

CITY OF ST. FRANCIS
ST. FRANCIS MN
ANOKA COUNTY

CITY COUNCIL MINUTES
March 18, 2019

1. **CALL TO ORDER/PLEDGE OF ALLEGIANCE**

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

2. **ROLL CALL**

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

Also present; Assistant City Attorney Dave Schaps (Barna, Guzy & Steffen), City Engineer Craig Jochum (Hakanson Associates, Inc), City Administrator Joe Kohlmann, Community Development Director Kate Thunstrom, Police Chief Todd Schwieger, Fire Chief Dave Schmidt, Public Works Director Paul Teicher, Finance Director Darcy Mulvihill, and City Clerk Barb Held.

3. **APPROVAL OF AGENDA**

MOTION BY MUEHLBAUER SECOND ROBINSON APPROVING THE REGULAR CITY COUNCIL AGENDA. Motion carried 5-0.

4. **CONSENT AGENDA**

MOTION BY BAUER SECOND UDVIG TO APPROVE THE CONSENT AGENDA ITEMS A- D AS FOLLOWS:

- A. City Council Minutes – March 4, 2019
- B. City Council Work Session Notes – March 11, 2019
- C. Water Environment Technologies Program (WETT) Program Internship – Eric Jostad
- D. Payment of Claims \$328,856.53 (ACH 254E-255E \$150,924.70 and Check #'s 75599-75660 \$177,931.83)

Motion carried 5-0.

5. **MEETING OPEN TO THE PUBLIC**

None

6. **SPECIAL BUSINESS**

None

7. **PUBLIC HEARING**

None

8. **OLD BUSINESS**

None

9. **NEW BUSINESS**

A. Ordinance 245, Second Series - Amendment to City Code Chapter 10 Zoning, Section 10-19-1 General Parking, Loading and Access Requirements (Second Reading)

Thunstrom reported at the last City Council Meeting, March 4, 2019 the Council approved the changes as recommended by staff as a first reading. No additional questions/comments from the council.

MOTION BY MUEHLBAUER SECOND ROBINSON APPROVING THE SECOND READING OF ORDINANCE 245, SECOND SERIES AMENDING THE ST. FRANCIS ZONING ORDINANCE 10-19-1 REGARDING "GENERAL PARKING, LOADING AND ACCESS REQUIREMENTS".

Roll Call: Ayes: Bauer, Udvig, Robinson, Muehlbauer, and Feldman,
Nays: None

Motion carried 5-0.

B. Summary Publication of Ord. 245, Second Series – Resolution 2019-08

Feldman referenced Page 52 of the Council Packet regarding the minimum driveway width of 24 feet. City Engineer Jochum said the 24 foot width is standard and 20-foot minimum for one-way traffic for emergency vehicles.

MOTION BY UDVIG SECOND MUEHLBAUER TO ADOPT RESOLUTION 2019-08 A RESOLUTION AUTHORIZING THE SUMMARY PUBLICATION OF ORDINANCE 245, SECOND SERIES AMENDING SECTION 10-19-1 OF THE CITY CODE (ZONING ORDINANCE) REGARDING: GENERAL PARKING, LOADING AND ACCESS REQUIREMENTS". Motion carried 5-0.

C. Ordinance 246, Second Series - Amendment to City Code Chapter 10 Zoning, Section 10-16-15 Outdoor Storage (Second Reading)

Thunstrom stated this mainly relates to code enforcement getting rid of "urban" and "rural" districts. No additional questions/comments from the council.

MOTION BY BAUER SECOND ROBINSON APPROVING THE SECOND READING OF ORDINANCE 245, SECOND SERIES AMENDING THE ST. FRANCIS ZONING ORDINANCE 10-16-15 REGARDING "OUTDOOR STORAGE".

Roll Call: Ayes: Udvig, Robinson, Muehlbauer, Feldman, and Bauer
Nays: None

Motion carried 5-0.

D. Ordinance 247, Second Series – Amendment to City Code Chapter 10 Zoning, Section 18 "Accessory Structures" (Second Reading)

Thunstrom reported at the March 4, 2019 meeting, the council requested the following changes to the language:

- Increase the full urban area to 250 sq. ft. this standard would apply to all properties and address those in the quarter acres as discussed.
- Add a new size option on properties that are a half acre or greater in buildable. Properties would be allowed up to 500 sq. ft. Changes were made for the second reading.

Feldman wanted to commend staff and council on their work. No further questions from council.

MOTION BY MUEHLBAUER SECOND ROBINSON TO APPROVE THE SECOND READING WITH THE CHANGE IN LANGUAGE ON ORDINANCE 247, SECOND SERIES AMENDING THE ST. FRANCIS ZONING ORDINANCE 10-18-06 REGARDING : ACCESSORY BUILDINGS, STRUCTURES AND USES-AREA, NUMBER AND HEIGHT LIMITATION.

Roll Call: Ayes: Robinson, Muehlbauer, Feldman, Bauer, and Udvig,
Nays: None

Motion carried 5-0.

E. Kings Hwy/Riverbank Lane Street Improvement – Review of Bids Resolution 2019-09

City Engineer Jochum reported the City opened bids on February 25, 2019 for the Kings Hwy/Riverbank Lane Street Improvement. Unfortunately, we did not received a lot of bids. Lowest bid was approximately 28% higher than our estimate. Lots of work out there and this project did not have a lot to it. Contractors are looking for higher volume workload. This project consisted most of culverts and bituminous. Per Minnesota Statutes 429, the council must conduct an assessment hearing to pass on the proposed project assessments to the benefiting property owners. The hearing is to give property owners an opportunity to express their comments and concerns about the actual assessment. The enclosed resolution is for setting this assessment hearing on April 15, 2019.

Feldman said we were all caught off guard with these prices, 28% increase. We will look into every option we can, we are not happy about these prices. There was a risk in waiting a year for this project. We need time to look at it and do whatever we can. Timing is everything.

Muehlbauer said the only action tonight is to set the public hearing.

Robinson asked if we have any other projects set to bid out this year that could be affected by these prices. Jochum said yes, but they are different type of projects. Robinson said asked if you could combine some of the projects.

Jochum said this project was the first project this year and was surprised with the prices. The larger projects numbers are coming in better.

Robinson said it would be nice to see if we could bundle some projects.

Muehlbauer said I like the idea of bundling projects.

Jochum said maybe I should have solicited it more but they are all busy. We really didn't have many subcontractors getting the plans until the end.

Feldman stated what Robinson said we'll look at other projects. We need to look at everything. Did not expect 28% over estimated cost.

Bauer asked where was the increase, how did the bids come in, what was the break down. Want to make sure we can answer all the questions. Are the residents incurring the full 28%? Want to give the residents all the information.

Jochum said both sides, City and property owners went up 28%. Cost increase in bituminous, culvert/steel, piping all went up. Jochum said the quantities is the problem. Just not a large project.

Feldman said we are looking at everything. Reminds me of time when there was so much work and contractors were just throwing out numbers because they were too busy. Be patient, we will look at all options. Notices of the public hearing will be sent to the property owners in this project.

Udvig said all of her questions have been answered.

MOTION BY UDVIG SECOND ROBINSON TO ADOPT RESOLUTION 2019-09 A RESOLUTION CALLING FOR A HEARING ON PROPOSED FOR THE KINGS HIGHWAY AND RIVERBANK LANE IMPROVEMENT PROJECT. Motion carried 5-0.

Feldman asked the residents in the audience to tell the other property owners that we are looking at all options.

Resident Nancy Blood said there was a resident in the area that said the assessment was already on their tax statement. The council said no, that is not correct. Blood said this is so many years in the coming and you are aware of that. At some point you have to bite the bullet, looking forward of having it done. Councils change and if you could combined this project that would be great. The road right now is absolutely horrible. Feldman said we will come back with suggestions. It has been going on since 1992.

F. Isanti 183 Acres – Lease Agreement

Public Works Director Teicher stated on August of 2018 staff was directed to lease the Isanti property for the 2019 growing season if the current tenant was interested. The renter was interested if a change to the lease could be agreed upon. The changes consist of a rental scale based on corn prices, rather than a flat yearly rental price and an amendment to the start time of the lease. The exact changes of the lease agreement was in the council packet. Teicher stated in the end no matter what calculation is used we are still covering the taxes and expenses for the land.

Feldman said he thinks it is fair and at least if we are not losing money.
Page 92 of the council packet, like the termination clause. Fair and equitable.

Muehlbauer whatever is greater corn or taxes he pays the higher, correct? Teicher said yes.

Robinson appreciate the research and see no problem with the lease agreement as written.

Udvig is the renter aware we could put this on the market. As long as he is aware, I am okay with the lease agreement.

Bauer asked if the tenant paying the electric for the well. Teicher said he provides the generator and oil to run the pump. Bauer said, okay and looks good. On the termination clause if we take it over while his crop was still in the field I am sure we would pay him for the value of the crop. The termination clause portion was read.

Feldman said I am sure if we have a buyer that could be negotiated.

MOTION BY MUEHLBAUER SECOND BAUER TO AMEND THE LEASE AGREEMENT WITH THE PROPOSED CHANGES. Motion carried 5-0.

10. **MEETING OPEN TO THE PUBLIC**

None

11. **REPORTS**

A. Department Reports – Public Works

Public Works Director Paul Teicher presented the monthly reports for water, sewer, streets and parks. The highlight this month is the number of hours spent snowplowing and the maintenance of equipment. No pumps pulled in our lift stations.

Council likes the reports and were amazed how many hours were put in snowplowing and how well the roads are being maintained. These reports are concise and easy to follow. They also commended the police and fire departments.

B. Councilmember Reports -

Muehlbauer again thanked the public works for the snowplowing. Also appreciated the police department with their community involvement. Example is Winning with Cops movie night at the police department this Friday.

Udvig reported there is a special school board meeting tomorrow night.

Robinson stated last week's work session was very informative and welcome more as needed.

Bauer want to tell the residents that this winter was really tough. The hydrants need more snow removable along with cleaning out mail boxes.

Feldman said to the public with the changes we have done recently, call city hall if you have any questions. We are working for you.

Regarding some homes behind the hardware and the drainage, spoke with engineer, city administrator and community development director regarding this matter. There is nothing wrong with the drainage. There is a drainage easement in this area and that is how it was developed. We did have a lot of snow and there is standing water there now but the frost is not out. We could look at some different type of solutions in other drainage easements. Nothing wrong in this development. Luckily, this is sandy soil and not clay. It is running downhill like it was designed to. It will drain.

We do listen to you as I have stated times before. No problem we can't solve. We take on problems. Bring issues to us early. When in doubt make a phone call to city staff. Feldman thanked all staff.

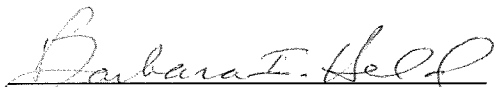
Newsletter is out, read it, there is a lot of information in there. Enjoy spring on Wednesday.

C. Upcoming Events -

Mar 20 Planning Comm. Meeting @ St. Francis Area Schools District Office 7:00 pm
Mar 22 Winning with Cops movie night @ SF Police Dept 6:00-8:30 pm
Apr 1 City Council Meeting @ St. Francis Area Schools District Office 6:00 pm

12. ADJOURNMENT

There being no further business, Mayor Feldman adjourned the regular city council at 6:55 pm.


Barbara I. Held, City Clerk