

CITY OF ST. FRANCIS
CITY COUNCIL AGENDA

St. Francis Area Schools District Office 4115 Ambassador Blvd. NW

October 3, 2022

6:00 p.m.

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE

The regular City Council meeting was called to order at 6:00 p.m. by Mayor Steve Feldman.

2. ROLL CALL

Members Present: Mayor Steve Feldman, Councilmembers Robert Bauer, Kevin Robinson, Sarah Udvig, and Joe Muehlbauer.

Also present: City Administrator Kate Thunstrom, Deputy Administrator-City Clerk Jenni Wida, Community Development Director Colette Baumgardner, Assistant City Attorney Dave Schaps (Barna, Guzy & Steffen), Deputy Administrator-Public Works Director Paul Carpenter, Fire Chief Dave Schmidt, Liquor Store Manager John Schmidt, Finance Director Darcy Muvihill, City Engineer Craig Jochum (Hakanson Associates, Inc.), Police Chief Todd Schwieger, and City Planner Beth Richmond (HKGi).

3. APPROVAL OF AGENDA

MOTION BY: MUEHLBAUER SECOND: UDVIG APPROVING THE REGULAR CITY COUNCIL AGENDA

Ayes: Udvig, Robinson, Bauer, Muehlbauer, and Feldman.

Nays: None.

Motion carried 5-0

4. CONSENT AGENDA

A. City Council Minutes - September 19, 2022

B. Policy Implementation - Police Department

C. Surplus Vehicle

*Resolution 2022-46 - Declaring surplus property and authorizing the disposal of said property

D. Appointment of Election Judges

*Resolution 2022-47 Appointing Election Judges for the 2022 General Election

E. Siwek Park Improvements – Pay Estimate No. 3

F. Water Wastewater Systems Operator Replacement

G. WETT Program Student Internship

H. MMUA Safety Management Program Contract

I. Vista Prairie Grading Agreement

J. Application for Intoxicating Liquor & Sunday Sales License

K. Payment of Claims

Mayor Feldman mentioned the MMUA contract went up by \$4,769, a 22.42% increase. He stated he discussed with Public Works Director Carpenter who checked things out with the League of Minnesota Cities considering the size of the increase; however, Mayor Feldman pointed out that \$4,769 is a small fee compared to one claim on a workers compensation claim. He added that even with the increase it is a good program to stay with.

MOTION BY: ROBINSON SECOND: BAUER APPROVING THE CONSENT AGENDA

Ayes: Udvig, Robinson, Bauer, Muehlbauer, and Feldman.

Nays: None.

Motion carried 5-0

5. **MEETING OPEN TO THE PUBLIC**

Nathan Schultz, 23618 Vintage Street NW, came forward to ask about the letter he received pertaining to the zoning of Outlot A in the 5th Addition of Rivers Edge and Outlot A 2nd Addition of Rivers Edge. Mayor Feldman shared there will be a public hearing later on in the meeting concerning this topic and asked Mr. Schultz to come back up at that time.

6. **SPECIAL BUSINESS**

7. **PUBLIC HEARINGS**

A. Capital Improvement Bonds

*Resolution 2022-53 - Adopting a Capital Improvement Plan and providing preliminary approval for the issuance of bonds thereunder

Nick Anhut from Ehler and Associates Financial Advisors came forward to talk about potential financing for the Fire Station and City Hall facility and gave a presentation on the five year capital improvement plan for issuance of general obligation CIP bonds.

Mayor Feldman brought up the difference between a 25 year bond and a 30 year bond and the difference in the funds that would be paid. He said it seems like a 25 year bond would be better as it would save money on interest. Anhut said paying it off quicker would save money and there are definitely discussions to be had surrounding the timeline. Mayor Feldman shared the reason he brought this up to the Council and gave the example of the wastewater facility that had 1% interest, which is why it was kept at a 30 year loan due to the low interest. He added that with higher interest rates you would not want to stretch out the timeline.

Anhut concluded his presentation and stated he was happy to answer any

questions.

Mayor Feldman commented he did not have any questions as he had already looked over everything and it looks to be in good shape and he thinks the strong budgetary management of this Council and Staff has put them in the right direction and bringing on Ehlers and Associates was a great move as well.

Muehlbauer asked about the bond amount and thought it was only \$12,000,000 not \$13,000,000. Mayor Feldman stated this includes soft costs and everything included. Anhut added to that and said they were conservative with the amount with the understanding that things change over time. This is not to exceed \$13,000,000.

Mayor Feldman asked City Administrator Thunstrom if the numbers also included soft costs. Thunstrom stated this number includes other costs, including costs to Ehlers and Associates. Anhut added that the bond amounts are used to finance anything for the project, including those financing costs, the cost of land, and other soft costs. Anhut stated the reason for the public hearing is to set a cap amount for this project.

Mayor Feldman shared he thought it was a good idea to set the cap higher and then come in below the budget rather than to set the cap too low and have to come back and ask for more money.

Robinson appreciated Anhut's explanation of the project and sees this project as necessary.

Bauer shared he wanted to keep the lines of communication open to the public to be able to share their opinions. He discussed the situation of the wastewater facility that was turned into a resolution to an ordinance rather quickly and was \$1,000,000 over budget and was moving very quickly. After the fact, the residents were told an ordinance cannot be petitioned. He wanted to make sure the residence had time to share opinions. Mayor Feldman explained that is not how this current Council operates and the last six years the Council has been open and transparent with the residents.

Mayor Feldman asked a question concerning the overlapping debt, which shows Anoka and Isanti County, ISD 15, ISD 728, Anoka County RRA, and Metropolitan Council. He asked what this overlapping debt means. Anhut shared that not every taxpayer is a part of these jurisdictions; however, this is all the overlapping layers of municipal government over the boundaries of the City. He shared that some residents are in Isanti County and others are in Anoka County so there will be some overlap. Mayor Feldman asked if this was more informative. Anhut said yes, there are no limitations or hard boundaries and this is just to give some impression about the different debts.

Mayor Feldman explained that one of the best things this City did was get to an AA bond rating. He stated this should get the bonds pulled in time; however, it will depend on what the economy gives at the time this goes in for bidding. He added that having Ehlers on board will help navigate through this economic time. He discussed that when this project is bided out, if it is found that the City cannot afford the project, the City will not move forward with it. He said they learned from the wastewater facility that the budget should not be sized to the project, the project should be sized to the budget.

Mayor Feldman opened the public hearing at 6:21 p.m.

Nathan Schultz, 23816 Vintage Street NW, came forward with a question concerning tax dollars. He mentioned that typically these facilities get repurposed by other parts of the local government, thus the repairs and the shortcomings get picked up by the next agency that comes through. He imagined that this facility used to be a school or educational building. He shared it would be a disappointment to see tax dollars continue to fund the facilities that are still in need of repair and maintenance and he hopes the Council keeps this in mind as they put the larger plan together. Mayor Feldman stated this is the reason it is being discussed. The fire station and the City Hall were never designed for what they are being used for and to maintain these buildings is becoming cost prohibitive. As the City gets closer to high dollar repairs and maintenance, it was decided that the smartest move forward would be to look forward to building something that would last 50 to 100 years.

Mayor Feldman closed the public hearing at 6:24 p.m.

MOTION BY: BAUER SECOND: UDVIG ADOPTING CAPITAL IMPROVEMENT BONDS RESOLUTION 2022-53 ADOPTING A CAPITAL IMPROVEMENT PLAN AND PROVIDING PRELIMINARY APPROVAL FOR THE ISSUANCE OF BONDS THEREUNDER

Ayes: Udvig, Robinson, Bauer, Muehlbauer, and Feldman.

Nays: None.

Motion carried 5-0

B. Rivers Edge 7th Addition

*Ordinance 300 - Approving a rezoning request for Outlot A Rivers Edge 2nd Addition from UR to the Rivers Edge PUD with findings as presented by Staff: First Reading

*Resolution 2022-48 - Approving the preliminary plat and PUD plans for the 7th Addition of Rivers Edge with conditions and findings presented by Staff

*Resolution 2022-49 - Approving a Conditional Use Permit for the construction of public roads associated with the 7th Addition of the Rivers Edge development with conditions and findings presented by Staff

*Resolution 2022-50 - Approving the drainage and utility easement vacations pertaining to Outlot A, Rivers Edge 2nd Addition and Outlot A, Rivers Edge 5th Addition with conditions and findings as presented by Staff

City Planner Beth Richmond provided a presentation on the 7th Addition of the Rivers Edge development and the requests to be considered include a rezoning to Planned Unit Development (PUD), preliminary plat, Conditional Use Permit (CUP) for public roads within the Rum River Management Overlay District, and drainage and utility easement vacations.

Mayor Feldman asked Richmond to explain what the non-riparian lots meant. Richmond stated this meant it was lots not touching the water bodies, so anything not touching the Rum River.

Mayor Feldman opened the public hearing at 6:33 p.m.

Nathan Schultz, 23816 Vintage Street NW, came forward and first thanked Richmond for her presentation. He asked, in regard to the rezoning, if the development is all being planned as single family homes or if there is a plan for commercial or townhome lots. Richmond answered that it is all intended to be single family lots.

Schultz asked about the drainage that is currently out there. He stated he currently lives on the edge of the drainage and it drains into his property. He shared his concerns in regard to the current drainage and how with new homes he could end up with a larger swampy area in his yard. Richmond explained that this is something the City Engineer has been removing as the preliminary grading plans come through. She stated all of the drainage should be accommodated as part of the 7th Addition, as there are storm water facilities that are planned and the drainage would be expected to be maintained on the site.

Mayor Feldman added that the developer is very reputable and conscientious on how the development is laid out. He shared that every outlot is buildable and as developments phase in, the outlot becomes buildable. In this case, he explained that of the 79 units that were proposed, it is now down to 29 and nothing else can be built on this site.

Schultz explained that his concern was with Outlot A, 5th Addition as the last lot drains into his yard and his neighbor's yard. Mayor Feldman stated that will change as this proceeds forward.

Mayor Feldman closed the public hearing at 6:37 p.m.

Robinson asked about Schultz's concern and if there will be another opportunity for him or other residents to speak on issues and if they will be notified when the meetings of these discussions happen. Richmond shared that the final plat will not

have notification nor does the City hold public hearings for; however, if anyone was interested in hearing about a topic and it was on the agenda they can come in and ask Staff to look at the plans or ask Staff any questions. Mayor Feldman added that this is always allowed for residents.

Robinson asked if there will be a final grade that comes through to be approved and at that point the public needs to be vigilant as to when the meetings are and come and speak if need be. He added that this was not the practice of Council's past and how things have changed since then.

Mayor Feldman added that the City is dealing with a very reputable developer that has been here for years and the Council is open and transparent and the public can always attend meetings or call the Staff and Council with any questions. Richmond added that the City Engineer also reviews all of this closely to ensure there are no issues. Mayor Feldman mentioned that he always wants to make the public feel confident in what the Council is doing.

Muehlbauer piggybacked off of what Robinson said and told the public to keep an eye on the website for upcoming meetings and asked if the wetness in Mr. Schultz's land will get assurance that this will be taken care of. Richmond explained that what the individual phases come through there are drainage and utilities that are created as part of these, so it is possible that a portion of Mr. Schultz's current drainage and utility is always going to be wet and is something that overflows into other phases. She stated it is not always as simple as the next project will help or hinder the neighboring property because these properties were under surveys and grading plans with the anticipation of the other phases. She explained some properties have the naturally wet areas because they were designed for drainage and utility pieces before it goes into the river. She added the problem is bigger than just the grading of this phase. Staff would be happy to take a look at his survey to see how this ties together. Muehlbauer encouraged Mr. Schultz to do this to make sure the City is not promising things that cannot happen.

Mayor Feldman explained that he had mentioned this before in other meetings that grading for drainage is something he is not a fan of and would rather see pipes taking the water where it should go; however, it is cost prohibitive. He said grading is the way to do it and most of the time it works out and the City will do the best they can with this and encouraged the public to bring questions forward to the Staff. Muehlbauer encouraged those to come in sooner rather than later to see if the issue can be addressed in the coming phases.

Bauer asked about the Anoka Parks System trail and stated he did not see it in the concept drawings and wanted to ensure it was still a part of the plan and what Outlot A becomes if it is never developable. City Planner Richmond shared that there was originally to be a County trail that comes through between Lots 5 and 6; however, as this was reviewed it was discovered that the landowner to the northeast has put a majority of the property into the conservation easement which

will never allow for any type of development including trails. With that, the City talked to the Anoka County Parks Department and it was decided there was no point in putting a County trail through a little piece of this land as it does not lead to anything. She said some private trails were thought about and a lot of that will depend on if it goes the conservation easement route or not in Outlot A. At this point, it is just planned to be an open space. Mayor Feldman asked if it was because of the one landowner to the northeast. Richmond said yes and because of existing restrictions and shared this is the reason Staff did not push too hard for this land to be public as there are not a lot of uses for it. If the applicant were to go the conservation easement route, they would get some monetary value from it so they were more open to this idea than the park dedication. Bauer said he was okay with this because the property owners can do what they want with their land; however, he knows a lot of people like to walk the river and they need to get back somehow and he does not want to lock it out so it could result in police calls that a property owner in the next addition thinks all of the land is theirs and think someone is trespassing on their land. He added he would like this area to be open to the public and not locked into a specific owner, even if it just becomes prairie land with a bunch of grass. Mayor Feldman said the Council has no control of this as it is DNR required.

Bauer asked if it would just be the 13 homes in the HOA or if it will be the whole development. Richmond stated she had not seen the HOA draft and it would likely either be just the 7th Addition or just those 13 homes. Mayor Feldman asked if it would either be 29 or 13 homes depending on how it is written up.

MOTION BY: MUEHLBAUER SECOND: ROBINSON ADOPTING ORDINANCE 300 APPROVING A REZONING REQUEST FOR OUTLOT A RIVERS EDGE 2ND ADDITION FROM UR TO THE RIVERS EDGE PUD WITH FINDINGS AS PRESENTED BY STAFF; FIRST READING.

A roll call vote was performed:

Councilmember Muehlbauer	aye
Councilmember Robinson	aye
Councilmember Bauer	aye
Councilmember Udvig	aye
Mayor Feldman	aye

Motion carried 5-0

MOTION BY: BAUER SECOND: UDVIG ADOPTING RESOLUTION 2022-48 APPROVING THE PRELIMINARY PLAT AND PUD PLANS FOR THE 7TH ADDITION OF RIVERS EDGE WITH CONDITIONS AND FINDINGS PRESENTED BY STAFF.

Ayes: Udvig, Robinson, Bauer, Muehlbauer, and Feldman.

Nays: None.

Motion carried 5-0

MOTION BY: UDVIG SECOND BY: ROBINSON ADOPTING RESOLUTION 2022-49 - APPROVING A CONDITIONAL USE PERMIT FOR THE CONSTRUCTION OF PUBLIC ROADS ASSOCIATED WITH THE 7TH ADDITION OF THE RIVERS EDGE DEVELOPMENT WITH CONDITIONS AND FINDINGS PRESENTED BY STAFF.

Ayes: Udvig, Robinson, Bauer, Muehlbauer, and Feldman.

Nays: None.

Motion carried 5-0

MOTION BY: ROBINSON SECOND BY: BAUER ADOPTING RESOLUTION 2022-50 - APPROVING THE DRAINAGE AND UTILITY EASEMENT VACATIONS PERTAINING TO OUTLOT A, RIVERS EDGE 2ND ADDITION AND OUTLOT A, RIVERS EDGE 5TH ADDITION WITH CONDITIONS AND FINDINGS AS PRESENTED BY STAFF.

Ayes: Udvig, Robinson, Bauer, Muehlbauer, and Feldman.

Nays: None.

Motion carried 5-0

8. OLD BUSINESS – NONE

9. NEW BUSINESS

A. Patriot Parkway Concept Review

City Planner Beth Richmond gave a presentation on the concept plan for the land located between Pederson Drive and Highway 47, including the creation of a public loop street, two commercial parcels, and regional stormwater facilities.

Mayor Feldman said he looked this over and it seems like it is the best plan for this site. He mentioned it would be ideal to access Manzetti's from Highway 47 with a frontage road; however, that would be in play. He thinks the way to do this is with the right in, right out with the median and that a stop light may be more beneficial than a roundabout. He commended Staff for their work bringing this through engineering and the Planning Commission before bringing it to Council. He explained that King's County Market put in the turn lane at this site and stated this was possible but may cut into some of Manzetti's parking lot and the right in, right out is probably the best way to go.

Udvig said she really liked this plan and it is the best use of this land.

Mayor Feldman brought up the fact that the right in, right out is so close to Highway 47.

Bauer shared that he looks at this from a business owner point of view and no part of the right hand traffic benefits the retail, unless Manzetti's can come in and out on the south side and the businesses can go up to the full intersection. He said this does not flow well and it eliminates a lot of ease for customers. He would like to see this redesigned to include access to turn left to go to the west side or having a road in the middle of the two businesses. Mayor Feldman asked Richmond and Community Development Director Baumgardner to address Bauer's concerns and asked about the distance between the full intersection and the right in, right out. Richmond said it was about 400 feet.

Mayor Feldman stated the problem with the City is that within 24 square miles, there are County roads, State roads, DNR, and MNDOT and these agencies are always pulling the City's strings. He explained that nothing had been done in years on Highway 47 and in the meantime, St. Francis has grown, Isanti has grown, Cambridge has grown, all access points to the City have grown and the one thing that has not grown or been changed is the infrastructure. He said a frontage road on Highway 47 would be great, but you would have a better chance of winning the Powerball than convincing MNDOT of that.

Bauer added that he knew Highway 47 would go more east when it is developed so there will be more space on the left side of Highway 47. He reiterated his thoughts that drivers will not go out of their way to go to a business that is consistently locked out. He suggests either doing away with the three tree thing in the middle so that Manzetti's customers can go left to the other intersection. He said if not, no one from the west side of town will visit Manzetti's. He wants to make sure he keeps the City's best interests in mind when he looks at things like this. Mayor Feldman added that location, accessibility and parking are key to retail.

Richmond discussed that work has been done with the Manzetti's team on the Highway 47 project and currently people cannot take a left into Manzetti's. She explained that the new business that is coming in has seen the design and is comfortable with it and will be building their design around this plan. She explained that Manzetti's is struggling because as people come from the south, they take a right onto Pederson, try to take a left into Manzetti's, and this stacks up and causes an issue at the intersection which causes an unsafe situation. She mentioned the intersection as a whole is not functioning properly right now. In order to get this to function, turn lanes are created. Even with intersection improvement, the right in, right out becomes more and more necessary and the only option. She said that she has worked with engineers and the Planning Commission and this is why the access looks like this. She said the new businesses will adapt because they do not know any different. If this cannot be done, then these businesses would have to look at moving to sites that may never be developable.

Mayor Feldman reiterated that Highway 47 is causing these issues and the stacking concerns. He added that the median can be adjustable. Bauer stated that if Manzetti's customers are given the ability to turn left again and go under the businesses and over to the full intersection, that eliminates this problem. Richmond shared she is not sure if the entrance Bauer is referring to is specifically an in, or and in and out and she will take the comments. Mayor Feldman reiterated that this is just a discussion of concepts.

Muehlbauer shared he appreciated Bauer's concerns; however, if Manzetti's is doing alright now, that will continue since this location is not ideal to begin with. Given the way the land is set up he sees this is the best choice for it.

Mayor Feldman stated that these bugs will be worked out before the project is finalized. He asked if the church and the other entities involved are on board with this. Richmond said correct.

Mayor Feldman explained how as the other businesses fill up, it will generate more traffic and Manzetti's could end up with more traffic.

Robinson said that Staff has worked very hard on this project. He stated he disagreed with Bauer and he gave the example of the Lowes in Coon Rapids that has a similar in and out system to what is being discussed. He added that Manzetti's will have to make some business decisions down the road, especially if some of their parking lot is taken for the Highway 47 project. He said he likes what he sees and shared he asked Richmond about the stormwater facility and possible revenue. Richmond discussed the stormwater facilities and showed where those would fit best but said there will be more discussion of this further into the process. Robinson shared he hopes for one more shot of revenue or commerce to be able to come in; however, he is satisfied with what he sees at the moment.

Mayor Feldman shared this is why the Planning Commission, Community Development and Staff work so hard.

Bauer asked if Highway 47 shifts east. He could see the stormwater facility as being more of a sliver in front of the two lots which would make the lot more appealing for future development. He shared he does not want the City to develop based off of where the road is now and take into account where Highway 47 will end up. He asked if it was too late to add a turn lane in the roundabout to go into these businesses. Richmond said this will be kept in mind as more is learned about what will happen with Highway 47.

Mayor Feldman said it seems like MNDOT does not take into consideration the City's development aspects or viewpoints and the City has to follow their course of action. He gave the example of the KwikTrip that came in and extended the south turn lane and took out a different entrance that now causes problems for lots of

trucks coming into the KwikTrip.

B. The Bluffs of Rum River

*Ordinance 301 approving a rezoning request for 23925 St Francis Blvd NW from R-3 and B-2 to The Bluffs PUD with findings as presented by Staff; First Reading

*Resolution 2022-51 approving the preliminary plat and PUD plans for The Bluffs of Rum River development with conditions and findings as presented by Staff

*Resolution 2022-52 approving a Conditional Use Permit for the construction of public roads associated with The Bluffs of Rum River development with conditions and findings as presented by Staff

City Planner Beth Richmond gave a presentation on the land use and subdivision requests from The Bluffs of Rum River project including requests for rezoning to planning and development, a preliminary plat and a CUP for creation of a public road. She shared that the Planning Commission recommends approval on this, while the DNR recommends the request be tabled for the time being.

Mayor Feldman asked if it comes back to the Council one way or another. Richmond explained that it would come back to Council unless there are not any design changes.

Mayor Feldman asked about the roundabout at Ambassador Street and the right in, right out access and if it was because of the proximity to Highway 47. Richmond said that was correct. Mayor Feldman again expressed his frustrations with Highway 47 but also expressed the importance of having two entrances to a development.

Mayor Feldman pointed out the work that Staff did on the north end of Highway 41 was excellent and he liked the offset on the west side and that everything was kept on the developer's land. He mentioned that this was even a MNDOT project. Richmond explained that Staff worked with MNDOT on this to make it happen.

Mayor Feldman asked about the minimum setbacks. Richmond explained that the setbacks are from the building to the road, and typically in a normal development it is between 25 to 30 feet for a setback; however, in the Urban Rum River Management District overlay the setback is set at 35 feet. She explained the applicant is proposing a 30 foot setback for a majority of the single family homes and a 25 foot setback for the rest of the row houses and townhomes. Mayor Feldman stated he can live with that.

Darren Lazan with Landform Professional Services came forward and thanked the Council and Staff for their time on this. He pointed out that it is an order of operation situation if they table the request per the DNR's recommendation then it would come back in a few weeks and the Council would be in the same boat. On the other hand if it is approved tonight and gets it resolved in two weeks this is done. He discussed the setback issue seems to be counterintuitive as it drives homes off the

road it drives them towards the river, so he sees this is well within the City's standard but also fits the type of development proposed. In regard to the DNR, he does not think there are major changes in the review, he thinks it is more about showing how they arrived at compliance. All of the critical river shoreline impact area is at 100% because of the access. He shared that they are excited to move forward with this project as it has been a long time coming. He did want to talk about the Ambassador Street connection and shared that they are asking for this to be a full intersection for commercial lots. He added that from the traffic study, he gathered that the right in, right out degrades the northern connection one letter grade and said it functions better as a full intersection. Mayor Feldman asked if Lazan would rather see a right in, right out with a full intersection. Lazan stated he would rather have a full intersection not the right in, right out.

Mayor Feldman asked why this was even written as a right in, right out. Richmond stated that the diagram is not necessarily showing it as a right in right out, but MNDOT and the County have both stated the preference to have a right in, right out and the applicant will be working with Anoka County on this. She shared that with the traffic study either the right in, right out or the full intersection works.

Mayor Feldman again stated how the City is a puppet with strings with the DNR, MNDOT, State and County. He agreed that accessibility, location and parking is key to retail and Highway 47 is dictating the right in, right out, but a full intersection would be the way to go here. He said this will drive traffic north to get people to the south end.

Lazan shared a story of how there was a similar right in, right out in Andover and to this day the City Engineer tells him that he takes a left turn onto the right in, right out to get across. He shared this entrance is also a frustration of the developer and they will be working with the County on this.

Mayor Feldman shared a similar story to Lazan and stated people will do what they want to do. He said that he had a concern for the commercial end and for bringing people north to get through the development to go south which will bring lots of traffic. Mayor Feldman wishes Lazan luck in working with MNDOT.

Udvig agreed and hoped that the developer can get the outcome that is best. She said the project looks good and she is looking forward to adding more residents to the City.

Bauer discussed the school roundabout on the east side of town and mentioned that when he was in Maine he went through a 5-prong roundabout. He explained his thoughts about closing the road off completely and have a 5-prong roundabout approach to the County and Highway 47. He does not think this would create any more or less restrictions as a roundabout is there to slow people down. He said that he would come in on the west side of the expansion and bring people around the backside of the business and people can go left into the residence. The future

business would still come out of a prong of the roundabout and this would alleviate the right in, right out issue. Mayor Feldman reminded Bauer that it would be the County building the roundabout. Bauer said that the applicant can bring this to the County and say that the south side of the project has been redesigned and still has all of the components needed. Muehlbauer added the County and State will not go for this. Bauer stated he just wanted to throw other options out there. He thinks it would be more dangerous to not complete the road for all phases if it is a right in, right out. He said it is at least worth a discussion. He said he would not buy a home there if the access was just right in, right out.

Lazan said that there is no median here, but if there is a right in, right out it would come when the second phase is completed and there would be another access. He also discussed that the retail will be held off of the market until the intersection gets resolved. He shared that MNDOT suggested a right in only to the commercial lot off of Highway 47, which would improve things; however, does not help exiting. He discussed driver confusion in roundabouts. Bauer added that if the developer can get the turn lane, he would suggest taking a road as close as possible to Highway 47 behind the business as a way to get around back into the neighborhood. Bauer believes St. Francis is a working City and a lot of people drive south to get to their jobs, this will help with the flow of traffic. Lazan clarified that this is a private right in and not a full City road. He shared that the developer has the ability to make that change.

Mayor Feldman stated there is flexibility with the commercial lot and it will be between MNDOT, Anoka County and the developer. Bauer asked Lazan to not fight for the right in, right out. Lazan said that the configuration chosen is in the interim condition as they cannot wait 10 years for MNDOT to decide on the roundabout.

Mayor Feldman explained that the success of this development is having a road on the north and the south as no development can have one in and one out. Bauer said his idea would create three ins, one through the commercial lot, one from Ambassador Street and one on the north on Highway 47.

Muehlbauer shared he was curious about Outlot C being on the same property. Lazan stated it was unique that it does contain parcels that are across the river and those would be open space.

Robinson said he likes what he sees. He asked Richmond about a private trail and who can and cannot use it or if it is only for the neighborhood. Richmond said that the private trail would have a sign letting people know it is private and just for the development. As far as the long, she does not know but assumes it will be similar to the width of a typical trail or sidewalk. Robinson asked if the HOA would take care of their portion and who would take care of the eastern portion and how it would be kept private. Richmond stated the trails would be maintained by the HOA as part of it being private. She stated the trails in the green space do not have

anywhere to park around them so this should discourage people from outside of the development to come in and use the trails. This should only really be known about by the people who live in the development. Robinson asked if the trail would be paved. Lazan said that the trails on the west will be paved and the ones down in the open space will likely be wood chipped or mown trails.

Mayor Feldman asked how long Landform has been around. Lazan said it has been around for 28 years. Mayor Feldman stated that with Landform having more experience with MNDOT, they know what to do. He thanked Lazan for his time and stated he is looking forward to this project moving forward.

MOTION BY: MUEHLBAUER SECOND: UDVIG ADOPTING ORDINANCE 301 APPROVING A REZONING REQUEST FOR 23925 ST FRANCIS BLVD NW FROM R-3 AND B-2 TO THE BLUFFS PUD WITH FINDINGS AS PRESENTED BY STAFF; FIRST READING, INCLUDING THE ON STREET PARKING ON A PRIVATE STREET.

A roll call vote was performed:

Councilmember Muehlbauer	aye
Councilmember Robinson	aye
Councilmember Bauer	aye
Councilmember Udvig	aye
Mayor Feldman	aye

Motion carried 5-0

MOTION BY: ROBINSON SECOND: BAUER ADOPTING RESOLUTION 2022-51 APPROVING THE PRELIMINARY PLAT AND PUD PLANS FOR THE BLUFFS OF RUM RIVER DEVELOPMENT WITH CONDITIONS AND FINDINGS AS PRESENTED BY STAFF.

Ayes: Udvig, Robinson, Bauer, Muehlbauer, and Feldman.
Nays: None.

Motion carried 5-0

MOTION BY: UDVIG SECOND: MUEHLBAUER ADOPTING RESOLUTION 2022-52 APPROVING A CONDITIONAL USE PERMIT FOR THE CONSTRUCTION OF PUBLIC ROADS ASSOCIATED WITH THE BLUFFS OF RUM RIVER DEVELOPMENT WITH CONDITIONS AND FINDINGS AS PRESENTED BY STAFF.

Ayes: Udvig, Robinson, Bauer, Muehlbauer, and Feldman.
Nays: None.

Motion carried 5-0

10. MEETING OPEN TO THE PUBLIC – NONE

11. REPORTS - NONE

12. COUNCIL MEMBER REPORTS

Muehlbauer shared he was happy to be in town and will be talking to some of the Staff while he is here. He also attended the work session via Zoom.

Robinson thanked the Staff for all they have done as there are a lot of intricate doings that the Staff does so well that Council is not capable of. He attended the work session talking about Highway 47 which was a fruitful discussion. He told the public that it is not that the Council has not been trying, things like this just take time. He added that getting the consulting group involved is a big plus.

Udvig shared she attended the work session as well and agreed with Robinson. She said progress is being made and that is what is most important.

Bauer stated he also attended the work session and things have been great working with MNDOT and they seemed to have listened.

Mayor Feldman said he also attended the work session and he is hoping that in the discussion with MNDOT and others at the meeting, it is seen that there is a difference between data and practicality. He discussed how lights are better for an intersection for police and fire and crosswalks are safer and there is no close roundabout in wintertime. He was happy with how the meeting went and hopes that they can rise above the engineering aspect and look at the data and practicality. He hopes MNDOT will be open minded and flexible. He added that at the meeting the City discovered that they would not get the expansion of the commercial base property they were hoping to get, but they are willing to give that up to get the stop lights and safety features in the layout. He said the cost of having and maintaining lights to bring safety to residents is a price they are willing to pay. The Council's representation at the meeting was not for each member's opinion, but for the opinions of the residents they serve. He stated he is proud to be the Mayor of a town with a Staff that works like this. He said there is so much work done behind the seasons where Council and Staff work as a team for the City. He asked City Engineer Jochum for an update of Poppy Street. Jochum stated all of the utility work should be done by tomorrow and then the street will be put back together. It was discussed possibly doing some curb and gutter work next Thursday and Friday.

Mayor Feldman added that sod will not be done this year, it will be done next year as there will not be an opportunity to maintain it this year. Mayor Feldman mentioned the City doing work on the driveways and the prices the residents got

were outrageous. Jochum shared that for about a week, all the residents will be locked out of their driveways. Mayor Feldman asked Police Chief Schwieger to keep some patrols in the area as the residents will be parking their cars outside.

Mayor Feldman asked Liquor Store Manager Schmidt if the monitor that was hung shows specials. Schmidt said that is the plan and Cory will be out this week to show them how to operate it. Mayor Feldman gave kudos to the staff of the liquor store for making the necessary changes at the store. He shared the customer base and sales are expanding.

Mayor Feldman thanked all of Staff for all of their hard work for the City. He thanked everyone for their support as he navigates his health concerns and shared he could not do this without his family or the Staff.

13. UPCOMING EVENTS

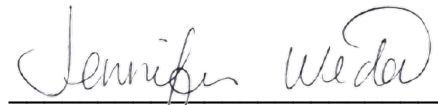
October 11 - City Council Work Session @ 5:30 pm

October 17 - City Council Meeting @ 6:00 pm

November 7 - City Council Meeting @ 6:00 pm

14. ADJOURNMENT

There being no further business, Mayor Feldman adjourned the regular City Council at 8:12 p.m.



Jennifer Wida, City Clerk