m.

Present: Mayor Ernie Valenzuela, Council Members, Michael Brunkhorst, Chris Schmit, Jeannine Nagel, **Staff:** Lisa Redepenning, Lori Luhman

Absent: Joe Benda

Guests: Connie Staton, Dean Staton, Kyle Poncelet, Brittany Huneke, Marc Huneke, Dan Englund GCSO

Call to Order

Mayor Valenzuela called the meeting to order at 6:00 p.m.

Public Hearing for Conditional Use Permit at 308 1st Avenue

Mayor Valenzuela opened the public hearing. Public comments and council concerns consisted of type of events, parking issues, C.U.P. remaining with owner not the property, hours of operation, fire code occupancy, and the word “donation” being used as a loophole for commercial business, live entertainment and alcohol consumption.

Huneke’s responded that the building in its current state can occupy around 50 people on the upper level. The monthly event they will be holding that will open to the community would be intended for indoor activity for children aged 0-6 years old. The tenants will be aware of the use of the space. The other times will be for free will donation by others to use the facility for small family events or play time. There are currently 16 parking stalls. Since the neighborhood was already used to extra parking once a week around the church, they figured the number of events wouldn’t make it seem any different. Now that they know that the street parking was an issue in the winter, they will address that in the future. Huneke’s explained their intentions of staying non-commercial. Mr. Huneke explained without the wording “donation only” in there, the property would be considered commercial and that is not what they want to see happen.

Council member Schmit clarified that Huneke’s mention the space is for rent when it is a free will donation which is confusing, when a donation is not mandatory but can be highly recommended. It is recommended they not use the word “rent”.

The parking recently has been an issue with the vehicle near the intersection which does minimize visibility which is a safety issue. The curb should be marked with yellow in that intersection so it is clearer to tenants and guests as to where they can park.

Attorney Vose reviewed that this property is in R2 Zoning and requested to be used as R1 and that this kind of mixed use is new for Goodhue. He then instructed how to proceed. Restrictions or conditions would then need to be adopted.

Mayor Valenzuela asked Huneke’s what they were intending for hours of operation. Huneke’s confirmed that the hours would be 10:00 a.m. to 6:00 p.m. Huneke indicated that they encourage outdoor play and park use so the season of use would typically be from September through March. Huneke’s also mentioned the handicapped parking space signs were removed and they were hoping that they would have stayed. They were referred to Public Works for discussion of Handicapped parking signs and yellow painting on the curb.

It will not be a daycare or allow live entertainment or alcohol. Their intention is to do this for the good of the community and give young children another opportunity for a place to play in the winter season.

Mayor also asked Huneke's if they will be adding the rules to their use agreement. They have not worked on a rules and regulations for the use yet.

Mayor closed the public hearing at 6:26 p.m.

Pledge of Allegiance

Approval of Agenda

Motion to approve the agenda was made by Scmit, seconded by Nagel, motion carried 4-0-0.

Approval of Minutes

Motion to approve the April 9, 2025, City Council work session was made by Nagel, seconded by Schmit, motion carried 4-0-0.

Approve Consent Agenda

- Approve the opening of savings account and direct \$10,000 per year to be deposited
- Re-assign Dance Permit Fee and add to fee schedule
- Approve Space Lease Agreement **Form** with Goodhue County Sheriff's Office

A motion was made by Schmit, to approve the Consent Agenda, Seconded by Brunkhorst, Motion carried 4-0-0.

New Business

Council discussed the C.U.P request from Huneke's with consideration of the public comment and council concerns. They confirmed the hours and times of operation. A suggestion was also made to have a contact number on the outside of the building for emergencies. A motion was made by Schmit to approve the C.U.P. with the following conditions:

- Operation is Sunday – Saturday 10:00 a.m. to 6:00 p.m.
- Donations only
- Maximum Occupancy 50
- No Alcohol or Drugs allowed
- Signage with contact information
- C.U.P. ends with the sale of the property

Seconded by Brunkhorst, motion passed 4-0-0.

The Lions amended lease agreement was reviewed. The only changes made were the address correction and the wording clarification for insurance. A motion was made by Brunkhorst, to approve the City of Goodhue and Lions Club building lease agreement form, seconded by Nagel, motion approved 4-0-0.

The council discussed the EDA bylaws. Council Member Nagel mentioned that Article III #2 is not stated it is not for a 5-member EDA. Now the EDA has two 2-year terms, one 3-year term and one 4-year term. Motion to approve the EDA Bylaws was made by Schmit, seconded by Brunkhorst, motion carried 4-0-0.

Council Comments

Council member Brunkhorst updated the council on Fire Department Joint Powers Board statistics and changes that will be faced. The City of Goodhue portion would be roughly \$34,581. These are not concrete numbers yet. The Worker's Compensation does not need to go through the city anymore along with a sum of money that comes directly from the state

that can come directly to the fire department. The only thing they would like is the City to do the clerical work for trainings as far as facilitating the paperwork side of it. The Fire Truck Association would repay that time to the City. The invoices would still be facilitated at the City Clerk's Office. The Clerk will not be paying the invoices, just submitting them to MFBTE for payment. Goodhue has never paid anything for fire trucks or vehicles. To continue this partnership, it was suggested that the City be a budgeted voting member. Their goal is to not be a burden on the smaller townships. Now the unexpected/unbudgeted expenses will not happen in the future with the new agreement.

Administrator Redepenning mentioned the only thing that seems a little in the grey area is of the finance part with the City submitting for reimbursement. That communication with what needs to be submitted and who needs to be reimbursed just seems like it should all stay together.

Mayor Comments

Mayor mentioned that he, Sheriff Kelly and Lisa will meet next week about the bathroom facility for Sheriff Department staff in Goodhue.

Other

Public Works Report stated that the new quote received for the water tower painting was much lower and Public Works Director is working to coordinate the current warranty work with the new contractor to facilitate it at the same time if possible. It is suggested that council take a close look at the tower and see why it needs to be done.

There is angle crosswalk at the corner between the school and Church of Holy Trinity that should be extended.

Administrator Redepenning met with the local ASCS office about getting a grant to help with the waterway issue and silt pond. The City needs to maintain the pond first, then the grant can help with the waterway.

Approval of Bills

A motion was made to approve the bills by Schmit, seconded by Brunkhorst, motion carried 4-0-0.

Adjournment

A motion to adjourn the meeting was made at 7:14 p.m. by Schmit, seconded by Brunkhorst 4-0-0.

Respectfully submitted,
Lori Luhman, Administrative Assistant/City Clerk