

CITY OF ST. FRANCIS
CITY COUNCIL AGENDA
St. Francis Area Schools District Office 4115 Ambassador Blvd. NW
MAY 2, 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 (attended remotely).

Also present: City Administrator Kate Thunstrom, Deputy City Administrator/City Clerk Jenni Wida, City Planner/HKGI Brad Scheib (attended remotely), Assistant City Attorney Dave Schaps (Barna, Guzy & Steffen), Police Chief Todd Schwieger, City Engineer Craig Jochum (Hakanson Associates, Inc.), Finance Director Darcy Muvihill, Fire Chief Dave Schmidt, and Water and Sewer Supervisor Parish Barten, and Parks & Streets Supervisor Jeremy Shook.

3. APPROVAL OF AGENDA

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

A roll call vote was performed:

Muehlbauer	aye
Robinson	aye
Bauer	aye
Udvig	aye
Mayor Feldman	aye

Motion carried 5-0

4. CONSENT AGENDA

- A. City Council Minutes – April 18, 2022
- B. Police Officer Resignation
- C. URRWMO Annual Budget Ratification
- D. ~~City Building Pre-Architectural Services~~
- E. Community Development Project Assistance
- F. St. Francis Lions Club Temporary Beer Permit for Pioneer Days 2022

G. Payment of Claims

Mayor Feldman stated he was going to pull item D. City Building Pre-Architectural Services from the consent agenda. He stated he would give an explanation after the rest of the agenda was approved.

MOTION BY: UDVIG SECOND: ROBINSON APPROVING THE CONSENT AGENDA ITEMS A, B, C, E, F, G.

A roll call vote was performed:

Mayor Feldman	aye
Robinson	aye
Bauer	aye
Udvig	aye
Muehlbauer	aye

Motion carried 5-0

D. City Building Pre-Architectural Services

Mayor Feldman stated he looked at the contract. He stated he saw it for the first time yesterday and discussed it with Assistant City Attorney Dave Schaps. He stated he isn't a fan of AIA contracts at all. He stated after 26 years of construction he didn't like them. He dealt with one through the Liquor Muni. He stated he wasn't going to let this one get past him. He stated there were some points that he thought were more than the scope and unnecessary for what they are trying to do. He stated what is being looked for is to see if the project being planned for the City Hall/Fire Station will fit on the site, that is all that is being looked for at this time. He stated construction or a full architectural construction plan isn't being looked for at this time. He stated at this time they are simply looking to see if the planned building will fit on the site that is owned by the City. He stated this architect contract goes beyond that. He stated some things were included that shouldn't have been and some things were missing that should have been included. He stated the Liquor Muni contract got past him but he didn't want to let this one get past him. He stated he will continue this until the next meeting May 16, 2022 and he will contact Schaps to go through it so they have a contract that is more equal on both sides instead of more architectural. He stated he felt this may be a standard form as far as an American Institute of Architect contract but there are some things in it that don't need to be there at this time because construction hasn't begun. He asked for Council comment or questions.

MOTION BY: BAUER, SECOND: UDVIG TO ACCEPT CONSENT AGENDA ITEM D AND CONTINUE IT TO MAY 16, 2022.

A roll call vote was performed:

Muehlbauer	aye
------------	-----

Udvig aye
Bauer aye
Mayor Feldman aye
Robinson aye
Motion carried 5-0

5. MEETING OPEN TO THE PUBLIC

Mayor Feldman asked if anyone wanted to speak. No one came forward.

6. SPECIAL BUSINESS

Mayor Feldman stated Commissioner Matt Look was present and wanted to say a few words to the Council. He stated this would be a good time.

Anoka County Commissioner Matt Look stated it has been a privilege and honor to serve as the County Commissioner for the last ten to 12 years. He stated the redistricting process has gone through. He stated the river will be a new dividing line and he will continue to represent the western side of the river. District Two, on the east side of the river, which is represented by Commissioner Braastad who is covering Ham Lake, East Bethel, Bethel area. He stated she has moved into this area. He stated Anoka County is the second fastest growing county in the State so they have to divide the county by seven. He stated the mission is to be innovative and fiscally responsible. Last year they levied a zero percent increase so they were able to keep last year's budget the same as this year. He addressed questions he'd received from the public about increases in their home values and stated the County does do those assessments but it has to stay within State guidelines. He stated the current market is unexplainable regarding supply. He stated if the budget is kept low taxes don't go up dramatically. He referenced the work on Highway 10 and stated they were successful in securing final funding for the project after 16 years, which was a challenge, but which the County felt was important. He stated construction will be completed by 2026 meeting current standards and keeping the public safe. He stated a proposed project is Highway 47 to be able to handle higher traffic volumes and needed repairs. He stated a coalition of surrounding cities will need to be put together to put pressure on MNDot to address Highway 47. He gave an update on Bridge Street Trail. He stated there have been safety issues on that street. He stated there is a plan to make a path under Bridge Street and it has been included in Metro Parks Bonding and which needs legislative approval to move forward. He stated the County and City of St. Francis serve the same constituents and he felt they have done a good job in that. He offered to listen to feedback and help in anyway he could.

Mayor Feldman thanked Look for his advice to hire a consulting firm to work with them on MNDot with highway 47 because it is a big issue to

them. He stated they have been working with them a long time, especially since the accidents started happening in 2019, there has been a slight drop off since then. He felt getting the WSB firm involved with the City has been a good thing. He thought in the long run the concern is that there is a plan are for an overlay in 2025 which will be bid out in the later part of 2024. He stated whatever has to be done to get ready for that project sooner than later. He stated Staff would prefer something a little more permanent in their thinking. He stated an overlay wasn't wanted with out the changes that are necessary to make that road safer and a benefit to the business and the future growth to the commercial base. He felt that was important. He expressed concern that MNDot may leave them high and dry with their idea for roundabouts which residents, commercial business, Staff and Council don't want at this time. He stated there is a meeting coming up with WSB to share what they know so far. He expressed appreciation to Commissioner Look for reaching out because it is important. He stated this road is an important thoroughway, where Bridge Street is a small retail area for the City but 47 is a commercial business area which is needed and has to be done right. He stated what they have learned over time is that the stoplight on Pederson has been a god-send because crossing east/west traffic by the Kwik Trip has been virtually impossible and if the light wasn't there it would be impossible. There are still accidents there so it needs to be done right. He appreciated that Look is supportive because it should have been done years ago. He stated if it isn't done right the City would be stuck with it. He stated getting the consulting firm was the right thing to do.

Look asked about the timeframe for WSB's proposal coming through. City Administrator Thunstrom replied there is a Work Session with Council on Monday and then they will begin designing the two alternative concepts with the final project hoped for by September or October 2022.

Look stated WSB is a great organization. He stated the County works with them quite a bit. He stated they are professional and capable of doing this.

Mayor Feldman commented he has learned over time that sometimes the message, with the right messenger, gets across. But with the wrong messenger it doesn't. He thought WSB fronting for the City was a good thing and it seemed like MNDot is more receptive to them. He hoped Highway 47 will become a safer road and a beneficial road to the City as growth goes on. He stated as they look at the 2040 Plan and the 2050 Comprehensive Plan which is coming up, he stated he hoped those are dates that the road will be able to suffice the volume and growth that is coming. He asked for Council comment.

Robinson thanked Look for contacting him earlier in the week and being

available. He hoped Look would be a visible and vocal ally for St. Francis in the future. He stated Ambassador Blvd. is coming up and there are plans for a new City Hall/Fire Station and there are concerns about the roundabouts. He hoped Look would keep in contact and pass on updates as he gets them.

Look commented he and Robinson had spoken on the phone about the COVID pandemic and not being in person, which was an adjustment. He stated it was nice to be able to be in-person.

Bauer commented he would reach out to Look with ideas he had for the Fire Station/City Hall which he felt would benefit the County. He expressed appreciation for Look coming in to speak to them and looked forward to working with him.

Udvig thanked Look for coming and hoped they could work together more on projects in the future to get things moving. She thanked him for getting the flashing sign for the crosswalk on Bridge St.

Muehlbauer thanked Look for his time and his service to St. Francis.

7. PUBLIC HEARINGS – NONE

8. OLD BUSINESS

A. Vista Prairie St. Francis Senior Living Development

1. Ordinance 296- Approving Rezoning 23465 St. Francis Blvd NW from R-2 and PUD to R-3- Second Reading
2. Resolution 2022-22 Summary Publication of Ordinance 296, Rezoning 23465 St. Francis Blvd. NW from R-2 and BPK to PUD R-3

City Planner Brad Scheib reviewed the staff report and recommendation to consider an ordinance for the second reading and a summary publication.

Mayor Feldman stated he had no questions at this time but was looking forward to this development coming through. He asked for Council comment.

Bauer commented that he is very grateful and this is an opportunity that the City has been waiting for. He stated it will be a nice puzzle piece that will fit right where it belongs. He stated the Senior citizens of St. Francis will appreciate it as well.

Mayor Feldman agreed, adding he thought it will be a real asset to the City.

MOTION BY: BAUER SECOND: ROBSINSON ADOPTING ORDINANCE 296- APPROVING REZONING 23465 St. FRANCIS BLVD NW FROM R-2 AND PUD TO R-3- SECOND READING.

A roll call vote was performed:

Muehlbauer	aye
Udvig	aye
Bauer	aye
Mayor	aye
Robinson	aye

Motion carried 5-0.

MOTION BY: UDVIG SECOND: BAUER TO ADOPTION RESOLUTION 2022-22
SUMMARY PUBLICATION OF ORDINANCE 296, REZONING 23465 ST.
FRANCIS BLVD. NW FROM R-2 AND BPK TO PUB R-3.

A roll call vote was performed:

Mayor Feldman	aye
Robinson	aye
Bauer	aye
Udvig	aye
Muehlbauer	aye

Motion carried 5-0

Mayor Feldman commented he wished the best of luck to that project and hoped to see it in the fall coming alive.

9. NEW BUSINESS

A. Bottle Shop Wage Schedule

City Administrator Kate Thunstrom presented on the Bottle Shop Wage Schedule. She stated this would keep the current hour system in place and set the minimum wage at \$15.00 an hour. She stated there are two things to consider, one being the minimum wage for part time employees, the second is if this adjustment would take place at the first of the year or as of tomorrow.

Mayor Feldman asked if she is asking to make the adjustment retroactive as of January 1, 2022 or effective today. Thunstrom answered correct.

Mayor Feldman asked if that was discussed at the Work Session because he didn't think they did. Thunstrom answered they did not and that is why she is asking that be considered tonight. She asked if the answer to going to a \$15.00 an hour minimum, then she would like it determined when that would take place.

Mayor Feldman replied he would like to have Liquor Store Manager John Schmidt's input on this but he didn't see him here tonight. Thunstrom replied, correct, he is at a training tonight.

Mayor Feldman asked if Thunstrom knew how Schmidt felt about it. Thunstrom replied Schmidt didn't give an indication either way.

Mayor Feldman replied that would have made it easy for them. He stated they know they have to be competitive in the market place as was discussed in the Work Session. They know that the way the labor market is today they have to do something. He stated he didn't want to penny-pinch on this. He asked if it was correct that they already hired two people and they are actually working the store. Thunstrom replied correct.

Mayor Feldman continued they would have to put the new hires at this wage or they can't until it passes. Thunstrom replied, correct they cannot take this wage until it is approved tonight.

Mayor Feldman asked Assistant City Attorney Dave Schaps for input. Schaps commented he agreed with the point that when Council makes the decision that is when they are eligible.

Mayor Feldman asked for Council comment.

Muehlbauer commented he thought it was discussed at the Work Session and given where the budget was he thought they were going to do this one immediately but wait on the other wages because they weren't budgeted. He thought given that the Liquor Store generates its own funds that was one of the reasons they were going to move forward with that one but not the others.

Mayor Feldman replied they know they are going to raise it because that is what was discussed and agreed on, but the question is if it is going to be effective retroactive as of January 1, 2022 or effective as of tomorrow, May 3, 2022.

Muehlbauer stated he thought they should do it now, but not go retroactive.

Mayor Feldman replied he was not able to wait until next year because he was not able to hire with the lower wage; he had to make a change and not wait down the road for this. He needed to build up the part time staff help. He asked if Muehlbauer was comfortable with making it effective as of tomorrow. Muehlbauer replied yes.

Udvig commented she agreed, adding she liked the idea of it starting tomorrow.

Bauer commented he didn't think they were going to break the bank by including the two people just hired. He stated even if they started January 1, 2022, this would include the two people moving up to the \$15.00 an hour and a little bit of back pay for the work they do. He stated if they start tomorrow, those two could quit today at \$12.00 an hour and go through the hiring process to get to \$15.00 an hour. He questioned why they wouldn't they just raise those two who were just hired to \$15.00.

Mayor Feldman replied those two people just started within the last week or two. Bauer replied, right, so they aren't out any backpay.

Mayor Feldman asked if this being retroactive is effecting the current part timers. Thunstrom replied all of the part timers on staff today would be receive a retroactive wage difference back to January 1, 2022. She stated the current two part timers would be included in that except tomorrow all of their wages go to the new scale.

Mayor Feldman replied that is an important part of this discussion. He stated this is not just about the new hires, this about retroactive for the ones they have. He felt if the two new were going to get \$15.00 an hour and the others have been kept up to this time at \$12.74, that is a mistake.

Bauer agreed. He stated he didn't know if there were many more before January other than these two because some have left.

Mayor Feldman replied there are two because one left already and one is going to leave in October.

Muehlbauer asked if the people that left, if they are going to reimburse them for the time they worked this year. Thunstrom replied no, it would be for the people that are on the payroll today.

Mayor Feldman agreed, adding there are three part-timers that he knew of, and two new.

Thunstrom commented they would all be going to the new pay scale and asked if they wanted that to take effect tomorrow or go retroactive back to a different date, that is the question. She stated everyone could move tomorrow or have everyone go retroactively.

Mayor Feldman replied the existing employees have to match with the new. He thought that made it more clear to not make it retroactive but make it effective tomorrow but to make all wages of all part timers become the same effective tomorrow.

Thunstrom replied yes, if someone is already at step three, they are moving to step three. She added the new people are going to stay at step one so someone who is currently on the schedule and making \$14.18, are going to move up to \$16.50. She stated they are going to keep their steps based on their years of service, not drop back.

Bauer replied that was his question, if the employee had an anniversary between January 1, 2022 and tomorrow, their increase would be based on \$15.00 versus the old wage, so if it was pushed back to January 1, 2022 the workers would see a bigger pay increase. He stated that is why he was supportive of pushing it back

to January.

Thunstrom replied if it went back to January 1, 2022 the step the workers were on would have to be looked at, but everyone will move keeping their step they have accumulated. She stated the new people are going to from \$12.77 to \$15.00.

Mayor Feldman gave an example of someone who has been at the Liquor Store making \$14.18. Thunstrom replied if they were are \$14.18, they would move to \$16.50. Mayor Feldman replied he is okay with that.

Robinson commented he thought it should start tomorrow with everyone coming the same to make it easy. Mayor Feldman agreed.

MOTION BY: UDVIG SECOND: ROBINSON TO ADOPT THE BOTTLE SHOP WAGE SCHEDULE TO BE EFFECTIVE TUESDAY, MAY 3, 2022 EFFECTING ALL PART TIME EMPLOYEES.

A roll call vote was performed:

Muehlbauer	aye
Udvig	aye
Robinson	aye
Bauer	aye
Mayor Feldman	aye

Motion carried 5-0

B. Election Judges Wage Schedule

City Administrator Kate Thunstrom gave a presentation on a part time person and the electing judges being at \$15.00 an hour.

Mayor Feldman commented it was discussed during the Work Session. He stated this election cycle is going to be difficult as it is so he appreciated having the judges and their ability to pull this off. He stated it would be easier for him to vote than to do what they are going to do. He stated he supported this and asked for Council comment.

Udvig agreed that it was discussed well at the Work Session and hoped this will get people to come and help.

Muehlbauer didn't have anything to add.

Bauer commented it was vetted well and hope this would be a fair wage to get some workers to do this year's voting. He supported moving forward with it.

Robinson commented it is a market driven situation that they have to make the market so make election day smooth. He supported going ahead with it.

Mayor Feldman commented elections are difficult, they are not easy work. He stated it may have been easy years ago, but especially after the last election, being an election judge is a lot of responsibility and a lot of work. He felt they should get paid accordingly and he was supportive of that.

MOTION BY: ROBINSON SECOND: BAUER ADOPTING THE ELECTION JUDGES WAGE SCHEDULE.

A roll call vote was performed:

Mayor Feldman	aye
Robinson	aye
Udvig	aye
Bauer	aye
Muehlbauer	aye

Motion carried 5-0

Mayor Feldman asked how the training was going. Deputy City Administrator/City Clerk Jenni Wida replied there is an all-day training on Thursday this week which is the first round of City Clerk training.

C. 3009 235th Ave NW Concept Review

City Planner Brad Scheib presented on the 3009 235th Ave NW Concept Review. He stated the proposed residential development would include 23 detached townhomes and one larger lot for the existing home on the site. The anticipated land use actions for this project would include a Comprehensive Plan amendment, rezoning, and preliminary and final plats. He stated this is a good time to express any concerns so they can be addressed through the design process.

Mayor Feldman emphasized to Council that this is a concept hearing so they will be giving feedback to the developers regarding what they would like to see in this development. He stated they are going to be opening up their checkbook to do site surveys, whatever needs to be done to bring the plan to the next part of the process. He cautioned the Council to be careful in what they ask for. As he had stated in other discussions, what they do during the concept plan, unless there are extenuating circumstances down the road, they pretty much have to approve it from the beginning to the end. The developers can't be asked to do x, y, or z, which they do and then for some reason through outside influence they change their minds at the end and the people have spent a lot of money for no reason. He stated that can't be done again, ever. They need to make sure that what they do during the concept plan is something that is reasonable to go along with the Comp

2040 Plan, the St. Francis Forward Plan, the codes and policies. He stated the developers need to be allowed a say and if they come back to present that as the Council would like, then they need to move forward unless there are some extenuating circumstances. He stated he didn't mean by influence outside of the City through Facebook or whatever influences the decisions of the Council. He stated any development should be approved or denied based on the merits of the development, how it falls in the Comp Plan, the St. Francis Forward Plan, the codes, and policies. He stated that is the only way it should be approved or denied and strongly emphasized that point. He stated what they went through with the last project he didn't feel was good for the City to go through again. He stated they look at everything as a Council based on what's best on what is best for the majority and the City at large, not one neighborhood over another. This is City sewer and water lots.

Mayor Feldman gave his comments on the topic. He stated after having been a builder for 26 years and in developing too, he understood the amount of money put out to get to their situation. He invited the developer to come forward. He stated he is not for 5,000 minimum lot areas, that is an eighth of an acre, 5,445 square feet is less than an eighth of an acre. He continued there are 40 foot lot widths with a 25 foot front setback and a five foot side setback, which is really ten feet because it is five foot off each side so it is ten feet, and a rear setback of 30. He stated he has seen these developments before. He knows the market has changed over time where an acre 43,560 square feet divided by four is 10,890 square feet is a City lot.

Mayor Feldman noted when the Met Council came to speak to Council years ago about the wastewater treatment facility, they said the City should put aside 1,000 acres to recoup the costs to bring that infrastructure to the City. He stated they based it on four lots per acre. He stated he has been told by the City Administrator, formerly the Community Development Director, that these type of lots are being requested in the marketplace today. He stated he still has a hard time with it. He stated he understood that R-1 is not conceivable for this project, that would be against City lot size which is not going to happen.

Mayor Feldman stated he didn't think an R-2 was necessary either but suggested that a compromise of something in the middle was something he would like to see. He stated he brought up for discussion earlier with the City Administrator that he would like to see what a two unit has in an R-1, a 6,000 square foot minimum lot area. He didn't think it he needed to see an 80 foot lot minimum width, maybe a 50 minimum lot width. He stated he could live with a 25 foot front set back, the side setback with 5 feet off the garage, he could adjust, but he liked the 30 foot rear setback. He stated he was telling them what he feels. With 26 years of building experience and seeing developments go up, he as a mayor is for responsible and reasonable growth.

Mayor Feldman stated he didn't like clustering, noting they just turned down a

development with 1.68 acre lots, which he was surprised at because there are no two acre lots in their inventory. There are ten acre lots which are being subdivided, there are city lots, but no two area lots which they have been getting calls for, but Council just turned that down. He stated he couldn't support a 5,000 square foot lot minimum. He stated he could support a 6,000 square foot minimum lot area, a 50 foot minimum lot width, 25 foot front set back, something like ten feet between houses and a 35 foot rear setback. He stated he was talking about a compromise between an R-1, and R-2 for a PUD. He asked for Council comment.

Muehlbauer commented he was concerned with the road coming from the south and how it is matched up, he thought it should match up. He expressed concern that it cuts into another person's property quite a bit which he understood but didn't like. He asked if the street is temporarily for growth for to the north but the single family home has a large swamp north of it. He wasn't sure how much further north that could go or what the idea for growth to the north would be.

Udvig commented she agreed with Mayor Feldman that the lot sizes are small. She stated the townhomes behind County Market have a tiny yard and they have to grill in the middle of their driveway. She expressed concern about emergency vehicles being able to get through or having to take extra time due to parking issues.

Bauer commented the single road should incorporate what the standard is which he thought was 16 homes on a cul-du-sac which is what this is. He stated the thought of connecting that road to the west is meaningless if there are lots that go all the way across there. He stated if there is going to be a concept for future expansion then one of the lots needs to be vacant with the intent of putting a road through there. He stated using a PUD, this looks very similar the previous one and asked what the benefit to the City would be. He asked if MUSA would be coming in through this way or are all the lots going to have their own well and septic systems. He asked what the idea was for the out lot and if it could be donated to park land. He stated those are his biggest concerns with it.

Mayor Feldman replied these are City sewer and water lots. So the public benefit is building permits, property tax, WAC charges. He stated these lots are too small to put septic on anyway.

Robinson commented he agreed with the Mayor on the size adding people don't spend their whole time inside but need time outside also, especially for young families. He stated he would like to see larger lots. He stated lots nine and ten are pretty crowded but would have to be vacated for a future street. He stated he supported development but would like to see a little bit bigger lots which would fit the neighborhood to the east better. He commented that he understood wanting to maximize the land but felt that building a little bigger home would bring in families that would want to stay instead of the older population looking to downsize or snowbirds.

Mayor Feldman commented that he had mentioned 6,000 square feet for a minimum lot size but he would be more open minded to an eighth of an acre, but the 5,000 is too small. He stated one thing that had attracted him to St. Francis was space. He continued that he knew they tried through the years to mix urban and rural together and it is never going to look like it did 30 plus years ago but they still want to maintain some of that. That is why he emphasized responsible growth that is something that is not a detriment. He commented that Udvig's development is kind of tight which he wished it could have been done differently but there was a different administration at the time.

Chris Fritch, 24095 98th Street NW, Elk River, commented that the property the Mayor mentioned he was familiar with because his brother built that development. He stated that is the same direction they are going too, because the higher the density, the more affordable it is. He stated they are missing out of that product with 40 or 50 foot lots as in other cities. He stated he would take a look at what has been proposed here and see if they can make it work.

Mayor Feldman asked as far as the concept, if Council would suggest that the minimum lot be one acre, 5,445 square feet, minimum lot width 50 feet, the setbacks could stay the same. He stated this would be a compromise. He stated he wants development but also wants responsible, reasonable growth and a pattern. He stated what was done may have fit years ago, but he drives by some of the units and as a builder he is flabbergasted. He stated there are no entry level homes anymore. When he started out as a builder 26 years he thought the prices were high but they are ridiculous now for new construction. He understood the market is what it is but as a Council they still want to be reasonable. He stated if Council would approve it, he recommended a one acre minimum lot area, minimum width of 50, a front setback of 25, side setback 5, and rear setback 30.

Muehlbauer commented that in today's climate he didn't have an issue with the lot size but understood that the developers are taking comments and will come back. He thought lot size varies from place to place and people who wanted a larger lot size would look elsewhere.

Udvig commented that she agreed with Mayor Feldman's plan because it gives it a little more room. She thought there may be people who want less, the crowd that they seem to be getting want a little bit of grass and more room so they can sit in the yard.

Mayor Feldman commented he thought it was a reasonable compromise.

Mr. Fritch commented they are one level townhomes so the target customer would be 55 and older including snowbirds or people who don't want stairs.

Mayor Feldman replied he didn't think this was an unreasonable request as far as

concept, he thought it was doable and was a compromise. He stated it is kind of like a buyer and seller. A buyer wants to pay the least, the seller wants to get the most so one comes up, one goes down, and a deal is made. That is what is being done here.

Bauer commented he would like have this conform to a cul-du-sac scenario with 16 as the max unless they could show where it would be designed and another road with potential to add on it. He stated right now he's not seeing it based on where it's at with the wetlands to the north. He would like to see the out lot as a benefit to the public in some way. He stated he understands it is MUSA but there are a lot of changes that have to be done for PUD's. He stated they have set the standard and they want to see with PUD's if this can be achieved with the other standard and they see that it can between the R-2 but there is room for it to be achievable but the current concept isn't so he couldn't support it now.

Mayor Feldman asked if Bauer was okay with the measurements.

Bauer replied he would be okay with the measurements if it got down to 16 lots unless there was a concept where the cul-du-sac could only have 16 which is the standard. He thought in 25 years they may see that that road should have been extended but right now there are 23 homes with no turn around for emergency services. He stated that is something he looks at with his background. He didn't want to see growth that puts residents at risk because of lack of access for emergency services. He would like to see a PUD with an outlot being used for parkland.

Mayor Feldman asked if Bauer understood the difference with the other one was septic and well and the benefit was a snowmobile route, but that was septic and well so tax wasn't the benefit. This gives SAC and WAC, and building permits for the life of the property. He asked for Staff comment on the roadway regarding emergency access in this development.

Police Chief Todd Schwieger stated the benefit is that if it is going to be a City road, it would have City road standards, which would give them an acceptable width. He stated if there was a turnaround, it would be preferred on a road that is 750 feet, which that is a long way to back up a fire or plow truck.

Mr. Fritch commented the idea with the north end of the out lot was that there could be a cul-du-sac so that vehicles could turn around. He stated there is an approach for the out lot and if there are plans for the road to go through it would be taken back to its original state. He responded to Muehlbauer's comment by stating that development continuing to the north depends on what density the rest of the remaining parcel develops out at. He stated he didn't want a project with pieces that develop independently and there is no continuity to it which would require separate access points instead of one.

Robinson commented that he agreed with the Mayor. He stated that the public benefit with this project is different from the other one. He stated this would add to the stability of sewer and water rates because it would hook up the community at large. He added the adjacent neighborhood would benefit as well. He asked for a little more room and green space around each house. He asked Mr. Fritch if he saw potential to expand to the west or north and what would be more likely.

Mr. Fritch replied it depended on what the logical pattern for the rest of the area is for development. He stated if money wasn't an issue there would be a master plan for the area to see how it all fits. Short of that there can be some high level thinking about it.

Mayor Feldman commented the existing is 1.36 acres and that has a potential to be subdivided so it is important to stay consistent for the requested concepts so that if that gets built up it stays in the same format. He stated he is for growth but wants responsible growth. He repeated this is a concept hearing so this is the time for the developer to see what he can make work before putting money into it.

D. Dollar General Minor Subdivision & Site Plan

City Planner Brad Scheib presented the staff report and application for Dollar General to subdivide a lot of 10.65 acre lot to allow for a 10,000 square foot stand-alone commercial building. He stated the Staff recommends a modification to the zoning code so there is more flexibility so commercial properties can plant in the drainage and utility easements if space allows. He emphasized that they are considering approval of the use and not the individual business. He stated if the Council chooses to deny the application they would need to provide findings of fact and allow Staff time to prepare resolutions for denial. He stated there are a number of conditions regarding the site plan which are standard. He stated the applicant is attending.

Mayor Feldman asked if it was true that the parking lot and building lights would be down shine. Scheib replied yes, they will be downcast.

Mayor Feldman asked if it was true that there wouldn't be an impact to the neighborhood. Scheib replied, yes the lights will be downcast and pointed at the building.

Mayor Feldman asked if the recommendation is to approve the plan for the site and the use of the site. Scheib replied yes, there are two actions. The first action is to approve the minor subdivision which is the splitting of the lot. The second action would be approval of the findings as reported in the staff report.

Mayor Feldman replied he is asking because he doesn't see any resolutions in front of him, in the agenda. City Administrator Kate Thunstrom commented they are on page 74 and page 75. Mayor Feldman replied they are not on the agenda

or cover sheet. Thunstrom replied it went through as a whole package.

Mayor Feldman asked for Council comment.

Udvig commented she didn't have any questions but felt it was straight forward.

Bauer commented he didn't understand what the south parking with the only access to customers on the other side of the building. If so many parking spots are needed, he asked why the building couldn't be turned to conform better for a site layout. He didn't think parking was going to be needed on the southside because no one was going to walk all the way around the building to get to the front door. He stated if a set number of parking spaces were needed and this was the only way it could be designed, so be it. He felt that it would be wasted money on how the building is laid out versus quality parking.

Mayor Feldman asked if it was up to the builder. Bauer replied there is a commercial code that determines the number of parking spots.

Mayor Feldman agreed but added there is a minimum but they can add more.

Thunstrom replied there is a minimum but the builder can put them anywhere they like.

Scheib commented the original plan didn't include that much parking. He stated the zoning code was applied which required additional parking. He stated there is a permission in the zoning code that allows for proof of parking showing that extra parking could be provided to meet code if needed. He stated the site design and building orientation has two determining factors, one to have front door exposure to their primary access on 47, the other is the location of the storage ponds and the wetland features which prevents them from turning the building. He stated it could be used for employee parking.

Robinson expressed concern about the longevity of the business and asked if the other store would stay open to be parallel businesses in St. Francis. Scheib replied he believed so.

Robinson asked if it was true that a market study was done to show that the town could support two Dollar General stores. Scheib replied he believed those would be considered as a part of the site concept plan.

Robinson commented the availability of the store being open because other stores have had trouble. He stated if a store is going to be duplicated from the other side of town, he thought that was a problem because they don't have enough employees and have a history of closing the store as early as noon. He stated the site plan seems to be reasonable. He expressed concern about snow storage and asked if there was staff concern about the environmental impact going into the

wetland area.

City Engineer Craig Jochum replied that is something that could happen but as of now he didn't believe it would get to the infiltration system because there is a buffer. He stated it could be looked at more closely.

Robinson replied he knew what was being considered but asked if the other store was going to stay open or if it will close and have this location. He felt that was a question that should be asked.

Muehlbauer commented he understood some of Robinson's concerns and thought they were legitimate. He felt that how the business owner runs their business isn't up to the Council. He noted it fit the plans and there weren't any reasons to deny it.

Mayor Feldman commented he agreed with Muehlbauer that how the business is run isn't up to the Council. He thought as a customer or resident they could have input but as a Council member they didn't have the right to comment on their hours. He felt what Robinson was saying is from a customer's point of view. He stated he was sure they have done their demographics and have spent money to put up a 10,046 square foot building. He stated there are gas stations on one side of the river and gas stations on the other side and they all seem to be doing just fine. He stated there can be more than one store and it is up to them to do their demographics, not the Council.

Austin Yaeger, KLD Landscape and Engineering, 20199 Monarch Court, Sartell, MN, addressed concerns stating they will bring questions and concerns to the business owners. He responded to the question on building orientation stating they have an updated layout which weren't included in the presentation. Access to the trail was addressed stating a pedestrian cross walk was added to mitigate street traffic.

Mayor Feldman asked Staff if there is enough parking on the front of the building off of 229th and if the overflow parking lot was going to be done right away, that it will be an add on later on or if that would be done right away. Scheib replied they will build it all at once.

Thunstrom replied they had originally requested a CUP to not build it right away and then came back with a revision to include it. Mr. Yaeger replied yes, and for over flow parking.

Mayor Feldman asked if the building will face north. Mr. Yaeger replied, yes. Mayor Feldman asked if they are attaching to the trail. Mr. Yaeger replied yes, there is a pedestrian crossing in the updated layout. Mayor Feldman asked if the roof would be flat. Scheib replied yes, a flat roof, slightly pitched.

Mayor Feldman asked Mr. Yaeger if he had any other comments. Mr. Yaeger replied he would take the concerns and try to get a response.

MOTION BY: ROBINSON SECOND: UDVIG TO ADOPT RESOLUTION 2022-23 APPROVING THE MINOR SUBDIVISION TO SPLIT AT 10.66 ACRE PROPERTY TO TWO TRACKS.

A roll call vote was performed:

Mayor Feldman	aye
Udvig	aye
Bauer	aye
Robinson	aye
Muehlbauer	aye

Motion carried 5-0.

MOTION BY: BAUER SECOND: MUEHLBAUER TO ADOPT RESOLUTION 2022-24 APPROVING THE SITE PLAN AS PRESENTED FOR DOLLAR GENERAL.

A roll call vote was performed:

Muehlbauer	aye
Robinson	aye
Udvig	aye
Bauer	aye
Mayor Feldman	aye

Motion carried 5-0.

E. Poppy Street and 229th Reconstruction

1. Resolution 2022-25 Calling for Public Hearing on the Poppy Street and 229th Lane Reconstruction Project

City Engineer Craig Jochum reviewed the staff report and consideration to accept bids and move forward with the public hearing.

Mayor Feldman stated when this was first started the amount for the city of Oak Grove was \$161,815.26 and now it is \$142,973. He asked how it went down \$8,842.26 on their end. Jochum replied their share of the construction is \$142,000. He stated so far they have approved \$152,000 so there is overhead on top of the construction bid.

Mayor Feldman asked what was the \$152,000. Jochum replied Oak Grove has agreed to pay \$152,000 towards this project which includes some overhead. As

of today, Mayor Feldman finished, they are only paying \$142,000. Jochum continued that is how their share is broken out in detail. He stated everything that Oak Grove is paying for adds up to \$142,000 but they will pay at least \$152,000 or more because of overhead.

Mayor Feldman commented that he is flabbergasted that it has taken over two years and it has gone from \$282,000 on their end, down to \$152,000 and now \$142,000 and it has taken two year to get here. They are paying less than was projected in the very beginning. He stated it boggles his mind every time he deals with this street, noting 11,000 square feet from \$282,000 down to \$152,000, down to \$142,000. Jochum replied it won't be \$142,000, it will be at least \$152,000 because they have to pay overhead.

Mayor Feldman commented he will hold Jochum to that. He asked about the assessments to the City that are projected, the \$1,300, for most residents on that street, those with corner lots will be different, if that is still in play or if that is affected. Jochum replied it will be effected. He thought the people that have to do the water will be more effected than those who already have water and are only doing the street.

Mayor Feldman asked if he meant the curb stop. Jochum replied the residents that need new water, the assessments were are \$4,200. Those that already had water and were just doing the streets, their assessments were around \$1,300.

Mayor Feldman asked if they weren't doing their service all the way to the house, just to the curb stop. Jochum replied right, but half the residents don't need any water. For example, a resident that has water and sewer, they don't have any assessment. The last block a new watermain and new services are being put in and are going to be more effected.

Mayor Feldman added because of the cost. He stated he assumed that Oak Grove is still supportive of this as of 7:47 p.m. on May 2, 2022. Jochum replied he hadn't presented this yet but knew Oak Grove was supportive of it for the \$152,000. He stated Lauren had emailed him.

Mayor Feldman asked when that email was sent. Jochum replied before they took the bids. He added if Oak Grove were asked for additional money above that he didn't know if they would support it.

Mayor Feldman stated he had heard concerns from residents about the driveways. He stated all of the driveways and parking lots with three weeks of subzero cold overnight and warming during the day, expansion and contraction happens and things crack under the pressure. He stated his driveway has several cracks in it and knew others had also. He stated the question was that being 12 to 15 feet of the driveway off of Poppy street on the west side, residents were wondering if they could talk to the contractor and get new driveways altogether. He asked if that was

possible. Jochum replied yes, that is always their option.

Mayor Feldman commented he was interested in that himself because his driveway had a lot of cracks. He stated even though driveways could be sealed it doesn't fix the problem of cracking. Cold at night and warm at the day causes expansion and contraction. He stated there are two kinds of concrete, one that has cracked and one that is going to crack. He asked if residents should talk to them directly. Jochum replied he didn't know if Finance Director Darcy Muvihill liked the accounting last time, but they had given them credit for what was going to be spent and it was up to them. He stated if the bid was \$500, \$500 was given and they got their driveway paved. He stated in that neighborhood they all got together and got the same contractor. He suggested the City not get involved but let residents get their own contractor.

Mayor Feldman replied he understood that. He stated 12 to 15 feet of the driveways was going to be removed so it shortens the driveways. He thought this would be a good time to replace a driveway because there would be less square footage. He has seen the effects of winter over the last several years. He repeated sealcoating could be done but it doesn't do anything, the cracks will come back the next year or worse. He asked what the public hearing was about. Jochum replied if they move forward residents will get their assessments at that hearing. The hearing has to be completed before awarding the contract. He stated it is similar to the neighborhood meeting, except more formal. Residents will get their assessments at that meeting. Assessments will be mailed ten days prior to the meeting. The hearing has to be advertised beforehand.

Mayor Feldman asked if it was correct that if an assessment was \$1,308, it could be multiplied by 13% and that would increase it. He asked if that is how it works. Jochum replied he didn't do all the numbers but felt that was close for the streets but it was probably closer to 30% for people who had water.

Mayor Feldman commented he knew the shape of the road, as other do as well, and felt they couldn't wait another year. He stated if they waited something would have to be done such as overlays, which they don't want to do. They don't want to spend anymore money on this road than necessary, they want to tear the road out and do it right. He stated he didn't see the gain in waiting another year to see if there is better pricing. He thought it would take more than a year, a recession or other correction in the economy to change the greed that is prevalent today. Jochum replied the assessments are pretty reasonable, \$1,500 doesn't get much.

Mayor Feldman commented he lives there and that road is terrible. He was pushing for doing some traffic calming measures, such as plow-friendly speed bumps. He knew they had to talk to MSA about that and get the agreement with Oak Grove. Jochum replied it is very unlikely. Mayor Feldman agreed but stated he would try. He asked for Council comment.

Robinson asked if the same type of presentation with visual aid, product samples and payment plans as they did with Butterfield. Not to sell it, but to show what they will be getting. He asked if there was a payment plan that could be in place because of the way the economy is right now.

Mayor Feldman commented if it hadn't taken two years of negotiation with Oak Grove, they wouldn't be in this situation to begin with.

Robinson replied it wasn't within the citizens' purview, Council did their best, and this is what they got.

Mayor Feldman commented all along Oak Grove had more money in their MSA account than St. Francis did, which he felt was sad.

Finance Director Darcy Mulvihill stated when they did that it for a previous project that it was 15 years on the assessments and then if the City is using their own cash then they also have to set an interest rate for that money. What is often done is to find out what the going rate for bonds is and then set an interest rate and it is paid for over 15 years.

Mayor Feldman asked if they were are 12 years and went to 15 years, or at 10. Mulvihill replied she thought there was a 10 and then they set it at 15. She stated this is preliminary and will have to have a final bid once they get to the end of the project when final assessments are set.

Mayor Feldman commented he just wants this to be done, for the good of the public on both sides. He stated Oak Grove is on board right now, if this is delayed another meeting they may not be on board. They may come up with some excuse of a project that will use up the MSA account. They will be back to square one talking for another two years while that road decays and they will have to an overlay on it where the plows have dug into it. He asked for Council comment.

Muehlbauer commented they should move forward and set a public hearing.

Bauer commented he didn't want to delay it any longer. They could be looking at \$2 million in six months so the bid should be taken while they have it. He thought the difference in bids was maybe \$2,000. Jochum replied yes, they were tight bids.

Bauer commented they got a pretty good deal even with inflation.

Mayor Feldman commented the risk in waiting is more frustration in the future.

Udvig commented she thought they should vote on it.

Mayor Feldman referenced the question about the driveway, stated either there is a credit for the amount that is being taken out and then residents would have that

money to put towards a whole new driveway. He asked if the City would take it out or who would do that. Jochum replied the residents' contractor would take it out.

Mayor Feldman asked if the amount would be credited to do it. Jochum replied yes.

Mayor Feldman stated residents could talk to this contractor or go with someone else. Jochum replied the last time the contractor residents found was quite a bit cheaper.

Mayor Feldman asked if it was the better way to do it was to get a credit and find a contractor to take the whole driveway out. Jochum replied just so the City isn't involved in paving the driveway all the way to the garage.

Mayor Feldman gave the example if 15 feet of driveway was taken out, the City does that 15 feet and another contractor comes to do the rest. Jochum replied they didn't want to do that.

Mayor Feldman replied what they want to do is have the City credit the amount that it would cost to take out the 15 feet and then the resident gets the contractor to come out to take it out and replace it once the utilities, curbs and sideways are in. He offered to talk to the residents. Jochum replied the last time there 12 or 15 driveways but it was a big project.

Mayor Feldman commented all the driveways are in pretty bad shape. He stated he has never seen three weeks of subzero like this last winter which has created a lot of expansion and contraction causing cracks that rebar and mesh couldn't prevent.

MOTION BY: ROBINSON SECOND: BAUER ADOPTING RESOLUTION 2022-25 CALLING FOR A PUBLIC HEARING ON THE POPPY STREET AND 229TH LANE RECONSTRUCTION PROJECT.

A roll call vote was performed:

Muehlbauer	aye
Udvig	aye
Bauer	aye
Robinson	aye
Mayor Feldman	aye

Motion carried 5-0

10. MEETING OPEN TO THE PUBLIC – NONE

11. REPORTS

A. Community Development Quarter One Report

City Administrator Kate Thunstrom gave the Community Development Report for Quarter One. She gave brief overview of highlights during the first quarter in the areas of Economic Development, Housing Development, Building Development, Administration, Code Enforcement, and the Planning Commission. She emphasized a dramatic increase in code enforcement calls.

Mayor Feldman commented on 23115 Ambassador and asked about the possibility of moving the building rather than demolish it.

Thunstrom replied, correct, Robinson brought forward the idea of moving the building and she contacted a company that moves buildings and sometimes acquires them.

Mayor Feldman commented that was a very good idea and thanked him. He referenced the staff report and read "much of this year's value to date was from new single family homes, permit totals remain high and the City has processed 85 permits to date.

Thunstrom replied that may have been carry over from last year. She stated they are at 8 so far this year.

Mayor Feldman asked for Council comments.

Muehlbauer thanked Thunstrom for working double and triple duty for the time being. He stated he looks forward to filling her old position. He encouraged her to keep up the good work in the mean time and thanked her.

Bauer commented it was a good report and agreed with Muehlbauer.

Robinson commented it was a good report. He thanked Thunstrom for doing the work she has been doing the last eight or nine weeks as she has been under a lot of pressure and has done a great job.

Udvig commented she echoed the comments of the others that she thought Thunstrom was amazing and was grateful she was with the City. She hoped they will be able to give a replacement soon.

Mayor Feldman pointed out for Council something that was in the consent agenda. He stated the street consulting report that Thunstrom had to do and she had reached out to HKGI but they weren't able to do it because they are overloaded themselves. He stated he thought HKGI would have been at a higher rate than they had, but the help would be wanted. He hoped these two positions would be filled sooner rather than later.

Mayor Feldman told Thunstrom she was doing a good job, noting Staff always rises to the occasion, which he appreciated, from the department heads on down, that everyone rises to the occasion when necessary. He felt that pointed to what a strong staff they have.

12. COUNCIL MEMBER REPORTS

Muehlbauer reported he is still out of town. He spoke with Staff about a couple of things but didn't have anything else to report.

Udvig reported she went to the Woodbury Park today with Streets and Parks Supervisor Jeremy Shook, Streets and Parks Maintenance Collin McDonagh, and Mayor Feldman to assess some things. She stated she is excited about the plan they have to bring to Council as the improvements will be a huge service to residents.

Bauer reported he has been in Texas for the past two weeks.

Robinson reported he was sorry to miss Recycling Day because he usually likes to hang out with the Knights of Columbus at the metal and leaf site. He stated he extended his apologies early in the email. He asked if the turn out was very good because of the rain. Shook replied attendance may have been down about a third from usual.

Robinson replied usually the citizens rise to the occasion and residents take care of their recycling items. He stated he got an invitation to the Siwek Park Kickoff Celebration. He has stated he also been attending the Citizen's Police Academy. He stated he has been thoroughly entertained and education and Officer Hern does a fantastic job. He encouraged residents to attend next year. He shared he witnessed St. Francis Fire and Police in action at his own home responding to a situation with his wife. He was impressed with the response times.

Mayor Feldman commented if you have a heart attack, this is the City to have it in. He stated because of the two department heads and the stats they have, it is the difference between life and death. He stated he didn't think Fire Departments should be called Fire Departments anymore but EMS and Fire Services instead because that is what they are today.

Mayor Feldman reported he met with Udvig, Shook, and McDonagh this morning to discuss a maintenance free roof and railing, repair on the brick, which they will bring to Council. He stated the idea was to keep the looks of the gazebo but bring it to a maintenance free level so they wouldn't have to deal with repainting and reshingling. He stated if they do it right, they won't have to deal with it anymore. They want to do it before a wedding on August 24, 2022 and September 1, 2022 to make it a nice affair for them. Mayor Feldman reported he was out of town for the recycling event and wasn't able to attend. He appreciated it went forward anyway. He also appreciated all the events now will be at the Public Works facility

which is nice.

Mayor Feldman mentioned when he lived in Andover that they have a fenced area and shed structure that in between recycling events residents could come and drop their things off. He thought that was something they should do. He wasn't sure when they could do it but thought it was something that should be looked into about having a staging area that goes in between events. He didn't think residents should have to wait months to drop things off. He gave the example of a vacuum he needed to recycle but kept missing events but could drop off if there was an area instead of waiting months and be done. He stated in Andover or East Bethel he could drop things off and thought St. Francis should have one so people didn't have to wait for these events to come up every so many months and store things until then. He offered to give a ride to Public Works to East Bethel or Andover to show what they have and maybe something could be done in the future.

Mayor Feldman thanked City Engineer Craig Jochum for his patience with Oak Grove and Poppy Street. He appreciated the Staff for always rising to the occasion. He stated they get the job done and do the work. He stated he feels confident that he knows he has a Staff behind him that is professional, competent, and have expertise in what they do. He stated that any problem that arises will be taken care of in time. He stated they have gotten better over the years than they have before and are getting better timewise and being able to solve problems quicker. He wanted to acknowledge what they have compared to other cities.

Mayor Feldman stated he goes to the Anoka County Fire Protection Council meetings, did a zoom with Dave from the Mayo Clinic and appreciated the finance ability the City has. He appreciated the department heads and City Administration as it makes a big difference, especially compared to other cities. He stated he was out of town and couldn't wait to get home to his own bed. He stated he hears of problems in other cities and is very grateful for the Staff they have.

13. ATTORNEY'S REPORT

Mayor Feldman read "In a few minutes I am going to close the meeting under Minnesota statute 13D.03, Subd. 1(b). The City Council has the ability to move into a closed session. The governing body of the City may, by a majority vote in a public meeting, decide to hold a closed meeting to consider strategy for labor negotiations including negotiation strategies, or developments or discussion and review of labor negotiation proposals. The labor proposals are negotiations between the City of St. Francis and law enforcement labor services, police officers, and sergeants.

MOTION BY: BAUER SECOND: UDVIG TO MOVE THE MEETING INTO CLOSED SESSION FOR DISCUSSION OF LABOR NEGOTIATIONS.

A roll call vote was performed:

Muehlbauer aye

Udvig	aye
Bauer	aye
Mayor Feldman	aye
Robinson	aye

Motion carried 5-0.

The open session meeting recessed to closed session at 8:18 p.m.

The meeting was reconvened to open session at 9:47 p.m.

14. UPCOMING EVENTS

May 9, 2022– City Council Work Session – 5:30 p.m.

May 16, 2022– City Council Meeting – 6:00 p.m.

June 6, 2022– City Council Meeting – 6:00 p.m.

15. ADJOURNMENT

There being no further business, Mayor Feldman adjourned the regular City Council at 9:47 p.m.



Jennifer Wida, Deputy Administrator-City Clerk