**Mission of the City of Courtland**
**We envision Courtland as a city with managed growth which offers a high quality of life for individuals, families and businesses at an affordable cost.**

City Council Minutes
Regular Meeting
July 2, 2026

Members Present: Mayor Al Poehler
Council Member Nathan Marti
Council Member Greg Juberien
Council Member Pam Rodewald

Members Absent: Council Member Justin Kraus

Others Present: Julie Holm Dave Ubel Craig Poppenhagen Nicole Brinkman Mike Nelson Brandon Havemeier

The regular city council meeting was called to order by Mayor Poehler at 7:00 pm on July 2, 2026 in the Council chambers in City Hall.

**Juberien made a motion to approve the agenda. Marti seconded the motion. The motion carried with all in favor.**

**Juberien made a motion to approve June 4, 2026, regular Council meeting minutes. Marti seconded the motion. Motion carried with all in favor.**

**Marti made a motion to approve monthly bills. Rodewald seconded the motion. Motion carried with all in favor.**

| CHECK# | VENDOR | DATE | $AMT | DESCRIPTION |
|---|---|---|---|---|
| EFT | IRS | 06/12/26 | $1,026.33 | federal payroll taxes |
| EFT | MN DEPT OF REVENUE | 06/12/26 | $182.00 | mn payroll taxes |
| EFT | PERA | 06/12/26 | $657.28 | PERA contributions |
| EFT | CITY OF COURTLAND | 06/25/26 | $306.14 | fire hall, comm center, main shed, city office utilities |
| EFT | IRS | 06/25/26 | $1,064.12 | federal payroll taxes |
| EFT | MN DEPT OF REVENUE | 06/25/26 | $199.00 | mn payroll taxes |
| EFT | PERA | 06/25/26 | $670.34 | PERA contributions |
| EFT | COMCAST, INC | 07/01/26 | $101.96 | main st office internet |
| EFT | MICROSOFT | 07/01/26 | $17.71 | office 365 subscriptionx2 |
| 23604 | Holm, Julie | 06/11/26 | $1,025.05 | Payroll 05/24-06/06/26 |
| 23605 | Ubel, David | 06/11/26 | $1,556.93 | Payroll 05/24-06/06/26 |
| 23606 | Voges, Jessie | 06/11/26 | $933.11 | Payroll 05/24-06/06/26 |
| 23607 | AVALON STUDIOS | 06/18/26 | $3,085.00 | lions head fountain deposit |
| 23608 | CITY OF NEW ULM | 06/18/26 | $9,244.82 | flow to new ulm |
| 23609 | MN LIFE INS COMPANY | 06/18/26 | $4.50 | dave life insurance prem |
| 23610 | COLUMN SOFTWARE PBC | 06/18/26 | $280.58 | public hearing notice LDR variance, Notice filing for elections |
| 23611 | UNITED NATURAL GAS | 06/18/26 | $243.89 | main shed, firehall, wtr plant, city office natural gas |
| 23612 | XCEL ENERGY | 06/18/26 | $3,480.13 | office,firehall,wtrtwr,park,lifts,wtrplt,mainshed,st lights |
| 23613 | Holm, Julie | 06/25/26 | $1,025.05 | Payroll 06/07-06/20/26 |
| 23614 | Ubel, David | 06/25/26 | $1,556.93 | Payroll 06/07-06/20/26 |
| 23615 | Voges, Jessie | 06/25/26 | $912.01 | Payroll 06/07-06/20/26 |
| 23616 | Goblirsch, Natasha | 06/30/26 | $69.26 | 2026 1st Half Council_Comm Payroll |
| 23617 | Hoffmann, Tiffany | 06/30/26 | $103.89 | 2026 1st Half Council_Comm Payroll |
| 23618 | Holm, Julie | 06/30/26 | $98.89 | 2026 1st Half Council_Comm Payroll |
| 23619 | Juberien, Greg | 06/30/26 | $886.56 | 2026 1st Half Council_Comm Payroll |
| 23620 | Kraus, Justin | 06/30/26 | $886.56 | 2026 1st Half Council_Comm Payroll |

| | | | | |
|---|---|---|---|---|
| 23621 | Mages, Ed | 06/30/26 | $117.75 | 2026 1st Half Council_Comm Payroll |
| 23622 | MARTI, NATHAN | 06/30/26 | $886.56 | 2026 1st Half Council_Comm Payroll |
| 23623 | Poehler, Allan | 06/30/26 | $1,285.97 | 2026 1st Half Council_Comm Payroll |
| 23624 | Rodewald, Pamela | 06/30/26 | $883.56 | 2026 1st Half Council_Comm Payroll |
| 23625 | BADGER METER | 07/02/26 | $70.08 | beacon web program support meter reading 386 units |
| 23626 | BOLTON & MENK, INC | 07/02/26 | $336.00 | lead service line project support |
| 23627 | CLEARWAY COMMUNITY SOLAR LLC | 07/02/26 | $1,881.72 | solar subscription |
| 23628 | DAKOTA SUPPLY GROUP | 07/02/26 | $797.86 | hydrant repair supplies |
| 23629 | DAVE UBEL | 07/02/26 | $25.00 | applicance collection fees - dispose computer screens and keyboards |
| 23630 | ENVIRONMENTAL SYSTEMS RESEARCH | 07/02/26 | $1,225.00 | ArcGIS subscription |
| 23631 | HAWKINS,INC | 07/02/26 | $2,140.50 | water plant supplies Azone 15, Aqua Hawk |
| 23632 | LOFFLER | 07/02/26 | $57.05 | mfp maintenance |
| 23633 | LUEPKE OIL & TRUCKING LLC | 07/02/26 | $307.07 | gas-dave |
| 23634 | NICOLLET PLUMBING & HEATING | 07/02/26 | $125.00 | clean mini split blower at fire hall |
| 23635 | Nuvera | 07/02/26 | $625.80 | office,fire hall ph&intnet,lifts,wells,wtr twr,wtr plnt intnet |
| 23636 | RENT N SAVE PORTABLE SERVICES | 07/02/26 | $250.00 | porta potty rental - parks |
| 23637 | RUNNINGS SUPPLY, INC. | 07/02/26 | $183.47 | shop supplies, weed control |
| 23638 | POSTMASTER | 07/02/26 | $1,200.00 | stamps utilites and general |
| | | | $42,016.43 | |

Craig Poppenhagen from CliftonLarsonAllen is here to present 2025 Audit Report. Audit results are in line with previous years as to findings due to one person staff. The city general fund has a healthy reserve. The water sewer fund continues to break even before depreciation.

**Rodewald made a motion to accept 2025 Audit report. Marti seconded the motion. Motion carried with all in favor.**

Nicole Brinkman with LDR HOME CARE LLC is present for variance request to build addition on existing building keeping in line with current building which is currently only at a five foot setback. The original buildings were built before zoning was applied. Planning Commission held a public hearing and has forwarded application for consideration with recommendations for approval.

**Marti made a motion to approve Resolution 26-107 Resolution Approving Findings of Fact for Approval for Variance Application of LDR HOME CARE LLC. Rodewald seconded the motion. Motion carried with all in favor.**

**RESOLUTION NO. 26-107**
**CITY OF COURTLAND**

**A RESOLUTION ADOPTING FINDINGS OF FACT AND REASONS FOR APPROVAL FOR VARIANCE APPLICATION OF LDR HOME CARE, LLC AT 313 4TH STREET, COURTLAND, MINNESOTA**

**FACTS**

1. LDR HOME CARE LLC is the owner of a parcel of land located at 313 4th Street, Courtland, MN 56021; and,
2. The subject property is legally described as Block 1 (180.3' X 200') ADJ TO LOT 2 BLK 1 ACRES 0.82 Lot PT OF LOT 5, RW ZIMMERMAN'S EST PLAT; and,
3. LDR HOME CARE LLC has applied to the City of Courtland for a variance to build an addition as described on Exhibit B
4. The proposal would vary from ten foot setback in that it would be a five foot setback.
5. Following a public hearing on the application, the Courtland Planning Commission has recommended approval of the variance with changes to design to keep building in line with current building on June 18, 2026.
6. The City Council of the City of Courtland reviewed the requested variance at its Meeting of July 2, 2026.

**APPLICABLE LAW**

7. Minnesota Statute Section 462.357, subd. 6 provides:
   a. Variances shall only be permitted (a) when they are in harmony with the general purposes and intent of the ordinance and (b) when the variances are consistent with the comprehensive plan.
   b. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the zoning ordinance. "Practical difficulties," as used in connection with the granting of a variance,

means that (a) the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance; (b) the plight of the landowner is due to circumstances unique to the property not created by the landowner; and (c) the variance, if granted, will not alter the essential character of the locality.

8. City Ordinance allows variances if use is reasonable, plight is due to unique circumstances not created by the landowner and will not alter the essential character of the locality.

9. City Ordinance 303.14 subd 2 requires ten foot setback from rear property line.

**CONCLUSIONS OF LAW**

10. The requested variance is in harmony with the purposes and intent of the ordinance because due to prior build, the building will be within other requirements.

11. The requested variance is consistent with the comprehensive plan because previous development of adjacent land with slope limits area of development to property.

12. The property owner does propose to use the property in a reasonable manner because adding to another part of building is not feasible due to slope of adjacent property.

13. There are unique circumstances to the property not created by the landowner because existing building is currently five feet from property line and was built prior to ordinance adoption as well as slope of adjacent property.

14. The variance will maintain the essential character of the locality because the addition promotes business expansion in a business district. LDR Home Care has been in operation since 2016 and is in need of more office space to accommodate industry growth.

**NOW THEREFORE**, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COURLTAND, MINNESOTA AS FOLLOWS:

The application to issue a variance to allow LDR HOME CARE LLC to build an addition with five foot setback so as to deviate from ten foot setback is hereby approved .

Passed by the City Council of Courtland, Minnesota this 2nd day of July, 2026.

Signed: Al Poehler, Mayor Attested: Julie Holm, City Clerk

Mike Nelson with Courtland Fire Department Relief to request 1 Day Temporary Liquor License for August Fundraiser August 15, 2026.
**Juberien made a motion to approve Fire Department Temporary Liquor License for August 15, 2026 Fundraiser. Marti seconded the motion. Motion carried with all in favor.**

Courtland Fire Department Relief would also like approval to switch Relief Pension to PERA for administration. Currently the costs for audit are $6800 per year which take much of any fundraising done during the year. Vesting schedule would change slightly and the raise process remains the same, Council would still need to approve raises.
**Rodewald made a motion to approve Courtland Fire Department Relief Pension to PERA. Marti seconded the motion. Motion carried with all in favor.**

Public Utilities: Dave Ubel forwarded email to council regarding lift station work schedule beginning July 13th. Dave has also been working with company to trace water leaks. Noise was detected on line to Ground Zero and they will be contacted to begin process of repair. Dave brings up sidewalks that are heaved and how to proceed to have them repaired. There are two that need the most immediate attention that are between properties.
Dave brings up discussion on dirt that has been hauled into MN Hardwoods property and sending letter to them regarding any previous permits issued have expired and land alterations need a permit.

Council Reports: Rodewald reported on zoom meeting with New Ulm regarding changes to increases coming on sewer that flows to New Ulm. Increases begin this year and will increase each year for the next five years. Pam and Julie will begin looking how these increases will affect budget versus what is charged now and the need for increases in the next few years. Dave is asking about adding a flow meter to our end of the system to check accuracy of New Ulm.

Mayor Report: Poehler brings up concern regarding ebikes, bikes and following rules. Discussion on sending letter to all residents for safety concerns regarding helmets and rules of the road.

Dave has additional notes for public utilities and future need to replace meter radios as they are coming to end of life with battery as well as the life of the mechanical portion of the meters, replacing these could enhance ability to find leaks and

also more accurate readings as aging meters can become inefficient. Dave has been researching new style of meters that have abilities to detect leaks and will bring options to council next month.

Planning Commission: Minutes provided and example of amendment to be proposed on how to increase option to enforce ordinance violations.

Clerk: Julie Holm provided council with list of community presentations available by MN Aging Pathways that are done for free. Rodewald has been researching options for presentations and will follow up.
Holm provided a flyer distributed by League of Women Voters regarding presentation coming up in New Ulm by Voter Outreach Director for the Office of the Minnesota Secretary of State on July 29th. They will focus on how the state safeguards to ensure safe, secure and fair elections.
Holm reports the office will be closed July 3rd in observance of the holiday and Monday July 6th for vacation.

Holm presents resolution for accepting donation to the city for funds from Courtland Lions. The Lions are donating for a lions head fountain for Main Street Park.
**Rodewald made a motion to approve Resolution 26-106 Resolution Accepting Donation to the City. Marti seconded the motion. Motion carried with all in favor.**

**RESOLUTION NO. 26-106**

**CITY OF COURTLAND, NICOLLET COUNTY, MINNESOTA**

**A RESOLUTION ACCEPTING A DONATION TO THE CITY.**

**WHEREAS,** the City of Courtland is generally authorized to accept donations of real and personal property pursuant to Minnesota Statutes Section 465.03 for the benefit of its citizens, and is specifically authorized to accept gifts.

**WHEREAS,** a person or entity has offered to contribute the below to the city:

$6,000.00 for Lions Head Drinking Fountain

**WHEREAS,** all such donations have been contributed to the city for the benefit of its citizens, as allowed by law; and

**WHEREAS,** the City Council finds that it is appropriate to accept the donations offered.

**NOW THEREFORE**, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COURTLAND, NICOLLET COUNTY MINNESOTA AS FOLLOWS:

1. The donations described above are accepted and shall be used as allowed by law.

2. The city clerk is hereby directed to issue receipts to each donor acknowledging the city's receipt of the donor's donation.

Adopted by the City Council of the City of Courtland this 2nd day of July, 2026.

Signed: Al Poehler, Mayor Attest: Julie Holm, City Clerk

Holm presents resolution appointing election judges for the coming primary and general election.
**Rodewald made a motion to approve Resolution 26-108 Resolution Appointing Election Judges. Marti seconded the motion. Motion carried with all in favor.**

**RESOLUTION 26-108**
**CITY OF COURTLAND**
**A RESOLUTION APPOINTING ELECTION JUDGES FOR THE**
**2026 STATE PRIMARY AND GENERAL ELECTIONS**

**WHEREAS,** as per MN Statute 204B.21 subdivision 2, it is the responsibility of the City of Courtland to appoint election judges as follows:

By July 24, 2026 appointment for the August 11, 2026 State Primary Election and;
By October 16, 2026 appointment for the November 3, 2026 General Elections;

**WHEREAS,** election judges will attend the required two hours of training with the head judge receiving three hours; and

**WHEREAS,** the city is required to maintain a minimum of four election judges on sight; and

**NOW THEREFORE BE IT RESOLVED,** the Courtland City Council hereby appoints the following to serve as election judges for the above referenced elections:

Judges: Mark Fiemeyer Krista Riggs
Carrie Woller Melva Griebel
Dawn Juberien Callie Olson
Gloria Blume Dave Ubel
Jean Kahnke
Jaci Kopet
Julie Holm – Elections Administrator

**BE IT FURTHER RESOLVED,** the Courtland City Council does hereby allow the Elections Administrator to make substitution to the above slate of judges as necessary to maintain the required minimum and fill vacancies if needed.

SIGNED: Al Poehler, Mayor ATTEST: Julie Holm, Clerk-Treasurer

**Juberien made a motion to adorn. Rodewald seconded the motion. Motion carried with all in favor.**

Meeting adjourned 8:06pm

A signed written copy of the minutes is on file in the office of the city clerk.

Respectfully submitted,

Julie Holm

Julie Holm, City Clerk