

**KALMAR TOWNSHIP BOARD  
TOWN BOARD MEETING  
NOVEMBER 20, 2023**

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**Attendees:**

**Supervisors:** Glenn Quam, James Hanson, Jerry Fischer

**Clerk/Treasurer:** Keith Stanich

**Road Contractor:** Michael Wood

**TCPA:** Jered Staton

Meeting was called to order at 7:00 pm by Supervisor Fischer.

**Agenda Approval** – On a motion made by Mr. Hanson and seconded by Mr. Quam, the proposed agenda was approved after removing Election dates and time.

**Clerk’s Report** – October meeting minutes were approved (M/M/S: Mr. Quam / Mr. Hanson).

**Treasurer’s Report** – Four claims submitted for payment (claims 1474 – 1478) totaling \$5,810.62 were reviewed; payment of claims was approved on motion by Mr. Quam and second by Mr. Hanson.

Mr. Hanson made a motion to approve our financial report and claims list, Mr. Quam, seconded the motion and it was approved. Account balances, as of 11/17/2023, are:

Checking	\$6,731.54
Money Market	\$125,720.61
FSB 12 month CD (7/28/24)	\$150,000.00
FSB 12 month CD (5/1/24)	\$150,000.00
Morgan Stanley CD (5/30/24)	\$250,000.00
Safra Bank CD (7/28/24)	\$204,000.00
Cross River Bank CD (9/27/24)	\$203,000.00
Discover Bank CD (3/27/25)	\$203,000.00
Cash Sweeps Account	\$919.79
<b>TOTAL</b>	<b>\$1,296,736.87</b>

**Public Comment** –Bob Suchomel asked about the Melquist property by Leashes and Leads, a parcel of about 160 acres. He stated that according to Olmsted County GIS Maps, the property was subdivided in March into 4-40 acre parcels. He asked how a property could be split without going thru the township review process. Jered Staton with TCPA stated that a property can be split into 40 acres parcels without township approval. Jered Staton stated that a review process is only needed for parcels less than 40 acres.

**New Business** –

**Fujan Potential Rezone**-Bruce Fujan and his wife attended the meeting and asked if they could split a 40-acre parcel that they own off 80<sup>th</sup> Ave. They purchased the property 2 years ago and recently put it into a CRP, which is a 10-year lease agreement. They wanted to discuss metes and bounds options to split the 40-acre parcel into 4-10 acre parcels. They believe the property

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would fit into the landscape with recent development in the area. They don't have any intention to do anything for 10 years, due to their CRP lease, but wanted to know if a parcel split is something the township would entertain. Jered Staton from TCPA commented that they would have to consider a different zoning area, either A-3 or R-1. R-1 would allow 1 house per 2-acre parcel or a suburban zoning district. After a brief discussion, the supervisors asked if Mr. Fujan could make his request again once the 10-year CRP lease is up. Many situations could play out between now and then for development in the area.

**Dog Ordinance**-Keith Stanich stated that he has been working with the Olmsted County Sheriff's office to update their computer system with our dog ordinance. Kalmar Township has a dog ordinance and in order for the Sheriff's department to write tickets for the dog ordinance they need to know certain criteria for when they are called out for a complaint. Mr. Stanich asked if the supervisors wanted a mandatory court appearance or if officers could just issue a fine. The other question Mr. Stanich had for the supervisors was what fine they wanted to impose for the 1<sup>st</sup> offense and subsequent offense after that. Mr. Hanson made a motion to not require a court appearance and for the fine for the first offense and any subsequent offense to be \$500. Seconded by Mr. Quam Motion passed 3-0.

**Olmsted County Maintenance Agreement**-Olmsted County sent over their yearly maintenance agreement for maintenance of our road in case Mike Wood is unable to do it. Mr. Hanson made a motion to accept the maintenance agreement, seconded Mr. Quam Motion passed 3-0

**Old Business** –

**Road Status** – Jerry Fischer provided an update for 10<sup>th</sup> Ave and 5<sup>th</sup> Street after meeting with the City of Byron. He suggested a follow-up meeting in September of next year prior to the 1-year warranty being up. Mike Wood asked about the area on 70<sup>th</sup> Ave that Fitzgerald used to access the sand pit of 70<sup>th</sup> Ave and when they planned on fixing the roadway. Keith Stanich stated that the township has a bond with Fitzgerald for \$25,000 and if any issues are not addressed, they would ask that the bond be revoked for the township to fix the area itself. The bond is for \$25,000 but it expires in 2 days. Jered from TCPA will reach out to Fitzgerald and see what can be done to address those issues. Jerry and Mike are more than willing to meet with the contractor to discuss what can be done to fix those issues.

**XW II LLC and DTD LLC- Metes and Bounds**– Jered Staton presented the Metes and Bounds survey and comments from TCPA. He stated that this is very similar split to the 2 other splits that were proposed on this property. Jim Hason asked for clarification on why this issue was tabled at the last meeting. Keith Stanich stated that there was some confusion on whether the property was buildable vs non-buildable. Jered stated the property would be considered non-buildable after the split. Mr. Hanson made a motion to approve the split, seconded by Mr. Quam. Motion passed 3-0.

**Reding Property Issues** – Keith Stanich submitted drone pictures of the Reding property to GDO Law for their review and after receiving them Rob Olson stated that GDO Law will begin

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criminal proceedings on the property owner and person living in the house for not cleaning up the property.

**TCPA Meeting Report** – Supervisor Quam attended the TCPA Monthly Meeting.

**Township Hall Update** – Keith Stanich received the cost estimate for TLS Companies. The cost estimate included a work breakdown of items that would get upgraded in the renovation. The total cost was \$73,946.66. Mr. Hanson stated that he thought that was a lot of money and reiterated that the residents only approved \$60,000 for building renovations at the annual meeting. He asked Mr. Stanich to find out if TLS would do the work for \$60,000. Mr. Fischer asked that Mr. Stanich revisit the last estimate from Garas Remodeling and compare the 2 estimates.

**Miscellaneous Items –**

**Mr. Quam:** None

**Mr. Hanson:** None

**Mr. Stanich:** -Passed out info on the MAT Annual Conference  
-Stated that the OCTOA meeting is Tomorrow at the Byron Fire Hall.

**Adjournment** – Mr. Quam made a motion to adjourn the monthly meeting; Mr. Hanson seconded. Motion approved; meeting ended at 7:48pm.

Approved by the Board,

Attest,

Date: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
Board Chair  
For the Kalmar Town Board

\_\_\_\_\_  
Clerk/Treasurer