

## PROCEEDINGS OF THE BOARD OF COUNTY COMMISSIONERS

Date: November 25, 2025

9:00 a.m.

Place: Commissioners Room, Courthouse, Caledonia, MN

Members Present: Cindy Wright, Eric Johnson, Kurt Zehnder, Robert Schuldt, and Greg Myhre

Others Present: Interim Auditor/Treasurer Polly Heberlein, Fillmore County Journal Reporter Charlene Selbee, The Caledonia Argus Associate Editor Kaita Gorsuch, Interim Administrator Carol Lapham, Human Resource Officer Brent Parker, Board Clerk/EDA Director Allison Wagner, Public Health and Human Services Director John Pugleasa, Engineer Brian Pogodzinski, Environmental Services Director Amelia Meiners, and Vice President Fair Board Jon Kulas

Presiding: Chairperson Johnson

Call to order.

Pledge of Allegiance.

Motion was made by Commissioner Wright, seconded by Commissioner Schuldt, motion unanimously carried to approve the agenda.

Motion was made by Commissioner Schuldt, seconded by Commissioner Myhre, motion carried unanimously to approve the meeting minutes from November 18, 2025.

Public Comment:

None.

### APPOINTMENTS

Jon Kulas, Vice President of the Houston County Fair Board gave the Houston County Agriculture Society annual report to the board. Kulas said projects in the past year had included redoing the floral hall building by fixing structural problems and adding lighting, enclosing more of the entertainment building, and working on the ongoing cattle barn project. He said the 2025 fair had been profitable and planning had begun for 2026. A carnival had been contracted for the 2026 fair, and popular events would be returning. He said a wedding had been held at the fairgrounds in the past year, and the board was looking at additional ways to encourage events like weddings and graduations to take place there generating additional income. Kulas thanked the County for the continued support. The Commissioners thanked Kulas and the Fair Board for all their hard work.

**CONSENT AGENDA**

Commissioner Zehnder moved, Commissioner Schuldt seconded, motion unanimously carried to approve the consent agenda. The Commissioners thanked Janet Becker for her many years of service to Houston County. Approved items are listed below.

- 1) Accept the resignation/retirement of Janet Becker Highway Department Accounting Clerk effective December 11th, 2025, with thanks for her 18 years of service to the residents of Houston County.
- 2) Consider approving 2026 Tobacco Licenses for the following:
  - a. River Valley Convenience Store, Inc./ Cenex, Houston, MN
  - b. Houston Food Mart/BP, S&A Petroleum Inc. Houston, MN
  - c. DG Retail, LLC dba Dollar General #20006, Houston, MN

**ACTION ITEMS**

File No. 1 – Commissioner Myhre moved, Commissioner Zehnder seconded, motion carried unanimously to approve Phillips Outdoor Services quote in the amount of \$31,237.89 for the fencing at the Houston County Airport. Abstract is below.

HOUSTON COUNTY AIRPORT CP 2025-09 CHAIN LINK FENCE LETTING DATE: 11/18/2025. 1:00 PM							
ABSTRACT							
BASE BID	ITEM	U of M	QUANTITY	ENGINEERS ESTIMATE		PHILLIPS OUTDOOR SERVICES	
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	2557.603 CHAIN LINK FENCE	LF	687	\$30.33	\$20,836.71	\$45.47	\$31,237.89

File No. 2 – Commissioner Myhre moved, Commissioner Wright seconded, motion carried unanimously to adopt Resolution 25-43 for Final Acceptance of contract with Dunn Blacktop, project SAP 028-602-014 for the paving on CSAH 2 in the amount of \$2,768,214.37. Resolution is below.

**RESOLUTION NO. 25-43**

**FINAL ACCEPTANCE FOR SAP 028-602-014  
CONTRACT # 345**

**DUNN BLACKTOP COMPANY**

**NOVEMBER 25, 2025**

WHEREAS, Contract No. 345 has in all things been completed, and the County Board being fully advised in the premises,

NOW, THEN BE IT RESOLVED, That we do hereby accept said completed project for and in behalf of the County of Houston and authorize final payment as specified herein.

File No. 3 – Commissioner Wright moved, Commissioner Zehnder seconded, motion unanimously carried to approve Child Care Variance Policy.

File No. 4 – Commissioner Zehnder moved, Commissioner Schuldt seconded, motion unanimously carried to approve regional contract management agreement with Olmsted County and authorize PH & HS Director to Docusign the agreement.

File No. 5 – Prior to any motions being made the Commissioners thanked Interim Administrator Lapham for her service as interim administrator. The intent of the interim position was that it be temporary. The reorganization committee had considered options for the County. After reviewing options, the Committee felt having a County Coordinator would be a good fit for Houston County. Commissioner Johnson said one addition to the position details was that department heads (except for elected officials) would report to the County Coordinator. Commissioner Zehnder moved, Commissioner Schuldt seconded, motion carried unanimously to make Brent Parker the Houston County Coordinator/HR Director effective immediately. The Commissioners voted by roll. All Commissioners voted yes.

File No. 6 – Commissioner Schuldt moved, Commissioner Zehnder seconded, motion unanimously carried to approve conducting an RFP for EDA/Professional Services contract under Minnesota Statute 16C.08.

File No. 7 – Commissioner Zehnder moved, Commissioner Wright seconded, motion unanimously carried to approve contract with Workforce Development INC. for On-the-Job Training reimbursements.

File No. 8 – Commissioner Zehnder moved, Commissioner Wright seconded, motion unanimously carried to initiate a competitive search for a 1.0 FTE Highway Department Accounting Clerk (B22).

File No. 9 – Commissioner Myhre moved, Commissioner Schuldt seconded, motion unanimously carried to review and approve payments. Payments are below.

**REVIEW LICENSE CENTER PAYMENTS**

**2025/11/14 AUDITOR WARRANTS:**

<b>VENDOR NAME</b>	<b>AMOUNT</b>
HOUSTON COUNTY TREASURER	69,838.70
LAUFENBERG/MIKE	9,377.21
OLINGER/BRADLEY J	10,756.16
PETERSON COMPANY LTD	5,600.00
PETERSON/JASON LEE	2,512.50
SHELDON HEIGHTS LLC	19,170.00
ST MARY'S UNIVERSITY OF MINNESOTA	15,000.00
VISA	6,584.75
WINONA COUNTY PLANNING & ZONING	4,810.63
	<u>143,649.95</u>
17 VENDORS PAID LESS THAN \$2000.00	<u>7,817.00</u>
	<u>151,466.95</u>

**2025/11/25 COMMISSIONER'S WARRANTS:**

<b>VENDOR NAME</b>	<b>AMOUNT</b>
CONSOLIDATED ENERGY COMPANY	5,424.00
DUNN BLACKTOP COMPANY	138,410.72
H & R ENTERPRISES LLC	5,463.93
LIBERTY TIRE RECYCLING LLC	3,685.75
MICRO TECHNOLOGY SERVICES INC	2,995.00
MINNOWA CONSTRUCTION INC	68,721.90
MN DEPT OF CORRECTIONS	74,523.54
	<u>299,224.84</u>
28 VENDORS PAID LESS THAN \$2000.00	<u>13,824.13</u>
	<u>313,048.97</u>
PUBLIC HEALTH & HUMAN SERVICES	15,858.38
	<u>328,907.35</u>

**DISCUSSION ITEMS**

The Commissioners discussed recent and upcoming meetings including a Joint Board of Health, Department Head, and meeting with the City of La Crescent.

Closing Public Comment:

None.

There being no further business, a motion was made by Commissioner Schuldt, seconded by Commissioner Zehnder, motion unanimously carried to adjourn the meeting at 10:01 a.m. The next meeting would be a regular meeting on December 2, 2025.

BOARD OF COUNTY COMMISSIONERS

HOUSTON COUNTY, MINNESOTA

By: \_\_\_\_\_  
Eric Johnson, Chairperson

Attest: \_\_\_\_\_  
Brent Parker, Coordinator

**HOUSTON COUNTY  
AGENDA REQUEST FORM  
Meeting Date, 2024**

**Date Submitted: 11/26/2025**

**By: Robert Thoen**

**Item requested for agenda or consent agenda (please specify): Consent agenda  
Accepting the Minnesota Dept of Veterans Affairs, operational enhancement  
grant of 10,000**

<b><u>Reviewed by:</u></b>	____ HR Director	____ County Sheriff	_____
	____ Finance Director	____ County Engineer	_____
	____ IS Director	____ PHS	_____
	____ County Attorney	____ Other (indicate dept)	_____
	____ Environmental Svcs		
<b><u>Recommendation:</u></b>			
<b><u>Decision:</u></b>			

Please turn in to Board Clerk Wagner by noon the Thursday before each meeting via the BOC email.  
Thank you.

# Houston County Agenda Request Form

Date Submitted: 11/25/2025

Person requesting appointment with County Board: John Pugleasa, Director Public Health & Human Services

Will you be doing a power point or video presentation: \_\_\_\_\_ Yes    \_\_\_ X NO

**Issue:**

Accept grant from Medica in the amount of \$10,000.00 to support the Houston County Dental Access Program.

**Attachments/Documentation for the Board's Review:**

**Justification:**

**Action Requested:**

Accept Grant award as presented.

For County Use Only						
<b><u>Reviewed by:</u></b>	_____	County Auditor	_____	County Attorney	_____	Zoning/Environmental Service
	_____	Finance Director	_____	County Engineer	_____	HR/Personnel
	_____	IS Director	_____	Other (indicate dept)	_____	
<b><u>Recommendation:</u></b>						
<b><u>Decision:</u></b>						

All agenda request forms must be submitted to the County Auditor by 4:00 p.m. on Monday in order to be considered for inclusion on the following week's agenda. The Board will review all requests and schedule appointments as appropriate.

**From:** d'Almeida Araujo, Shelly R <[Michelle.dAlmeidaAraujo@medica.com](mailto:Michelle.dAlmeidaAraujo@medica.com)>  
**Sent:** Monday, November 24, 2025 10:32 AM  
**To:** Brianna Ceaser <[BCeaser@HoCoMN.gov](mailto:BCeaser@HoCoMN.gov)>  
**Subject:** Medica Foundation rural health grant

**\*\*\* HOUSTON COUNTY SECURITY NOTICE \*\*\***

**This email originated from an external sender. Exercise caution before clicking on any links or attachments and consider whether you know the sender. For more information please contact HelpDesk.**

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Hello Bri,

I hope you're doing well. We just finalized our rural health grant review and I'm happy to report that Houston County Public Health and Human Services was approved for a \$10,000 grant. Thank you for all that you do for your community.

Our rural health grants are one-year grants, with a very short final report due at the end of the year. Can you tell me **when you would like to start this grant**, it can be as early as January 1, 2026. I'll also need you to send me your **W9 form**, and we'll have you fill out our **ACH form** (see attached – note you'll need a void check and bank letter) so we can get you set up for automatic payments now, for any future payments we may make to you. Let me know if you have any questions about this.

Thank you!

All the best, Shelly

**Shelly d'Almeida**

Pronouns: She | Her | Hers  
Senior Program Manager, Medica Foundation

**Medica** | 401 Carlson Parkway | CW104 | Minnetonka, MN 55305

C: (612) 212-2699 | [Michelle.dAlmeidaAraujo@medica.com](mailto:Michelle.dAlmeidaAraujo@medica.com)



Our mission is to be the trusted health plan of choice for customers, members, partners and our employees.

# Houston County Agenda Request Form

Date Submitted: 11/25/2025

Person requesting appointment with County Board: John Pugleasa, Director Public Health & Human Services

Will you be doing a power point or video presentation:  Yes  NO

**Issue:**

Child Support Cooperative Agreement. This is a two year agreement with the Minnesota Department of Children Youth and Families (DCYF) that sets forth roles and responsibilities covering the administration of Child Support, establishment of Paternity, and Medical Support Liability Programs. It also sets forth parameters for County re-imbusement for these services.

**Attachments/Documentation for the Board's Review:**

Soft copy of Cooperative Agreement for review.

**Justification:**

**Action Requested:**

Review Cooperative Agreement process.

For County Use Only			
<b><u>Reviewed by:</u></b>	<input type="checkbox"/> County Auditor	<input type="checkbox"/> County Attorney	<input type="checkbox"/> Zoning/Environmental Service
	<input type="checkbox"/> Finance Director	<input type="checkbox"/> County Engineer	<input type="checkbox"/> HR/Personnel
	<input type="checkbox"/> IS Director	<input type="checkbox"/> Other (indicate dept)	
<b><u>Recommendation:</u></b>			
<b><u>Decision:</u></b>			

All agenda request forms must be submitted to the County Auditor by 4:00 p.m. on Monday in order to be considered for inclusion on the following week's agenda. The Board will review all requests and schedule appointments as appropriate.

# Houston County Agenda Request Form

This form is not intended for the general public. It is intended for use by county department heads, representatives of other governmental units or vendors/agencies who contract with Houston County. Members of the public may address the Board during the Public Comment Period. (See Policy for Public Comment Period).

Date Submitted: 26-Nov-25

Person requesting appointment with County Board: Amelia Meiners

**Issue:**

CUP Approval/Denial: Cloud 1 Services LLC - Conditional Use Permit to build a telecommunication tower in the Agricultural Protection District in Hokah Township.

Approval/Denial: Adopt the proposed Ordinance to regulate commercial solar and amend the Comprehensive Land Use Plan with the edits proposed.

**Justification:**

The Planning Commission recommended the BOC approve the CUP request and recommended the BOC adopt the proposed Ordinance and amend the Comprehensive Land Use Plan with the edits proposed.

**Action Requested:**

Final Approval/Denial by the County Board. (Agenda, Hearing Notice, Findings, and Board Packet are attached.)

For County Use Only			
<b>Reviewed by:</b>	_____ County Auditor	_____ County Attorney	_____ Zoning Administrator
	_____ Finance Director	_____ County Engineer	_____ Environmental Services
	_____ IS Director	_____ Other (indicate dept)	_____
<b>Recommendation:</b>			
<b>Decision:</b>			

All agenda request forms must be submitted to the County Auditor by 4:00 p.m. on Monday in order to be considered for inclusion on the following week's agenda. The Board will review all requests and determine if the request will be heard at a County Board meeting.

**HOUSTON COUNTY  
BOARD OF ADJUSTMENT AND  
PLANNING COMMISSION AGENDA  
Thursday, November 20, 2025**

*Hearings are in the Houston County Commissioner's Room.  
Please enter through the west entrance. Doors will open at 4:45 pm.*

**BOARD OF ADJUSTMENT**

Approve Minutes for October 23, 2025

**VARIANCE HEARINGS:**

- 5:00 pm      ***Gerald Ladsten – Wilmington Township***  
Variance to reduce setback requirements for a proposed dwelling from an existing feedlot (Section 33.16, Subd. 6).
- 5:15 pm      ***Benny Kusuma & Shawna Bonnett – Brownsville Township - ~~Withdrawn~~***  
Variance to reduce top of shoreland bluff setback requirements for a proposed solar array (Section 22.6, Subd. 4, Subs. 1 (d)).
- 5:30 pm      ***James & Cheryl Veglahn – La Crescent Township***  
1) Variance to reduce front yard setback requirements for a proposed accessory structure (Section 14-14.7, Subd. 3).  
2) Variance to reduce side yard setback requirements for a proposed accessory structure (Section 14-14.8, Subd. 1).

**PLANNING COMMISSION**

Approve Minutes for October 23, 2025

**CONDITIONAL USE HEARINGS:**

- 6:00 pm      ***Mike Huizenga, GSS, on behalf of Cloud 1 Services LLC – Hokah Township***  
Conditional Use Permit to build a telecommunication tower in the Agricultural Protection District (Section 14-14.3, Subd. 1, Subs. 11).

**OTHER BUSINESS:**

- 6:20 pm      ***Public Hearing and Intent to Adopt an Ordinance***  
Discussion on the proposed Ordinance regulating commercial solar and related Comprehensive Land Use Plan amendments in Houston County.

## NOTICE OF PUBLIC HEARING

### PLEASE TAKE NOTICE:

That an application has been made by GSS, on behalf of Cloud 1 Service LLC and Jerry and Cindy Welke, 2239 Welke Rd, Hokah, MN 55941, for a Conditional Use Permit to build a telecommunication tower in the Agricultural Protection District (Section 14 – 14.3 Conditional Uses, Subdivision 1, Subsection 11) in Hokah Township on the following premises, to wit:

FRAC NE1/4 of Section 3, Township 103, Range 4, Houston County, Minnesota. (Parcel #05.0027.000)

Said applicant standing and making application is as fee owner of said described lands and leaser of said described lands.

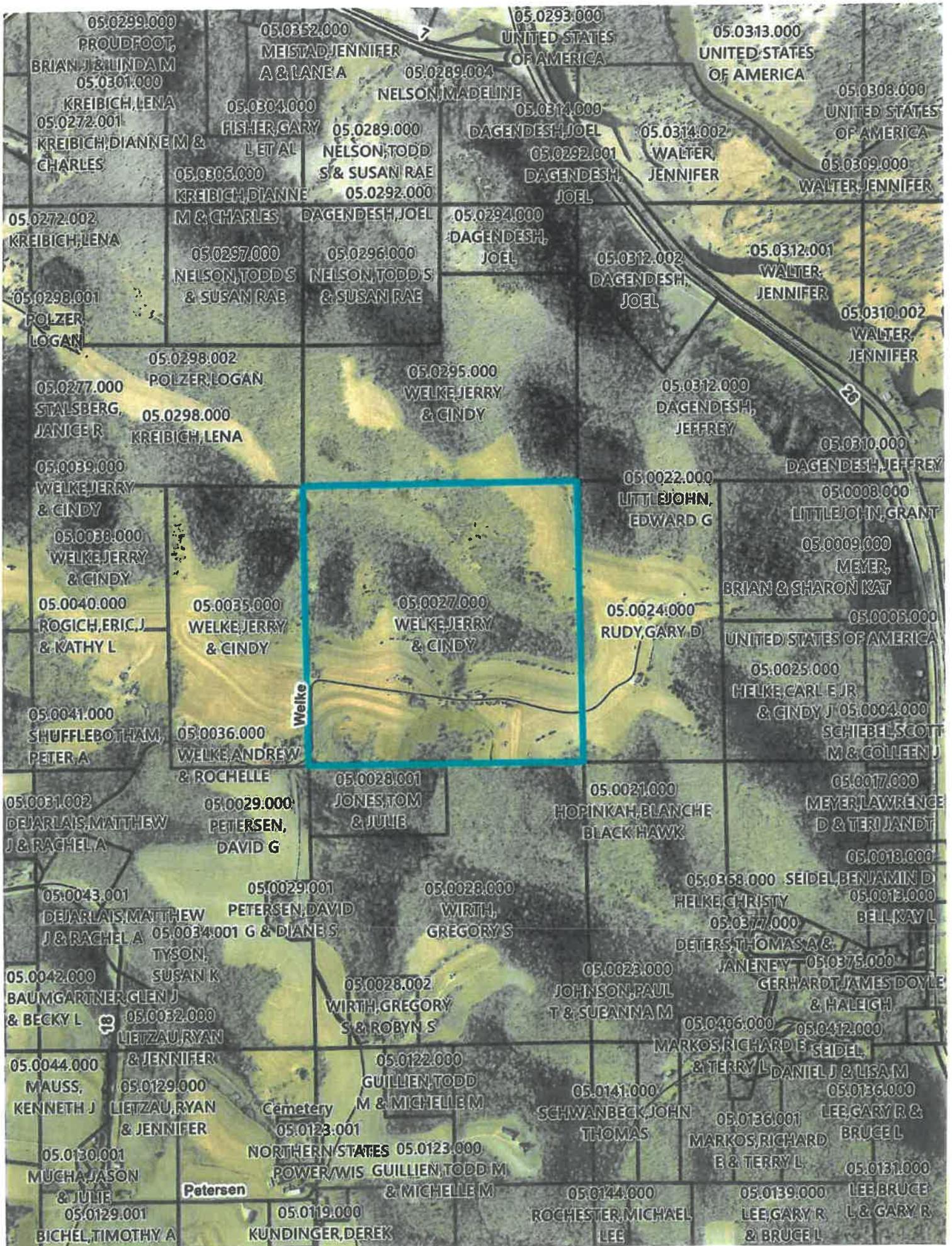
A hearing on this application will be held at the Houston County Commissioner's Room, City of Caledonia, Minnesota at 6:00 p.m. on Thursday, November 20, 2025.

All persons having an interest in the matter may attend the hearing or submit comments relative to the granting or denying of said application. Comments should be mailed to the Environmental Services Dept., 304 South Marshall Street – Room 209, Caledonia, MN 55921, or emailed to [Zoning@HoCoMN.gov](mailto:Zoning@HoCoMN.gov), and must be received by Tuesday, November 11, 2025 to be included for review prior to the hearing. All comments are considered public record.

### HOUSTON COUNTY PLANNING COMMISSION

By Amelia Meiners  
Zoning Administrator

ADV: November 5, 2025



## CRITERIA FOR GRANTING CONDITIONAL USE PERMITS

NAME OF APPLICANT: *Cloud 1 Services LLC*. DATE: *November 20, 2025*

C.U.P REQUESTED: *Build a telecommunications tower in the Agricultural Protection District.*

The Planning Commission shall not recommend an interim use permit unless they find the following:

### FINDINGS OF FACT

Section 11.05 of the Houston County Zoning Ordinance requires the following:

1. That the proposed use conforms to the County Land Use Plan.

Staff Analysis: Houston County's vision statement is to "provide quality, essential and affordable public services to the community" and the effect of having improved communication services is interwoven in reaching many of the supporting policies and goals outlined in the Land Use Plan.

Board agreed to the finding by a unanimous vote.

2. That the applicant demonstrates a need for the proposed use.

Staff Analysis: There are co-locatable structures in this vicinity, one of which the tenant currently leases from, but lease rates have made constructing their own tower more cost effective. The applicant felt the other towers were likely full or could not provide a comparable service.

Board agreed to the finding by a unanimous vote.

3. That the proposed use will not degrade the water quality of the County.

Staff Analysis: The applicant has identified that there are no long-term uses associated with this proposal that have the potential to degrade water quality. All topsoil removed during construction will be regraded and seeded upon completion to minimize erosion.

Board agreed to the finding by a unanimous vote.

4. That the proposed use will not adversely increase the quantity of water runoff.

Staff Analysis: The applicant identifies that standard design for tower projects includes leveling of tower compounds and access drives. There will be a 3,600-sf gravel compound within the leased area but the tower and ground components should not adversely increase the quantity of water runoff.

Board agreed to the finding by a unanimous vote.

5. That soil conditions are adequate to accommodate the proposed use.

Staff Analysis: Geotechnical reviews will be conducted before the foundation is designed, but the applicant does not believe soils will be prohibitive. NRCS has the soil classified as a silt loam which is the predominant soil in the County and there is nothing within the description to indicate there may be issues siting a structure.

Board agreed to the finding by a unanimous vote.

6. That potential pollution hazards have been addressed and that standards have been met.

Staff Analysis: Pollution hazards should be limited. Waste generation from construction and maintenance of items such as batteries, diesel fuel or propane for generators and electronic waste will need to be disposed of properly.

Board agreed to the finding by a unanimous vote.

7. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.

Staff Analysis: An easement including both road access and utilities is part of the scope of this project along with the extension of both underground electric and fiber optic lines.

Board agreed to the finding by a unanimous vote.

8. That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.

Staff Analysis: Outside of the initial construction there will only be periodic check-ins at this location by tower maintenance staff and there is space within the leased area for parking for maintenance employees.

Board agreed to the finding by a unanimous vote.

9. That facilities are provided to eliminate any traffic congestion or traffic hazard which may result from the proposed use.

Staff Analysis: N/A

10. That the Conditional Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.

Staff Analysis: Cell towers do create a visual impact and this will be the fifth in that general location, but the Planning Commission may feel the benefit of improved and cost-effective communication outweighs that cost. The landowner is the only permanent residence near the proposal and this is a dead-end road so there is limited traffic.

Board agreed to the finding by a unanimous vote.

11. That the establishment of the Conditional Use will not impede the normal and orderly development and improvement of surrounding vacant property for predominant uses in the area.

Staff Analysis: This is a rural area of predominately tillable land and associated farm dwellings. This proposal will remove minimal land from production and should not impact adjacent landowners' ability to construct dwellings or otherwise develop and improve their land.

Board agreed to the finding by a unanimous vote.

12. That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

Staff Analysis: This proposal will not include any offensive odor, fumes, dust, noise or vibration. Tower lighting will be in accordance with FAA regulations.

Board agreed to the finding by a unanimous vote.

13. That the density of any proposed residential development is not greater than the density of the surrounding neighborhood or not greater than the density indicated by the applicable Zoning District.

Staff Analysis: N/A

14. That the intensity of any proposed commercial or industrial development is not greater than the intensity of the surrounding uses or not greater than the intensity characteristic of the applicable Zoning District.

Staff Analysis: This is considered a commercial use but there are no density requirements for these proposals.

Board agreed to the finding by a unanimous vote.

15. That site specific conditions and such other conditions are established as required for the protection of the public's health, safety, morals, and general welfare.

Staff Analysis: The FCC is responsible for setting and monitoring parameters on health and safety standards related to cellular telephone towers. Issuance of permits indicates that they believe those standards have been or will be met. In addition, the proposer has sited the tower in a location that should have minimal or no impact on structures, public roads and neighboring properties in the event of a collapse.

Board agreed to the finding by a unanimous vote.

Chairman Munson asked for a motion on the findings if there were no additional comments or questions.

Josh Gran made a motion to accept the findings as presented. Wayne Feldmeier seconded. All were in favor. Motion carried.

Chairman Munson asked for a motion on the conditional use request if there were no additional comments or questions.

Josh Gran made a motion to recommend the Houston County Board approve a Conditional Use Permit to build a telecommunication tower in the Agricultural Protection District with two conditions in Hokah Township:

1. The Permittee shall comply with all federal, state, and local laws and regulations.

2. The County may enter onto the premises at reasonable times and in a reasonable manner to ensure the permitholder is in compliance with the conditions and all other applicable statutes, rules, and ordinances.
3. Tower shall be decommissioned if inactive for a period of 12 months.

Franklin Hahn seconded. A roll call vote was taken. All were in favor. Motion carried.

The application, with the conditions, will be presented to the Houston County Board of Commissioners for final action.



# HOUSTON COUNTY ENVIRONMENTAL SERVICES

Solid Waste • Recycling • Zoning  
304 South Marshall Street - Room 209, Caledonia, MN 55921  
Phone: (507) 725-5800 • Fax: (507) 725-5590



## STAFF REPORT 11/12/2025

Application Date: 9/30/2025  
Hearing Date: 11/20/2025  
Petitioner: Mike Huizenga, GSS Inc.  
Reviewer: Amelia Meiners  
Zoning: Ag Protection  
Address: TBD Welke Drive  
Township: Hokah  
Parcel Number: 05.0027.000  
Submitted Materials: CUP Application, GSS Representation Letter, Project Proposal, Financial Burden

## OVERVIEW

### REQUEST

The applicant is requesting a conditional use permit to construct a telecommunications tower in Hokah Township. Any reference to applicant in this report is to the leaseholder rather than the landowner.

Cloud 1 Services, LLC is the leaseholder but has retained GSS Inc. to provide site acquisition services related to construction of the tower and installation of equipment, which includes permitting.

### SUMMARY OF NOTEWORTHY TOPICS

Prior to GSS's work this year, the last time telecommunication towers were permitted in Houston County was in 2014 and there were three completed that year. The leaseholder and AT&T are working to improve coverage and capacity in this area with the added benefit of improving public safety. Removing gaps in coverage will allow for more effective response to emergencies.

Towers require both a use and structural permit. The Houston County Zoning Ordinance (HCZO) identifies them as a conditional use in the agricultural protection district. Beyond that the ordinance has limited requirements for this type of proposal.

This request in Hokah Township is for a 250-foot self-supported telecommunications tower (note that this is different than those previously permitted). This structure can handle four carriers and AT&T will be the anchor tenant. The main leased space is 75-foot by 75-foot plus easements for access and utilities. In addition to the tower, these proposals include auxiliary cabinets and generators.

In the letter accompanying the application, the applicant identifies that they currently occupy a spot on the tower to the southeast, but excessive lease rates are driving them to construct their own tower.

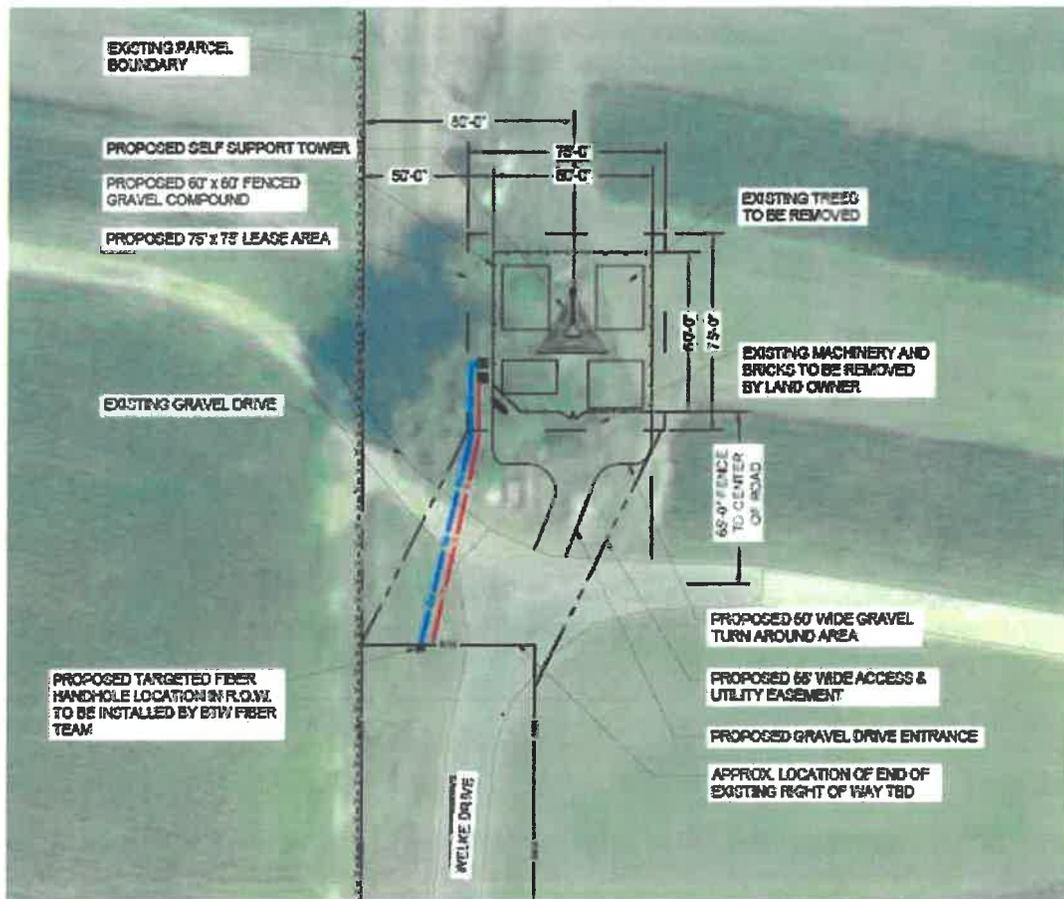


Figure 1. Site plan for the proposed self-support tower site off Welke Drive.

The Federal Communications Commission (FCC) is the regulatory authority on these projects and they ensure that projects meet standards of the National Environmental Policy Act (NEPA), National Historic Preservation Act (NHPA), as well as the Endangered Species Act (ESA), Antenna Structure Registration (ASR) and Federal Aviation Administration (FAA), if applicable.

The FCC website states the following about local authority's role, "Section 332(c)(7) of the Communications Act preserves state and local authority over zoning and land use decisions for personal wireless service facilities but sets forth specific limitations on that authority. Specifically, a state or local government may not unreasonably discriminate among providers of functionally equivalent services, may not regulate in a manner that prohibits or has the effect of prohibiting the provision of personal wireless services, must act on applications within a reasonable period of time, and must make any denial of an application in writing supported by substantial evidence in a written record. The statute also preempts local decisions premised directly or indirectly on the environmental effects of radio frequency (RF) emissions, assuming that the provider is in compliance with the Commission's RF rules."

Below are relevant sections of the Houston County Zoning Ordinance:

*Essential Services. Overhead or underground electric, gas, communication, steam or water transmission or distribution systems and structures, by public utilities or governmental departments or commissions as are required for protection of the public health, safety, or general welfare, including towers, poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, and accessories in connection therewith, but not including buildings.*

#### **SECTION 14 – AGRICULTURAL PROTECTION DISTRICT**

##### **14.3 CONDITIONAL USES**

*Subdivision 1. Conditional Uses. In the Agricultural Protection District, the following uses may be allowed only after obtaining a Conditional Use Permit in accordance with the provision of this Ordinance.*

*(9) Communication Services. Commercial radio and television towers and transmitters.*

*(11) Essential Services. Essential Services, including, regional pipelines, transmission cables, microwave and communication towers.*

#### **SECTION 32 - ESSENTIAL SERVICE UTILITY PERMITS**

##### **32.1 ESSENTIAL SERVICES**

*Subdivision 1. General. Essential services have an effect upon urbanizing areas of the County, land uses, highway location, park and recreation areas, preservation of natural environmental areas, lakes, streams, and rivers. The plans for the construction or modification of essential services shall be filed with the County, and a permit obtained, prior to beginning any condemnation action or construction.*

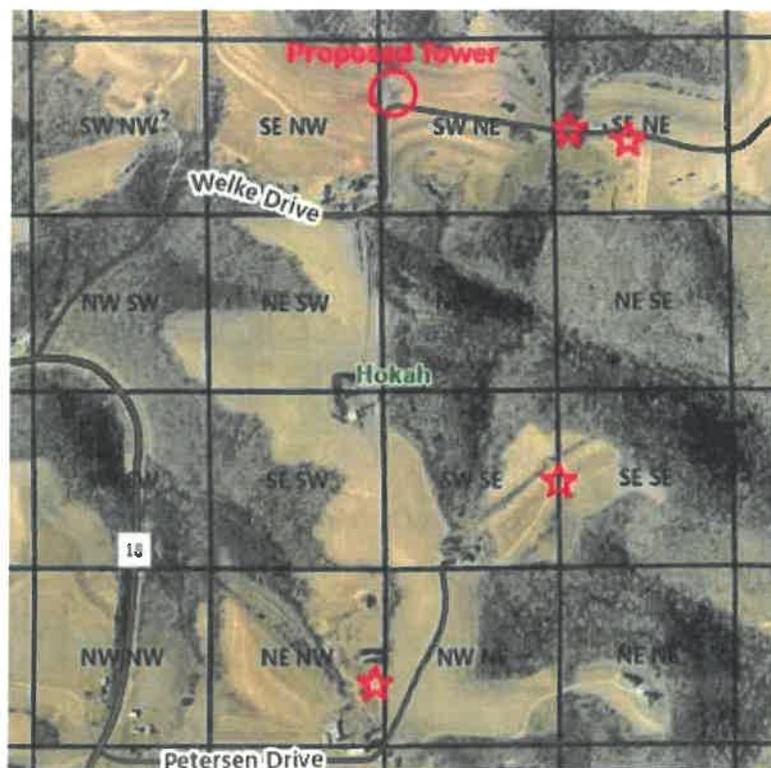
#### **TOWNSHIP AND NEIGHBORHOOD COMMENTS**

Hokah Township and the ten nearest property owners were notified. No comments were submitted.

#### **SITE CHARACTERISTICS**

The proposed location is approximately one and a half miles east of the city limits of Hokah and just over three miles north of Brownsville on German Ridge. It is located 65 feet off Welke Drive and is approximately three-quarters of a mile from County 18. Outside of the landowner, there are two dwellings within a half mile (2,640-feet) of the site. There are no bluff or slope concerns and there is no mapped floodplain, wetland or shoreland in the vicinity of this proposal. There are five intermittent streams with flowage in all directions that flow towards the Root River, Thompson Creek and the Mississippi River with the closest a quarter mile away.

There is another telecommunications tower 3,200 feet southeast of this proposal (see Fig. 2) and radio towers 1,350-feet to the east, 1,775-feet to the east and 4,400-feet to the south.



**Figure 2. Locations of radio and telecommunication towers in proximity to the proposed location. Quarter-sections are shown to display approximate distance.**

## EVALUATION

Section 11.05 of the Houston County Zoning Ordinance requires the following:

Subdivision 1. Findings. The Planning Commission shall not recommend a conditional use permit unless they find the following:

1. That the proposed use conforms to the County Land Use Plan.

**Staff Analysis:** Houston County's vision statement is to "provide quality, essential and affordable public services to the community" and the effect of having improved communication services is interwoven in reaching many of the supporting policies and goals outlined in the Land Use Plan.

2. That the applicant demonstrates a need for the proposed use.

**Staff Analysis:** There are co-locatable structures in this vicinity, one of which the tenant currently leases from, but lease rates have made constructing their own tower more cost effective. The applicant felt the other towers were likely full or could not provide a comparable service.

3. That the proposed use will not degrade the water quality of the County.

**Staff Analysis:** The applicant has identified that there are no long-term uses associated with this proposal that have the potential to degrade water quality. All topsoil removed during construction will be regraded and seeded upon completion to minimize erosion.

4. That the proposed use will not adversely increase the quantity of water runoff.

Staff Analysis: The applicant identifies that standard design for tower projects includes leveling of tower compounds and access drives. There will be a 3,600-sf gravel compound within the leased area but the tower and ground components should not adversely increase the quantity of water runoff.

5. That soil conditions are adequate to accommodate the proposed use.

Staff Analysis: Geotechnical reviews will be conducted before the foundation is designed, but the applicant does not believe soils will be prohibitive. NRCS has the soil classified as a silt loam which is the predominant soil in the County and there is nothing within the description to indicate there may be issues siting a structure.

6. That potential pollution hazards have been addressed and that standards have been met.

Staff Analysis: Pollution hazards should be limited. Waste generation from construction and maintenance of items such as batteries, diesel fuel or propane for generators and electronic waste will need to be disposed of properly.

7. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.

Staff Analysis: An easement including both road access and utilities is part of the scope of this project along with the extension of both underground electric and fiber optic lines.

8. That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.

Staff Analysis: Outside of the initial construction there will only be periodic check-ins at this location by tower maintenance staff and there is space within the leased area for parking for maintenance employees.

9. That facilities are provided to eliminate any traffic congestion or traffic hazard which may result from the proposed use.

Staff Analysis: N/A

10. That the Conditional Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.

Staff Analysis: Cell towers do create a visual impact and this will be the fifth in that general location, but the Planning Commission may feel the benefit of improved and cost-effective communication outweighs that cost. The landowner is the only permanent residence near the proposal and this is a dead-end road so there is limited traffic.

11. That the establishment of the Conditional Use will not impede the normal and orderly development and improvement of surrounding vacant property for predominant uses in the area.

Staff Analysis: This is a rural area of predominately tillable land and associated farm dwellings. This proposal will remove minimal land from production and should not impact adjacent landowners' ability to construct dwellings or otherwise develop and improve their land.

12. That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

Staff Analysis: This proposal will not include any offensive odor, fumes, dust, noise or vibration. Tower lighting will be in accordance with FAA regulations.

13. That the density of any proposed residential development is not greater than the density of the surrounding neighborhood or not greater than the density indicated by the applicable Zoning District.

Staff Analysis: N/A

14. That the intensity of any proposed commercial or industrial development is not greater than the intensity of the surrounding uses or not greater than the intensity characteristic of the applicable Zoning District.

Staff Analysis: This is considered a commercial use but there are no density requirements for these proposals.

15. That site specific conditions and such other conditions are established as required for the protection of the public's health, safety, morals, and general welfare.

Staff Analysis: The FCC is responsible for setting and monitoring parameters on health and safety standards related to cellular telephone towers. Issuance of permits indicates that they believe those standards have been or will be met. In addition, the proposer has sited the tower in a location that should have minimal or no impact on structures, public roads and neighboring properties in the event of a collapse.

## RECOMMENDATION

The Planning Commission must consider the criteria above. Should the recommendation be favorable, staff recommend requiring the following conditions:

1. The Permittee shall comply with all federal, state, and local laws and regulations.
2. The County may enter onto the premises at reasonable times and in a reasonable manner to ensure the permitholder is in compliance with the conditions and all other applicable statutes, rules, and ordinances.

Proposed motion: To recommend granting a conditional use permit for a telecommunications tower in the agriculture protection district with two conditions.

**SUBMITTED BY APPLICANT**

Conditional Use Request  
2025-CUP-482620

Amount Paid  
\$0.00

Applicant  
Mike Huizenga

Created  
September 23, 2025

Status  
In Progress

Number  
2025-CUP-482620

Mike Huizenga of GSS, Inc.,  
acting on behalf of Cloud 1  
Services and property owners  
Jerry & Cindy Welke |  
050027000 | Hokah  
Submitted by Mike Huizenga on  
9/23/2025



**Applicant**

Mike Huizenga

[Redacted]

[Redacted]

**Search Parcel Data** Completed On Tuesday, September 23, 2025 at 12:38 PM CDT by Mike Huizenga

ParcelID	Address	City	OwnerName	Acres
050027000	2239 WELKE DR	HOKAH	WELKE,JERRY & CINDY	161.340

**CONDITIONAL USE INTRO** Completed On Tuesday, September 23, 2025 at 12:38 PM CDT by Mike Huizenga

**Conditional Use Application Fee**

\$700.00

**Recording Fee**

\$46.00

**Application Type:**

Conditional Use

**APPLICANT INFORMATION** Completed On Tuesday, September 23, 2025 at 12:53 PM CDT by Mike Huizenga

**Applicant Name**

Mike Huizenga of GSS, Inc., acting on behalf of Cloud 1 Services and property owners Jerry & Cindy Welke

**Parcel Tax ID**

050027000

**Telephone Number**

Mike Huizenga [Redacted] / Jerry & Cindy Welke [Redacted]

**Address**

2239 WELKE DR

**City**

HOKAH

Zip

55941

Legal Description

FRAC NE1/4 MOBILE HOME VIN #NTA 510368-69DOC 268855; DOC 268888 9

Section-Township-Range

03-103-004

Do you own additional adjacent parcels

Yes

Township of:

Hokah

I understand I am required to inform my township of my application.

Yes

CONDITIONAL USE REQUEST Completed On Tuesday, September 23, 2025 at 12:59 PM CDT by Mike Huizenga

Describe in detail your request.

Cloud I Services is proposing the construction of a 250' self-support telecommunication tower on parcel 050027000 in Hokah Township. The tower will be structurally capable of supporting four (4) carriers, and AT&T is the anchor tenant for this structure. Additional details are provided in the Project Proposal and design documents being submitted with this application.

Citation of Ordinance Section from which the Conditional Use is requested:

Per Houston County zoning ordinance language (14.3 - Conditional Uses within the Agricultural Protection District) and conversations w

Requested Dimension:

5,625 ft<sup>2</sup> lease space (75 x 75), plus easements for access & utilities.

Please upload any supporting documents:

[Hokah - Project Proposal.docx](#)

[Hokah\\_LE\\_07-07-2025.pdf](#)

[Cloud 1 Services - Financial Burden.pdf](#)

CONDITIONAL USE FINDING OF FACTS Completed On Tuesday, September 23, 2025 at 1:43 PM CDT by Mike Huizenga

**1. That the proposed use conforms to the County Land Use Plan.**

Yes

**Comments:**

Per Houston County zoning ordinance language (14.3 - Conditional Uses within the Agricultural Protection District) and conversations with Houston County staff, the proposed use conforms to the County

**2. That the applicant demonstrates a need for the proposed use.**

Yes

**Comments:**

There are two (2) issues at hand which underscore the need for the proposed tower:

- 1.) The fees AT&T is currently being charged to have their equipment on the ATC tower approximately 0.60 miles to the SOUTH/SOUTHEAST are quite high. As such our client, acting on behalf of AT&T, has submitted a financial hardship letter that provides additional details for Houston County consideration.
- 2.) The closest colcatable structures are on the subject property, but they appear to have a significant amount of equipment on them already, precluding AT&T from locating their equipment on either of the towers.

**3. That the proposed use will not degrade the water quality of the County.**

Yes

**Comments:**

No part of the proposed tower will degrade the water quality of the County as there are no associated uses that have the potential to do so.

**4. That the proposed use will not adversely increase the quantity of water runoff.**

Yes

**Comments:**

Standard design elements for telecommunication projects include industry-standard grading and leveling of tower compounds as well as associated access drives. These measures are intended, in part, to not adversely increase the quantity of water runoff.

**5. That soil conditions are adequate to accommodate the proposed use.**

Yes

**Comments:**

A geotechnical report will be required before a foundation design can be developed. That said, there is nothing to suggest soil conditions are not adequate to accommodate the proposed use.

**6. That potential pollution hazards have been addressed and standards have been met.**

Yes

**Comments:**

No potential pollution hazards are associated with the proposed telecommunication structure.

**7. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.**

Yes

**Comments:**

Please see the associated design plan which indicates utilities and access for the proposed use.

**8. That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.**

Yes

**Comments:**

Please see the associated design plan which indicates a parking area for the proposed use.

**9. That adequate facilities are provided to eliminate any traffic congestion or traffic hazard which may result from the proposed use.**

N/A

**Comments:**

No potential traffic issues are associated with the proposed telecommunication project.

**10. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.**

Yes

**Comments:**

No potential degradation to the use and enjoyment of other property in the immediate vicinity is anticipated for the proposed telecommunication project.

**11. That the establishment of the Conditional Use will not impede the normal and orderly development and improvement of surrounding vacant property for predominant uses in the area.**

Yes

**Comments:**

The predominant use of the surrounding area is agricultural. No aspect of the proposed telecommunication project will impede the normal and orderly development and improvement of the surrounding vacant property for agricultural uses.

**12. That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.**

Yes

**Comments:**

All towers 200' or taller must be lighted in accordance with FAA requirements. Standard lighting configurations are white by day, red by night, so as to minimize any disturbance. That said, there are already two (2) existing towers on the subject property with lights. None of the other items on the list above are applicable.

**13. That the density of any proposed residential development is not greater than the intensity of the surrounding uses or not greater than the intensity characteristic of the applicable zoning district**

N/A

**Comments:**

Unrelated to the proposed telecommunication tower in the Agricultural Protection district.

**14. That the density of any proposed commercial or industrial development is not greater than the intensity of the surrounding uses or not greater than the intensity characteristic of the applicable zoning district.**

Yes

**Comments:**

Telecommunication towers are typically considered a commercial use but typical spacing between towers is not considered dense or intense development.

15. That site specific conditions and such other conditions are established as required for the protection of the public's health, safety, morals, and general welfare.

Yes

Comments:

All aspects of the tower meet Houston County standards. In the unlikely event of tower failure, no portion of the the tower would collapse on any subject-property structures. Additionally, the tower compound will be fenced and locked with barbed-wire strands located on the uppermost portion of the fencing.

SITE PLAN INFORMATION Completed On Tuesday, September 23, 2025 at 1:44 PM CDT by Mike Huizenga

Upload Site Plan

[Hokah\\_LE\\_07-07-2025.pdf](#)

Use the Interactive Map to Create a Site Plan. Map tools: Click the plus and minus buttons in the upper left of the map window, to zoom in/out. Navigation Mode - Scroll up to zoom in, scroll down to zoom out. Click and hold to pan around map. Text Mode - To place text on the map, click on the "Add Text" tool, click the place on the map where you would like the text to be displayed, then enter the text in the box that appears at the top of the screen, click ok to display the text on the map. Draw a point - Click once on the map where you would like the point to be. Draw a Line - Click once on map to start drawing a line, double click to stop drawing line. Draw a Polyline - Click once on map to start drawing a polygon, click map at each vertex and double click to finish polygon drawing. Draw a Rectangle - Click once on the map where you would like the rectangle to be. The rectangle will appear on the map. Click on the Select tool and click on the rectangle to resize (click an outside square and drag to resize), rotate (click, hold and drag the circle on top of the rectangle to rotate) or delete (click the rectangle and hit the delete button). Measure - Click once on map to start draw a line with a measurement, click map at each vertex and double click to finish drawing. If you double click near starting point area measurement will also be calculated. Undo Last Edit - Click tool to undo last drawing edit. Undo All Edits - Click tool to undo all drawing edits.

Sketch Layer

Reference Layer

Mapproxy



Powered by Esri

Use the space below to include site plan comments, if necessary

By checking this box, I grant Houston County access to my property for the purpose of evaluating this application.

Yes

By checking this box, I certified that I have notified my town board of my application.

Yes

By checking this box, I certify that the information provided in this application is true and accurate to the best of my knowledge.

Yes

Signature



Date Signed:

9/23/2025

Check this box if Staff Signature on behalf of Applicant.

Email APPLICATION SUBMITTAL Completed On Tuesday, September 23, 2025 at 1:45 PM CDT by Mike Hutzenga

External Notes

Documents

Internal Notes

Documents



September 23, 2025

Houston County Environmental Services  
c/o Amelia Meiners  
304 S. Marshall St., Room 209  
Caledonia, MN 55921

Re: Cloud 1 Services Telecommunication Tower Proposal  
Cloud 1 Services Project Designation: 6806 Hokah  
Parcel Number 050027000  
2239 Welke Drive  
Hokah, MN 55941

Amelia Meiners,

Cloud 1 Services, LLC, commonly referred to as Cloud 1 throughout this document, is proposing the construction of a 250-foot-tall, self-support telecommunication tower and associated facilities within Houston County jurisdiction. The Cloud 1 designation for this project is 6806 Hokah. This project proposal has been prepared by Mike Huizenga, Project Manager for GSS, applicant and agent for Cloud 1 Services, and representative of the property owners, Jerry and Cindy Welke.

This project is being proposed by way of a Conditional Use Permit on parcel 050027000 in Hokah Township. Cloud 1 has entered into a lease agreement with property owners, Jerry and Cindy Welke. The property owner's address is 2239 Welke Drive, Hokah, MN 55941.

The proposed lease area for this project is 5,625 square feet. A 66-foot-wide access/utility easement is also being proposed, commencing from the right of right of way at the end of Welke Drive, and proceeding to the proposed site location. A gravel turnaround area is also proposed within the access/utility easement.

The subject property is zoned Agricultural Protection. As such, it is the understanding of the applicant that telecommunications structures are potentially permitted by Conditional Use Permit, following review by the Houston County Planning Commission and Board of Commissioners.

As proposed, it is the applicant's understanding that all Houston County setback standards have been met. The self-support tower base is 80' from the adjacent property line to the WEST; that property is also owned by Jerry and Cindy Welke. The fencing for the tower is 50' from the adjacent property to the WEST and 65' to the centerline of the road to the SOUTH. In the unlikely event of tower failure, no portion of the tower would fall onto existing structures. The closest residential structure is the home of Jerry and Cindy Welke, which is approximately 700 feet from the proposed tower base.



The specific location for the proposed telecommunication project was targeted and approved by Cloud 1 and AT&T radio frequency engineers to maintain coverage and capacity in the area. AT&T is the anchor tenant (first carrier) that will locate equipment on the tower, should Houston County approve this proposal. Additional carriers are anticipated on the proposed tower, and these carriers will serve to increase the coverage options available to residents and businesses alike.

Cloud 1 Services is requesting financial hardship be considered with this proposal. As such, a signed letter addressing this consideration has been submitted with this proposal. For the sake of clarity, AT&T currently has equipment on the ATC tower (ASR 1026950) located approximately 0.60 miles SOUTH/SOUTHEAST of the proposed location. Cloud 1 Services, acting at the request of AT&T, is proposing a new telecommunication tower precisely due to the excessive lease rates they are currently being charged.

There are two (2) guyed towers (ASR 1024625 – 275' & ASR 1007957 – 310') directly EAST of the proposed location on the subject property, but it doesn't appear that either tower would meet our client's coverage objectives. The reason for this is because both towers seem to have their uppermost positions occupied with a significant amount of existing equipment.

As per Houston County requirements, a voicemail was left with the Hokah Township contact, Delayne Vogel, at [REDACTED] on 09.23.25, informing her of our Cloud 1's intentions with an invitation to reach out with any questions or concerns.

Lastly, but perhaps most importantly, maintaining service will benefit the entire area in terms of safety. Cellular connectivity is arguably one of the most crucial aspects for first responders to be effective when emergencies take place.

Respectfully submitted,



**Mike Huizenga**  
Project Manager  
GSS, Inc.

[REDACTED]  
[REDACTED]  
[GSSMidwest.com](http://GSSMidwest.com)



SUBMITTED BY APPLICANT



**cloud**<sup>17</sup>  
 417 PINE STREET  
 GREEN BAY, WI 54301  
 PH. [REDACTED]



Collection Fee

NO.	DATE	DESCRIPTION	DATE
1	07/02/2025	LEASE EXHIBIT	07/02/2025

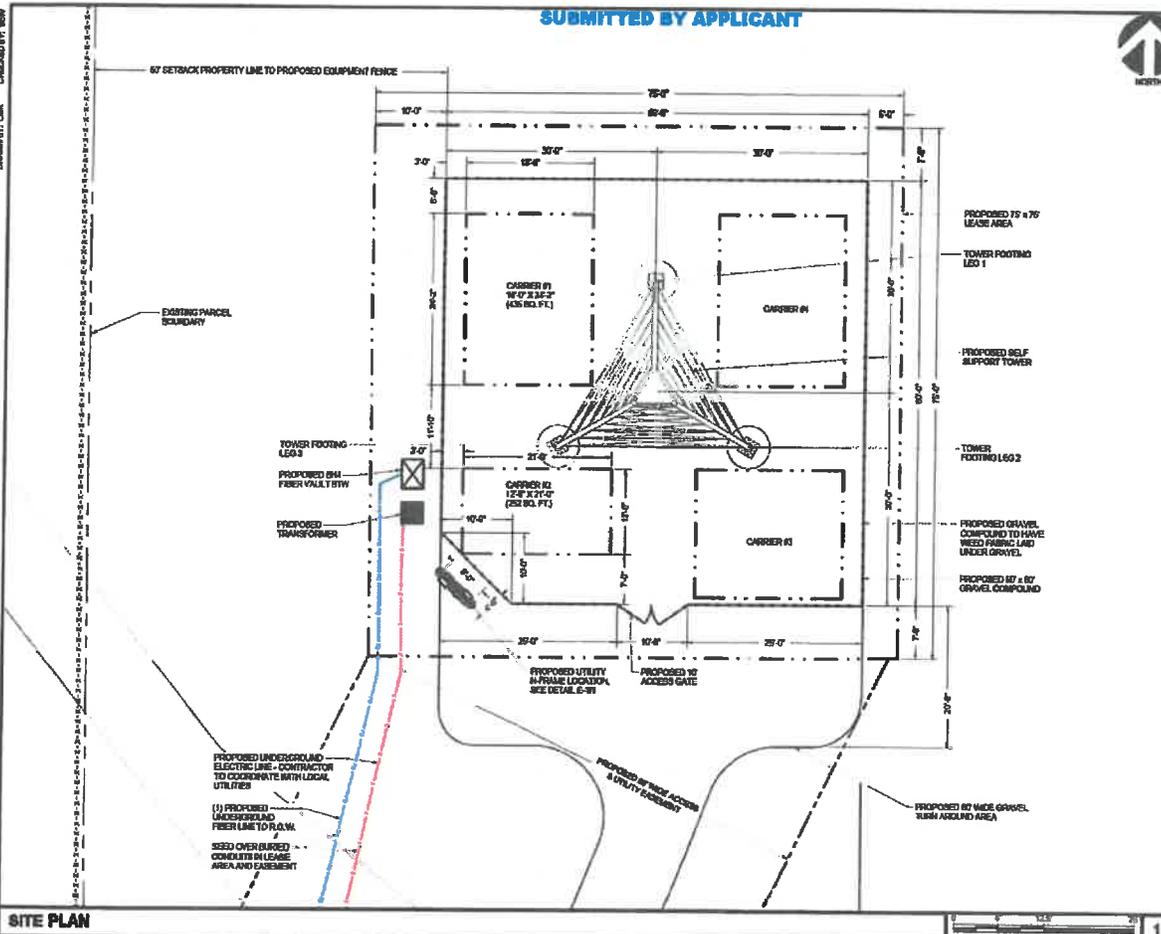
PROJECT NAME  
**HOKAH**

PROJECT ADDRESS  
 WHEELER DRIVE  
 HOKAH, WI 53021  
 WAUKESHA COUNTY  
 TAX ID: 05002700

SHEET TITLE  
**SITE PLAN**

SCALE	62770
DATE	A-3

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 2025/06/19/11:21 AM, CHS2025/07/02/09  
 C:\Users\ramaker\Documents\Projects\Hokah\1001102770\_1\Main.dwg - Printed by: ramaker on 07/02/2025 - 07:14 AM

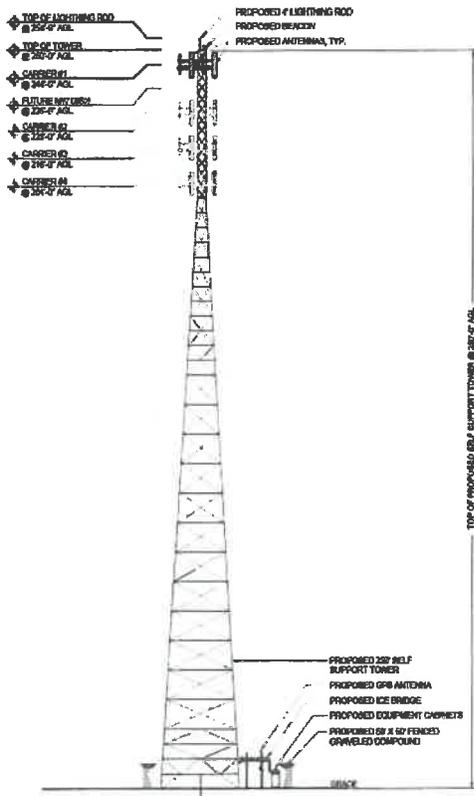


**SITE PLAN**

SCALE	62770
DATE	A-3

SUBMITTED BY APPLICANT

NOTE:  
SEE RF DATA SHEETS  
FOR CORRECT LOGGING

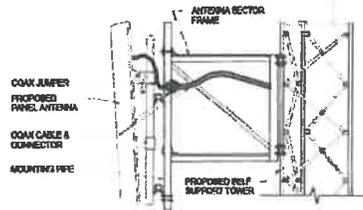


PROPOSED ELEVATION

SCALE: 1" = 20'

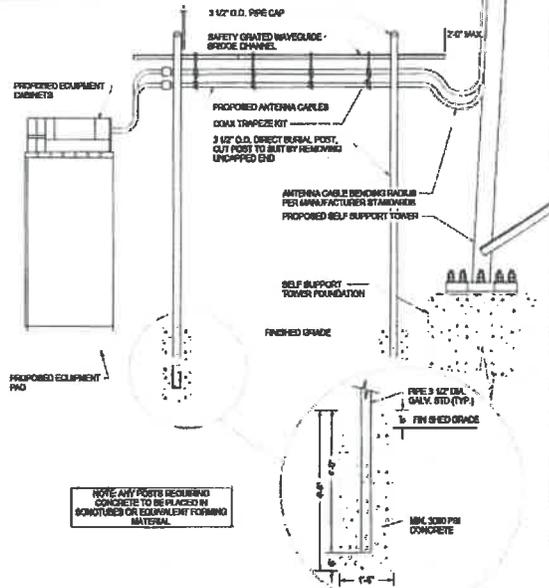
EQUIPMENT TO TOWER RISER

SCALE: NONE



PANEL ANTENNA MOUNT DETAIL

SCALE: NONE



NOTE: ANY POSTS REQUIRING CONCRETE TO BE PLACED IN SONOTUBES OR EQUIVALENT FORMING MATERIAL.

cloud1  
417 PINE STREET  
GREEN BAY, WI 54301  
PH.

RAMAKER  
6750 WISCONSIN  
(608) 643-4100 www.ramaker.com

DESIGNED BY	ENGINEER	DATE	02/22/2025
CHECKED BY	DATE		
PROJECT NO.	HOKAH		

WELKER DRIVE  
HOKAH, WI 53011  
HOLSTEN COUNTY  
TAX ID: 00000000

BLANK	42770
JOB	A-4

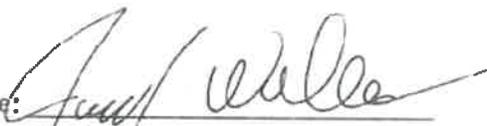


September 23, 2025

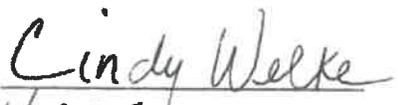
**Property Owner Zoning and Permitting Authorization**

To Whom It May Concern,

Please accept this document as authorization from Jerry & Cindy Welke, that Mike Huizenga of Groundwater Services and Supply, Inc. ("GSS, Inc.") is allowed to act on their behalf for the purposes of zoning and permitting for the telecommunication tower being proposed on their property at 2239 Welke Drive, Hokah, MN 55941 (Parcel Number: 050027000), in Houston County, Minnesota.

Jerry Welke: 

Date: 9-27-2025

Cindy Welke: 

Date: 9/24/2025



**Mike Huizenga**  
Project Manager  
GSS, Inc.



[GSSMidwest.com](http://GSSMidwest.com)



July 3, 2025

RE: Statement Regarding Financial Burden

TO WHOM IT MAY CONCERN:

Hilbert Communications, LLC, and its wholly owned subsidiaries including Cloud 1 Services, LLC, Bug Tussel Wireless, LLC, and Bug Tussel Carrier Services, LLC, construct towers for the purpose of deploying cellular and fixed wireless broadcast equipment. As part of our ongoing relationship with AT&T, we have developed a program which involves relocating existing broadcast sites to seek (1) improvements in network coverage and quality, and (2) improvements in the economic realities of the site.

The significant majority of the sites in our program are within the rural space. The revenue generated by each site is directly connected to the amount of user traffic and customers that use a given site, and understandably both numbers are lower for rural sites. Because of this, we are required to have a heightened focus on the costs associated with the ongoing operation of each individual site, which is the genesis of this program.

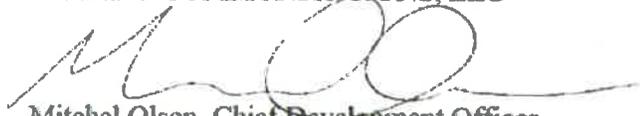
The sites we are looking to replace have long been part of AT&T's cellular network, and the passage of time has created an economic situation that is not sustainable. Although I cannot speak to the specific costs of any given site due to confidentiality provisions within the site lease agreements, I can say that the average lease cost across all sites in this program exceeds \$6,000, which is approximately three-times the average cost for a new site constructed today. In some cases, the monthly cost exceeds \$13,000. Knowing that the existing site is untenable, we are left to find opportunities to either collocate or construct a new tower. For the reasons I will outline below, collocation is often unfeasible.

(1) Coverage. The coverage provided by an individual site is very precise, with exact location, equipment height, and topography playing the largest role in determining suitable replacements. Relocating a site as little as one mile away can potentially completely change the site's coverage profile. As the sites we are building are not one-offs, that amount of movement is not something that the network can sustain. Our task in the endeavor is to ideally improve, but at the bare minimum replace, the existing coverage of the current site. Significant movement, especially in topographically challenged areas, cannot happen.

(2) Cost. The current market-rate for a collocation on a rural site is, at best, approximately \$2,000. The current market-rate for ground rent associated with a new tower construction is, on average, \$400. This savings, extrapolated over the 50-year lifetime of the tower, justifies the costs associated with initial tower construction. All of this to say, even collocations at the current market rate result in substantially worse financial outcomes than new tower construction, and the existing situation is not close to current market-rates.

Thank you for your time, and for your attention to this matter. If you have any questions, please do not hesitate to contact me directly.

HILBERT COMMUNICATIONS, LLC

A handwritten signature in black ink, appearing to read "M. Olson", written over a horizontal line.

Mitchel Olson, Chief Development Officer



**COUNTY OF HOUSTON**

**NOTICE OF PUBLIC HEARING AND INTENT TO ADOPT AN  
ORDINANCE REGULATING COMMERCIAL SOLAR**

**PLEASE TAKE NOTICE:**

That a public hearing, pursuant to Minnesota Statutes 394.26, will be held in the Houston County Commissioner's Room, City of Caledonia, Minnesota at 6:20 p.m. on Thursday, November 20, 2025. The Planning Commission will discuss a final draft of the proposed ordinance regulating commercial solar and related comprehensive land use plan amendments in Houston County.

All persons having an interest in the matter are invited to attend the hearing or submit comments. Comments should be mailed to the Environmental Services Dept., 304 South Marshall Street – Room 209, Caledonia, MN 55921, or emailed to [Zoning@HoCoMN.gov](mailto:Zoning@HoCoMN.gov), and must be received by Tuesday, November 11, 2025, to be included for review prior to the hearing. All comments are considered public record.

Copies of the proposed ordinance will be available for viewing online under Ordinances at: <https://www.co.houston.mn.us/departments/zoning-planning/>. Hard copies can be requested from the Zoning Office, located at 304 South Marshall Street - Room 209, Caledonia, Minnesota.

**HOUSTON COUNTY PLANNING COMMISSION**

**By Amelia Meiners  
Zoning Administrator**

**ADV: November 5, 2025**

Houston County Planning Commission  
November 20, 2025

**Notice of Public Hearing and Intent to Adopt an Ordinance** for the ordinance to regulate commercial solar and related comprehensive land use plan amendments in Houston County.

[View attachment for the proposed edits for the Comprehensive Land Use Plan and Ordinance to regulate commercial solar.](#)

Staff was looking for guidance on determining the appropriate zoning districts and performance standards for commercial solar systems. This was a formal decision-making meeting.

The Soil and Water Conservation District provided comments and suggestions on the proposed solar Ordinance that were not included in the draft sent to the Board or published online. Environmental Services Director, Amelia Meiners read these comments and suggestions to the Board. The Board held a discussion on a few of the suggestions submitted by the Soil and Water Conservation District to determine if these changes should be applied to the proposed Ordinance.

Larry Gaustad asked who sets the restrictions for marginal land and if it could be made clearer. Amelia Meiners explained that it is based on how we classify soils for dwellings. Gaustad also asked about the setbacks and setback exemptions in the proposed Ordinance. Meiners stated that the setback exemptions are to show that applicants are allowed to seek variances.

Chairman Munson asked if there was any public comment.

Clint Von Arx stated that he welcomes the determination for the use of marginal land to preserve prime agricultural land.

Sheri Allen feels that the Board has an ethical responsibility to create fair and equitable Ordinances. Allen also feels that the statement in the proposed Ordinance under the large SES disallowing prime ag land does not seem fair and equitable. Allen stated that they bought the land and feels that they should be able to do what they want on their land by landowner rights. Allen stated that to her understanding the County allows houses, grain bins, and barns on prime land and asked why solar could not be placed on prime land when the intention is to have sheep underneath the arrays to keep the land in agricultural use.

Mark Klinski feels there is enough conventional corn and beans in the Country right now but there is a need for electricity. Klinski would like to see more than the 25-acre maximum, he would like to see 40 acres.

Andy Allen stated that he can understand both sides. Allen feels that people purchase land and do the best they can to be good stewards of the land. Allen stated that an opportunity came to them to give the community an opportunity and feels that there will be a time where we look back and question if the right decision was made.

Josh Gran asked if a landowner could build a house with a yard on prime ag land that is being farmed. Amelia Meiners stated that the County does not stipulate how many acres are taken out of production but they can only build on prime ag land if they own 40 or more acres. Gran asked if a farmer could build a dwelling on 25 acres of land. Meiners stated that it depends on the size of the lot, the one per quarter-quarter rule, and the dwelling would have to be built on marginal ground. Eric Johnson stated that he understands the comparisons that are being made but a house or a barn being placed on prime ag

land is a small footprint compared to solar. Johnson mentioned statistics nationwide showing the amount of prime farmland that is being used for urban sprawl development and believes someday we are going to wish we had all this farmland back in production whether it be for pasture or row crops. Johnson stated that the goal is to protect prime farmland in rural Houston County.

Eric Johnson asked if the proposed amendment to the Comprehensive Land Use Plan would have to be completed before the Ordinance can be finalized. Amelia Meiners read the proposed motion and stated that the Ordinance will not work without the Comprehensive Land Use Plan amendment.

General discussion was held by the Board regarding the County placing land use rules and regulations on property owners.

Eric Johnson feels that the proposed Ordinance is a compromise by allowing solar on marginal land to protect prime ag land. Johnson stated that the County tries to protect a lot of things such as water and scenic trails.

Yvonne Krogstad asked if a large solar system needs to be near a substation to be considered useful and if there were any substations located near marginal land. Franklin Hahn stated that, if needed, there is the option to build a substation on marginal land. Josh Gran stated that solar companies are looking for flat land to build substations and install solar panels, but majority of flat land is going to be prime ag land. Hahn stated that prime ag land can vary from being flat to having a minor slope. Eric Johnson and Franklin Hahn discussed that prime ag land is based on soil classifications. Amelia Meiners explained the current process for classifying soils for dwellings on agricultural land, which will be the same when it comes to solar systems. This process is a little outdated, so it may be an option to review how we classify soils for dwellings and non-farm dwellings which may inadvertently impact the soil classifications for large solar systems.

Chairman Munson asked for a motion on the proposed Ordinance and Comprehensive Land Use Plan if there were no additional comments for questions.

Franklin Hahn made a motion to recommend the Houston County Board adopt the proposed Ordinance to regulate commercial solar and amend the Comprehensive Land Use Plan with the edits proposed.

Larry Gaustad seconded. A roll call vote was taken. Motion carried five to one.

Board Member	Yes	No	Comment
Wayne Feldmeier			Sheep are a good idea under the solar panels and it doesn't make any sense if we don't allow it – Abstained.
Larry Gaustad	X		If there were no rules it would be a complete failure and we must abide by the rules. Have always talked about protecting prime ag land and we should continue.
Johnathon Glasspoole	X		Thinks we would be opening a can of worms if we permit the use of prime ag land for solar.
Josh Gran		X	Not for or against solar but would rather the individual that owns the land have more control as they know what is best for their property and family.
Franklin Hahn	X		Not shutting down solar, we are allowing it on marginal land. Feels that a justifiable cause is being done by the County to change the Comprehensive Land Use Plan and Ordinance for large solar systems.

Eric Johnson	X		Feels the proposed Ordinance is a good compromise to allow solar in Houston County on marginal land. Adheres to Comprehensive Land Use Plan where our number one goal and policy is to protect prime ag land.
Chase Munson	X		Agrees with Comprehensive Land Use Plan, we need to protect ag land.

The recommended Ordinance changes will be presented to the Houston County Board of Commissioners for final action.

Eric Johnson made a motion to adjourn the meeting. Josh Gran seconded. Motion carried.

Submitted by the Planning Commission Clerk on November 21, 2025.

DRAFT

**FINAL DRAFT COMMERCIAL SOLAR ORDINANCE/COMP PLAN AMENDMENT –  
Recommended by PC 11/20/25**

**1. Proposed amendment (in red) to the Comprehensive Land Use Plan:**

**Alternative Energy Goals & Policies**

Goal 2.13 Encourage options for alternative energy systems in the County

Policy 1. Review and explore standards and permitting requirements for alternative energy systems used for personal use, or by individual residences or businesses.

Policy 2. Review and explore standards and permitting requirements for distribution level alternative energy systems.

**FINAL DRAFT COMMERCIAL SOLAR ORDINANCE/COMP PLAN AMENDMENT –  
Recommended by PC 11/20/25**

**2. Proposed amendments to the Zoning Ordinance**

**~~29.8 SOLAR ENERGY SYSTEMS AND SOLAR STRUCTURES~~**

~~**Subdivision 1. Permitted by District.** Solar energy systems and solar structures shall be a permitted use in all districts except the flood plain districts provided the system is in compliance with minimum lot requirements and setbacks. Within the flood plain district, solar structures shall be a conditional use.~~

~~**Subdivision 1. Permitted by District.** Solar energy systems shall be a permitted use in all districts except the flood plain districts provided the system is in compliance with minimum lot requirements and setbacks. Within the flood plain district, solar structures shall be a conditional use.~~

~~**Subdivision 2. Setback Exemptions.** Solar energy systems and solar structures may be exempted from setback, height, and lot coverage restrictions in all districts by variance.~~

~~**Subdivision 3. Access to Sun Light.** In a residential zone, no owner, occupier, or person in control of property shall allow vegetation or structures to be placed or grow so as to cast a shadow on a solar energy system which is greater than the shadow cast by a hypothetical wall ten (10) feet high located along the boundary line of the property between the hours of 9:30 a.m. and 2:30 p.m. Central Standard Time on December 21 provided, however, this standard shall not apply to vegetation or structures which cast a shadow upon the solar energy system at the time of installation of the system.~~

~~**Subdivision 4. Establishment of Right to Sun Light.** As a means of evidencing existing conditions, the owner of a solar energy system may file notarized photographs of the area with the County prior to installation of the system.~~

~~**Subdivision 5. Violation Constitutes a Private Nuisance.** Violation of this standard shall constitute a private nuisance and any owner or occupant whose solar energy system is shaded because of such violation, so that performance of the system is impaired, may have in tort for the damages sustained thereby and may have such nuisance abated.~~

**29.8 SOLAR ENERGY SYSTEMS AND SOLAR STRUCTURES**

**Subdivision 1. Purpose.** The purpose of this section is to set forth a process for permitting solar energy systems in a manner that promotes local renewable energy production and economic development while protecting property values and ensuring the protection of public health, safety, and welfare. This section also promotes renewable energy development while supporting dual-use opportunities, including conservation solar under Minnesota’s habitat-friendly solar standards or agrivoltaics solar applications that maintain agricultural viability, improve soil and water health, and create community co-benefits. In no case shall the provisions of this ordinance guarantee rights to solar access.

**Subdivision 2. Standards.** All Solar Energy Systems (SES) shall comply with the following standards.

**1. Roof-Mounted SES**

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- ~~b. Roof-mounted SES are designed to supply energy for primary use and are permitted in all districts.~~
- b. Roof-mounted SES do not require a building permit.
- ~~e. Building or roof-mounted SES shall not exceed the maximum allowed height in any zoning district.~~

**2. Small SES**

- a. **Uses.** Small SES are ground-mounted systems permitted as accessory uses in all districts and designed to supply energy to the primary use on the property.
- b. **Setbacks.** Small SES require a building permit and are required to meet the performance standards for the district in which it is located. Setbacks shall be measured at minimum design tilt.
- c. **Height.** Height shall not exceed the maximum allowed in any zoning district. Height shall be measured at maximum design tilt.
- d. **Setbacks.** Ground-mounted systems must meet the structural setback standards for the zoning district when oriented at minimum design tilt (shoreland, bluff, property, road setbacks, etc.).
- e. **Setback Exemptions.** Solar energy systems and solar structures may be exempted from setback, height, and lot coverage restrictions in all districts by variance.

**Code compliance.** Shall be in compliance with any applicable local, state and federal regulatory standards, including, but not limited to, the Federal Aviation Administration, State of Minnesota Building Code, the National Electric Code, and the state plumbing code.

**3. Large SES**

- a. Large SES are those with a project boundary of greater than one (1) acre and less than (2.5) acres primarily designed to supply energy for off-site uses on the distribution grid. The production of energy may be the primary land use for the parcel or leased area on which the array is located.
- b. **Uses.** Large SES are interim uses in the agricultural protection district and cannot be located on more than five (5) acres of prime agricultural soils as classified in the Houston County Soil Survey and Web Soil Survey. Large SES proposed to be maintained as an agrivoltaics site for the life of the project is exempt from the prime soils requirement. It must be supported by an Agrivoltaic Management Plan and soil health protections consistent with Subdivision 2.4.
- c. **Height.** Height shall not exceed the maximum allowed in any zoning district. Height shall be measured at maximum design tilt.
- d. **Dwelling Setbacks.** Large SES shall not be constructed within 500 feet of a neighboring dwelling, not including the home of the property owner developing the SES. Setbacks shall be measured to the nearest solar panel.

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- e. **Setbacks.** A SES must meet all structural setback requirements for the zoning district in which they are located. Setbacks shall be measured at minimum design tilt.
  - i. All new substations shall meet structural setbacks from roads and property lines. Setbacks shall be measured from the fencing.
- f. **Setback Exemptions.** Solar energy systems and solar structures may be exempted from setback, height, and lot coverage restrictions in all districts by variance.
- g. **Code compliance.** Shall be in compliance with any applicable local, state and federal regulatory standards, including, but not limited to, the Federal Aviation Administration, State of Minnesota Building Code, the National Electric Code, and the state plumbing code.
- h. **Density.** No Large SES shall be allowed within one (1) mile of another Large SES.
- i. **Lighting.** If lighting is provided, the lighting shall be focused lighting which precisely targets the system and minimizes spillover to the surrounding areas. Lighting shall not project directly onto adjacent parcels nor into the night sky.
- j. **Scenic By-ways.** Large SES shall be two (2) miles from any national, state, or local scenic byway. In the event the proposed SES will not be visible from a byway, but within the two-mile buffer, the applicant shall provide a waiver illustrating the conditions on site that would obscure the SES from the viewshed of the national or state scenic byway.
- k. **Power and communication lines.** Power and communication lines running between banks of solar collectors and to electric substations or interconnections with buildings shall be buried underground or in conduit overhead to an inverter if the system is fenced in. Exemptions may be granted in instances where shallow bedrock, water courses or other natural features interfere with the ability to bury lines.
- l. **Glare.** An SES shall be designed and operated to prevent the misdirection of reflected solar radiation or glare onto adjacent or nearby property, public roads, or areas open to the public.
- m. **Vegetative screening.** Screening shall be based on the proximity of the system to residential buildings and residentially zoned or platted property within 750 feet and to abutting public rights-of-way within 500 feet and shall incorporate adequate trees and/or shrubs in order to provide an effective visual screen.
  - i. A Screening Plan approved by the Planning Commission shall be required for the conditional use permit approval. The Plan shall be maintained in the file and may be updated with the approval of the Zoning Administrator. The Plan shall include:
    - 1. Identification of existing vegetation on the installation site, including type and percent of coverage.
    - 2. Locations of fences, residentially zoned areas, residential dwelling units and road rights-of-way on contiguous parcels.
    - 3. Fences installed as part of this project shall be screened.

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4. Screening shall be set back twenty (20) feet from the property line and on the parcel subject to the request.
  5. A maintenance plan for optimizing vegetative growth for the duration of the operation.
  6. Ground cover shall consist of perennial vegetation and incorporate pollinator friendly species as set by the Minnesota Board of Soil and Water Resources **NRC S or equivalent**
- n. **Signage.** A Large SES shall not be used to display advertising, including signage, streamers, pennants, spinners, reflectors, ribbons, tinsel, ballons, flags, banners or similar materials. The manufacturers and equipment information, warning, or indication of ownership shall be allowed on any equipment of the solar energy system provided they comply with the prevailing sign regulations.
- o. **Stormwater and erosion control.** An erosion and sediment control plan **approved reviewed** by the Root River Soil and Water District, is required and shall be maintained in the file. Any updates need to be **approved reviewed** by the Root River Soil and Water District. **If habitat-friendly or agrivoltaic grazing is in place, groundcover shall be maintained to prevent erosion, improve soil health, and support habitat-friendly functions as per the approved Agrivoltaic Management Plan.**
- p. **Construction Stormwater.** Any SES that results in the creation of one (1) or more acres of impervious surface must comply with the MPCA Construction Stormwater Permit Requirements. **Post construction runoff calculations shall be consistent with the University of Minnesota solar runoff calculator or equivalent calculator that incorporates measured soil bulk density between and under the arrays, soil or rooting depth of the site, and type of established ground cover.**
- q. **Decommissioning.**
- i. Decommissioning process and costs shall include removal of all above-ground facilities and all underground support structures, disposal of all solid and hazardous waste in accordance with local, state and federal waste disposal regulations, the cost of returning the land to the agricultural use for which it was zoned at the time of the issuance of the IUP, the stabilization of soils and/or re-vegetation of the site as necessary to minimize erosion and the costs of maintenance and repair of roads that may be impacted while decommissioning.
    1. The interim use permit granting authority may allow the owner to leave landscaping or designated below-grade foundations in order to minimize erosion and disruption to vegetation.
  - ii. A decommissioning plan is required and shall outline the anticipated means and cost of removing the system at the end of its serviceable life or upon it becoming a discontinued use. The cost estimates shall be made by a competent third party, such as a professional engineer, a contractor capable of

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decommissioning, or a person with suitable expertise or experience with decommissioning. The Decommissioning Plan shall also identify the financial resources that will be available to pay for the decommissioning and removal of the system. Modification of a decommissioning plan shall require an amended IUP.

- iii. Decommissioning of the system must occur within ninety (90) days from either of the following:
  1. The end of the system's serviceable life; or
  2. The system becomes a discontinued use. A system shall be considered a discontinued use after one (1) year without energy production, unless a plan is submitted and approved by the Zoning Administrator outlining the steps and schedule for returning the system to service.
- iv. The County Board may require the owner and/or operator of the Large SES to provide financial security in the form of an escrow, bond, or irrevocable letter of credit to ensure that decommissioning shall be completed if the applicant or operator for any reason fails to meet the requirements of this chapter.

**4. Agrivoltaic SES**

All of the standards of Large SES is applicable, along with:

- a. **Site Design and Layout.** Provide a minimum spacing of vegetated, uncompacted ground between rows, equal to the width of the solar arrays, for grazing or equipment access, and a leading-edge height of at least 2.5 feet where agricultural activity occurs.
- b. **Groundcover and Vegetation.** Establish perennial or native groundcover consistent with the Minnesota Board of Water and Soil Resources ~~or equivalent~~ habitat-friendly solar standards. Maintain full vegetative cover by year three. If the Agrivoltaic Management Plan specifies the continued use of crops as ground cover, those areas in active crop production are exempt from the habitat-friendly standards.
- c. **Agricultural Use and Grazing.** The Agrivoltaic Management Plan shall describe grazing species, stocking density, rotational schedules, and crop types where relevant. The Plan shall identify how the site manager will ensure continued agrivoltaic use of the site for the duration of the project.
- d. **Soil Health and Stormwater.** Conduct preconstruction baseline testing (organic matter, compaction, infiltration). Use vegetative best management practices to ensure ~~no minimal~~ net increase in runoff.
- e. **Monitoring and Reporting.** The site manager must submit annual Agrivoltaic Management Plan reports summarizing vegetation or crop conditions, percentage of the site used for agricultural purposes, soil metrics, and adaptive management actions.

**5. Applications**

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- a. All SES applications shall include the following:
  - i. A site plan of existing and proposed conditions noting locations of other underground infrastructure such as sewage treatment systems or wells.
  - ii. Number and size of solar collectors to be installed.
  - iii. Energy capacity of the SES in kw/MW.
  - iv. A description of the method of connecting the array to a building or substation and a signed copy of the interconnection agreement with the local electric utility or a written explanation outlining why an interconnection agreement is not necessary.
  - v. Planned location of underground or overhead electric lines connecting the SES to the building, substation or other electric load.
  - vi. New electrical equipment other than at the existing building or substation that is the connection point for the SES.
  - vii. Manufacturer's specifications and recommended installation methods for all major equipment, including solar panels, mounting systems and foundations for poles or racks.
- b. Additional requirements for Large SES:
  - i. Visual impact analysis. Discuss the potential visual impacts of the project including solar panels, roads and fencing and identify any measures to avoid, minimize, or mitigate visual impact. The analysis shall be of sufficient detail to provide the Planning Commission and County Board a visual representation of the site as viewed from the public roadways and neighboring receptors.
  - ii. Developer applicants must provide a lease or other agreement with the landowner.
  - iii. Stormwater and erosion control plan.
  - iv. Site Plan showing:
    1. Topography at two-foot intervals
    2. Waterways, watercourses, lakes, public water wetlands, **file inlets and other best management practice**
    3. Delineated wetland boundaries
    4. Floodplain district boundaries and 100-year elevation and regulatory flood protection elevation, if applicable.
    5. Shoreland district boundaries showing the ordinary high water level
    6. Surface water drainage patterns
    7. Proposed access roads and written approval from the applicable road authority
  - v. Vegetative screening plan.

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- vi. Soil Capability Map. Showing soil survey land capability classifications including a tabulation of acres of class I-III soils and percentage of total acres.**
  - vii. A statement on the applicability of archaeological review and survey requirements.
  - viii. Identification of onsite measures that will be taken to avoid, minimize, or mitigate adverse effects to existing historical, cultural, and archaeological features identified by the State Historic Preservation Office, the County's databases, and those discovered onsite.
  - ix. Aviation analysis. If the project is within two miles of the airport, the applicant must complete and provide the results of the Solar Glare Hazard Analysis Tool (SGHAT) or equivalent glare tool.
  - x. An Emergency Response Plan filed with the Houston County Emergency Management Director.
  - xi. Decommissioning Plan.
  - xii. Any additional information required by the Zoning Administrator and/or County Board.
- c. Requirements for Agrivoltaic SES
- i. All of the requirements for Large SES is applicable, along with:
    - 1. Agrivoltaic Management Plan describing site design, grazing/crop operations, vegetation management, and monitoring schedule. Agrivoltaic Management Plans should draw from current best practices identified by the Minnesota Board of Water and Soil Resources, NRS or equivalent.
    - 2. Soil Health Plan documenting baseline soil data, monitoring intervals, and restoration practices.
    - 3. The Minnesota Board of Water and Soil Resources Pollinator Scorecard or equivalent verification.
  - 6. No construction or excavation shall commence until the appropriate permits have been approved and decommissioning requirements provided.

**Recommended by Great Plains Institute.**

Added at November 20<sup>th</sup> Planning Commission meeting




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**FW: Commissioner Warrants 2025/12/02**


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**From** Lynn Colsch <LColsch@HoCoMN.gov>

**Date** Wed 11/26/2025 2:18 PM

**To** HoCo BOC <BOC@HoCoMN.gov>

**From:** Lynn Colsch

**Sent:** Wednesday, November 26, 2025 11:54 AM

**To:** HoCo BOC <BOC@HoCoMN.gov>

**Cc:** Carol Lapham <CLapham@HoCoMN.gov>; Eliana Babinski <EBabinski@HoCoMN.gov>; Susan Tostenson <STostenson@HoCoMN.gov>

**Subject:** Commissioner Warrants 2025/12/02

**REQUEST APPROVAL FOR  
PAYMENT**

**2025/12/02 COMMISSIONER'S  
WARRANTS:**

<b>VENDOR NAME</b>	<b>AMOUNT</b>
CALEDONIA OIL CO INC	5,827.50
DELTA DENTAL	7,447.04
H & R ENTERPRISES LLC	3,526.95
HISTORICAL SOCIETY/TREAS OF HOUSTON COUNTY TREASURER	23,750.00 4,210.85
IUOE LOCAL 49 FRINGE BENEFIT FUNDS	26,605.00
MASTER'S TOUCH INC/THE MEDICA	3,215.89 253,786.68
MN LIFE INSURANCE COMPANY	2,512.84
MORRIS ELECTRONICS INC	2,762.50
ROGICH BROTHERS CONCRETE LLC	25,457.50
SE MN AREA AGENCY ON AGING INC	2,000.00
SEMCAC	5,000.00
SOUTHERN MN INITIATIVE FOUNDATION	3,750.00
TRANSPO INDUSTRIES INC	19,312.00
TWIN CITY FILTER SERVICE	2,284.66
VERIZON WIRELESS	2,947.35
	<hr/> 394,396.76
17 VENDORS PAID LESS THAN \$2000.00	5,797.09

PUBLIC HEALTH & HUMAN  
SERVICES

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400,193.85

35,510.98

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435,704.83

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Lynn Colsch  
Finance Clerk  
Houston County  
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507-725-5825  
[LColsch@HoCoMN.gov](mailto:LColsch@HoCoMN.gov)