

CITY OF ST. FRANCIS
CITY COUNCIL AGENDA

SEPTEMBER 7, 2021
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 through virtual setting.

2. ROLL CALL

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

Also present: Assistant City Attorney Dave Schaps (Barna, Guzy & Steffen), City Engineer Craig Jochum (Hakanson Associates, Inc.), City Planner Beth Richmond (HKGi), City Administrator Joe Kohlmann, Police Chief Todd Schwieger, Fire Chief Dave Schmidt, Public Works Director Jason Windingstad, Community Development Director Kate Thunstrom, Finance Director Darcy Mulvihill, and City Clerk Jenni Wida.

3. APPROVAL OF AGENDA

MOTION BY: BAUER SECOND: UDVIG APPROVING THE REGULAR CITY COUCIL AGENDA

Ayes: Robinson, Feldman, Bauer, Udvig

Nays: None

Motion carried 4-0

4. CONSENT AGENDA

A. City Council Minutes – August 16, 2021

B. Surplus Property Police – Resolution 2021-41

C. Hire John Maki as a PW Operator contingent on passing pre-employment testing

D. Approving Official Signatures for 2021 – Resolution 2021-42

E. Approve Weber, Inc. – Pay Application #2

F. Snow plow replacement

G. October Domestic Violence Month Proclamation – Resolution 2021-43

H. Payment of Claims

Mayor Feldman spoke about item F and clarified the balance left in the CIP budget.

MOTION BY: ROBINSON SECOND: BAUER APPROVING THE CONSENT AGENDA ITEMS A-H.

Ayes: Bauer, Udvig, Robinson, and Feldman
Nays: None
Motion carried 4-0

5. MEETING OPEN TO THE PUBLIC

City Administrator Joe Kohlmann asked if anyone wanted to speak. Paul and Barb Rydberg came forward on 9 C. Mayor Feldman ask that they speak after Beth Richmond gave her presentation so that council would be able to better understand.

6. SPECIAL BUSINESS – NONE

7. PUBLIC HEARINGS – NONE

8. OLD BUSINESS – NONE

9. NEW BUSINESS

A. Rita Meadows 2nd Preliminary and Final Plat

- 1) Resolution 2021-44 – Approving Preliminary and Final Plat for Rita Meadows to subdivide into one buildable lot and an outlot

City Planner Beth Richmond gave a presentation on the application of Steve Ortel requesting approval of preliminary and final plats for Rita Meadows 2nd Addition to subdivide the a 6.7-acre property between Poppy Street and Lake George Boulevard, south of Bridge Street. It was noted this property was originally platted as part of the Rita Meadows subdivision.

Richmond stated the Planning Commission reviewed this request on August 18, 2021, held a public hearing, and following discussion unanimously recommended approval.

Council talked about net acreage and future development.

MOTION BY: UDVIG SECOND: ROBINSON ADOPTING RESOLUTION 2021-44 APPROVING PRELIMINARY AND FINAL PLATS OF THE RITA MEADOWS 2ND ADDITION SUBDIVISION WITH CONDITIONS AND FINDINGS OF FACT AS PRESENTED BY STAFF.

Ayes: Bauer, Udvig, Robinson, and Feldman
Nays: None
Motion carried 4-0

B. Final Plat Extension – Turtle Ponds

- 1) Resolution 2021-45 – Extending deadline for Final Plat 4th Addition
- 2) Resolution 2021-46 – Extending deadline for Final Plat 5th Addition

City Planner Beth Richmond gave a presentation on the request of Marc Schulte to extend the deadlines for the Turtle Ponds 4th and 5th Addition Final Plats for an additional six months, to March 7, 2022. She explained at the time of approval, the deadlines to record these plats was April 1, 2020 and November 4, 2020, respectively. Neither final plat was recorded and the deadlines have now expired.

Richmond described the difficulties faced by developers during 2020 and 2021 and noted the applicant has indicated he has secured financing and looks to begin construction in Fall 2021. She explained this extension request follows the process dictated by the Subdivision Code and staff finds the requested deadline extension to be reasonable.

Council agreed on the extension of 6 months until March 7, 2022.

Robinson wanted to clarify with City Planner Beth Richmond of where this location was again and wanted to make sure that council was aware as well.

MOTION BY: ROBINSON SECOND: UDVIG ADOPTING RESOLUTIONS 2021-45 EXTENDING THE FINAL PLAT DEADLINE FOR TURTLE PONDS 4TH ADDITION TO MARCH 7, 2022.

Ayes: Bauer, Udvig, Robinson, and Feldman

Nays: None

Motion carried 4-0

MOTION BY: BAUER SECOND: ROBINSON ADOPTING RESOLUTIONS 2021-46 EXTENDING THE FINAL PLAT DEADLINE FOR TURTLE 5TH ADDITION TO MARCH 7, 2022.

Ayes: Bauer, Udvig, Robinson, and Feldman

Nays: None

Motion carried 4-0

C. Zoning Code Amendment: Interim Use Permit

- 1) Ordinance 284, Second Series Amending City Code Sections 10-23-01, 10-44-02, and part 10-66-00 to include Agritourism and an Interim Use in the BPK District
- 2) Resolution 2021-47 – Approving an Interim Use Permit to allow Agritourism uses on a site zoned BPK Business Park

City Planner Beth Richmond gave a presentation on the request of Ryan Sunram for a Zoning Code amendment and Interim Use Permit (IUP) to allow the eastern 30 acres of the site, located north of the school district building, south of 241st Avenue NW and east of Highway 47. Mr. Sunram intends a temporary use as agritourism as a way to earn revenue on a portion of the property while it is being marketed for and developed as a more permanent business park use.

Richmond noted the Planning Commission had reviewed this request on July 21, 2021, held a public hearing, and following discussion relating to concerns of traffic and dust from additional vehicle use of 241st Avenue NW, noise, odor from portable restrooms, and other potential impacts, tabled the request to allow time to receive additional information. On August 18, 2021 the Planning Commission again reviewed the application and requested information to address prior concerns. After discussion, the Planning Commission recommended approval of the IUP request with conditions as stipulated in the Planning Commission report and an additional condition that requires the applicant to work with staff to prepare a rapid response plan aimed at responding to resident complaints in an effective and timely manner.

Richmond reviewed the timeline for approval of a Zoning Code amendment prior to action on the IUP. She stated given the Planning Commission's recommendation for approval, a draft ordinance and resolution have been prepared for the Council's consideration.

Mayor Feldman asked if anyone would like to come up and speak on this matter.

Paul and Barb Rydberg -23956 St. Francis Blvd - voiced their concerns about the noise, lights, traffic and dust that this type of business would bring if the IUP were approved.

Angela Hammer – 4275 241st Ave - voiced her concerns about this IUP being approved. She stated that she moved to St. Francis because she feels safe here and it is a quiet area. She moved here to raise her family. She is concerned about the added people this will bring to St. Francis. She also had a concern that traffic will be pushed down to Roanoke for those who don't use highway 47. She wants to know who has to pay for the road once it is paved in the future.

Dave Blanchette – 4181 241^s Ave – voiced his concerns with the entrance and exit lining up with his driveway and headlights flashing in and out of his house all the time. He is concerned about the traffic and is surprised that MN Dot does not see the concern.

Tom Widhalm – 4025 241st Ave – stated the he disagrees with the state about the intersection and that it will be higher risk if this IUP is approved. The lot is zoned business and it should be left that way.

Kelly Fiedler – 4221 241st Ave – voiced her concerns about her kid's bus drops off time being the time the business will open. She stated that the road is a train wreck, dusty and resembles a washboard. Was concerned about who residents are supposed to call if there are issues and the IUP is in violation of its conditions.

Kelly 4257 253rd – Isanti Resident – stated that she moved out here to get away

from everything. She understands that the road will be paved eventually, but she is worried about children get hitting by the heavier traffic.

Jerry Hertoz – West Side Realty representing Ryan Sunram stated that commercial real estate has had an impact during the pandemic. This is an interim use permit and not a permanent use of the land. The lot would be able to host more than 35 businesses and this land was approved by council to be zoned Business Park. MN Dot reviewed the plan and did not see an issue with the increased traffic. Eventually there will be more traffic once the lot is developed for business use.

Mayor Feldman stated growth will continue and that change is inevitable. He stated that he was concerned that the Planning Commission heard all of these concerns and that this made it to council. Feldman asked Public Works Director Jason Windingstad about the dust control. Windingstad stated that they do treat 241st, however there are many factors that go into the treatment lasting for a substantial amount of time.

Robinson stated that his concern is that this was designated as a business park with the last comp plan because it is a large parcel of land and has a good access point for businesses. Traffic seems to be a big issue. The IUP does have a lot of conditions but we have the resources of Police and Fire. He wasn't sure what the response time would be.

Udvig stated that she has concerns about the restrooms and the garbage and also said that you can't control people and kids walking around and onto residents' properties. She wanted more information on what the security is going to look like. She also has concerns with the traffic and doesn't think that the owner will see the repercussions because he will not be there all the time.

Bauer – stated that when he saw this he thought of the sunflower patch on Hwy 65 and thought it would be a great idea, but as he read more he has some questions. I want more clarification on what will actually take place and I have concerns about the entrance. I would love for something like this to be in St. Francis but I am not sure that this is the best location.

Mayor Feldman asked if Ryan Sunram wanted to say something about the concerns.

Sunram stated that he has been to three meetings now and the concerns have been the same at all three meetings and they have all been addressed. This is zoned for a business park and this IUP is just a stepping stone for when this land gets developed for that. There are not many options for where the entrance can be. If you want a business park then this is a good stepping stone for just that.

Feldman stated that he wonders if this IUP is a good use until the businesses start to develop. I understand that this is a way to generate revenue before the

businesses come into the city. I am not sure if this is the right use of this property. We should discuss this at a work session. I can't make a final decision tonight. Feldman ask Sunram if he could look at this property in a different way and possibly present a different plan.

A work session was scheduled for September 14, 2021 at 5:30 pm at the Community Center depending on availability.

MOTION BY: BAUER SECOND: UDVIG TO CONTINUE DISCUSSION ON ORDINANCE 284 BY WORK SESSION SCHEDULED SEPTEMBER 14, 2021 AT COMMUNITY CENTER DEPENDING ON AVAILABILITY.

Ayes: Bauer, Udvig, Robinson, and Feldman

Nays: None

Motion carried 4-0

D. Resolution 2021-48 – Approving the Purchase of Properties and Granting Signatory Authority – 22708 Rum River Blvd.

Community Development Director Kate Thunstrom explained the City has an opportunity to acquire vacant property along the southeast corner of Community Park for future expansion of park amenities. The Council discussed this opportunity at a work session and decided the price was reasonable. Staff has worked with a Realtor to prepare a purchase agreement for the Council's consideration. It was noted if the property is not used for park expansion in the future, the City has the ability to sell the property.

Robinson stated that he was ecstatic about this property and said that the City purchasing this property was a no-brainer.

Bauer thinks this is a great opportunity for the City.

Udvig stated that this was great opportunity for the City.

Feldman agreed with council.

MOTION BY: UDVIG SECOND: ROBINSON ADOPTING RESOLUTION 2020-48 APPROVING THE PURCHASE OF PROPERTIES AND GRANTING SIGNATORY AUTHORITY – 22708 RUM RIVER BOULEVARD.

Ayes: Bauer, Udvig, Robinson, and Feldman

Nays: None

Motion carried 4-0

10. MEETING OPEN TO THE PUBLIC – NONE

11. REPORTS

A. Department Reports

None

B. Councilmember Reports

Udvig- Wanted to applaud the residents for showing up for tonight's meeting. That is always good to have their input. I also want to thank our staff for doing such an amazing job.

Bauer- Not much to report. I got married last weekend and I just want to say how beautiful Woodbury Park is. The day was great. I will not be at the next Council meeting.

Robinson – Welcomed Jenni Wida as the new City Clerk and mentioned the discussion from the August 17th work session about the parks.

Feldman- The security glass at City Hall will be complete on Friday September 10, 2021. The Bottle Shop demo is complete and now things will start to go back together.

C. Upcoming Events

September 15 – Planning Commission Meeting – 7:00 p.m.

September 21 – City Council Meeting – 6:00 p.m.

October 4 – City Council Meeting – 6:00 p.m.

12. ADJOURNMENT

There being no further business, Mayor Feldman adjourned the regular City Council at 8:24 p.m.

Jennifer Wida, City Clerk