

CITY OF ST. FRANCIS
CITY COUNCIL AGENDA

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

March 6, 2023

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 City Administrator/City Clerk Jenni Wida, Community Development Director Colette Baumgardner, City Attorney Dave Schaps (Barna, Guzy & Steffen), Public Works Director Paul Carpenter, Fire Chief Dave Schmidt, Liquor Store Manager John Schmidt, Finance Director Darcy Mulvihill, City Engineer Craig Jochum (Hakanson Associates, Inc.), Police Chief Todd Schwieger, and City Planner Beth Richmond

3. APPROVAL OF AGENDA

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

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

Nays: None

Motion carries: 5-0

4. CONSENT AGENDA

A. City Council Minutes - February 21, 2023

B. Winning With Cops Donation

C. Water Treatment Plant Flowmeter

D. Rental License Approvals

E. Payment of Claims

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

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

Nays: None

Motion carries: 5-0

5. MEETING OPEN TO THE PUBLIC

Mayor Feldman asked City Clerk Wida if they had anyone wanting to speak. She said they did not.

6. SPECIAL BUSINESS - NONE**7. PUBLIC HEARINGS – NONE****8. OLD BUSINESS****A. Ordinance Amendment to Park Commission – Second Reading****Ordinance 303 - Amending Chapter 2, Section 4-3 "Park Commission"**

City Administrator Thunstrom reviewed the Staff report and gave updates on the ordinance.

Bauer said that this looks great and he is happy to see a committee set up for parks.

MOTION BY: BAUER SECOND: UDVIG ADOPTING ORDINANCE AMENDMENT TO PARK COMMISSION - SECOND READING ORDINANCE 303 - AMENDING CHAPTER 2, SECTION 4-3 "PARK COMMISSION"

A roll call vote was performed:

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

Motion carried 5-0

B. Ordinance Amendment – Chapter 3 - Second Reading**Ordinance 308 - An Ordinance Amending Chapter 3, Municipal and Public/Private Utilities – Rules and Regulations, Rates, Charges, And Collections**

Public Works Director Carpenter reviewed the Staff report and gave updates.

MOTION BY: ROBINSON SECOND: MUEHLBAUER ADOPTING ORDINANCE AMENDMENT - CHAPTER 3 - SECOND READING ORDINANCE 308 - AN ORDINANCE AMENDING CHAPTER 3, MUNICIPAL AND PUBLIC/PRIVATE UTILITIES - RULES AND REGULATIONS, RATES, CHARGES, AND COLLECTIONS.

A roll call vote was performed:

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

Motion carried 5-0

9. **NEW BUSINESS**

A. Ordinance Update – Chapter 8 Section 4-3 – First Reading Ordinance 309 - Amending Chapter 8 Section 4-3 of City Code

Thunstrom reviewed the Staff report concerning housekeeping to insure that the City is compliant with State statute.

Mayor Feldman asked if this is concerning silencers on weapons. Police Chief Schwieger said yes and explained that they are looking to update the local ordinance to comply with the State statute.

Muehlbauer asked why there is a separate ordinance if there is already a State statute. City Engineer Jochum explained that the City has historically mirrored what the State statute says and the only way to update this issue is with an ordinance.

MOTION BY: UDVIG SECOND: BAUER ADOPTING ORDINANCE UPDATE -
CHAPTER 8 SECTION 4-3 - FIRST READING ORDINANCE 309 - AMENDING
CHAPTER 8 SECTION 4-3 OF CITY CODE

A roll call vote was performed:

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

Motion carried 5-0

B. Serenity at Seelye Brook Concept Review

City Planner Richmond reviewed the concept plan review request in regard to Serenity at Seelye Brook which is a large lot subdivision. She reviewed the different concept plans. She reviewed the comments from Anoka County. She noted the Planning Commission preference of either the 2 or 4 lot concepts.

Community Development Director Baumgardner shared the request for Council to provide direct input for the applicant. She mentioned that this application has brought up many additional matters. She stated this application may be a good

discussion for a work session. She shared that the applicant is present if there are questions.

Mayor Feldman asked for the applicant to come forward.

Eric Vickaryous, the applicant, came forward and gave more information on the different concept plans and his background. He emphasized the importance of getting this development right. He shared that the 5 or 6 lot plans are the wisest uses for the land.

Mayor Feldman asked Mr. Vickaryous which plan he and the development team were leaning towards. Mr. Vickaryous said either a 5 or 6 lot plan and explained that they would create similar lots, but bigger than the adjacent properties. Mayor Feldman asked how big the lots were for these plans. Mr. Vickaryous said that the smallest lot would be 3.02 acres and the largest is 4.57 acres on the 6 lot plan and smallest lot would be 3 acres and the largest is 5 acres on the 5 lot plan.

Mayor Feldman reiterated that this is just a concept hearing, nothing is being voting on. Baumgardner stated that this was not shared as a public hearing for the Planning Commission meeting or for tonight's meeting as this is just a concept plan.

Mayor Feldman stated that he favors the 4 lot plan as he is not for shared driveways.

Udvig stated that the new 5 lot plan looks okay and said she does not like the idea of shared driveways. She said that 8 lots seems like a lot for this area. She shared her preference of the 5 lot plan.

Mayor Feldman asked for clarification that the 5 lot plan would have separate driveways. Mr. Vickaryous said it would be up to the County. He shared that he does not like shared driveways but some people do. He added that every new driveway access provides potential for an accident.

Mayor Feldman asked if there is 300 feet of frontage road for each driveway in the 5 lot plan. Mr. Vickaryous said that there is 300 feet of right of way. Mayor Feldman mentioned that with a longer driveway people can turn around in their driveways and face outwards to leave their driveway rather than backing out. He reiterated his dislike for shared driveways, especially for plowing.

Bauer stated that he would like to see 5 acre lots since this is in the more rural area. He mentioned school safety and having so many driveways on the road curve. He suggested adding a sidewalk in this area to give children a safe place to be when they are waiting for their school bus. He stated he may be able to get on board with the 5 lot plan if at least three of the lots were 5 acres. He added he was leaning towards the 4 lot plan.

Mayor Feldman asked if there is more demand for 2.5 acre lots or larger 5 acre lots. Mr. Vickaryous stated that all lots are in demand right now and there is a demand for more lots, meaning smaller lots.

Mayor Feldman asked what size lot will fit better for the future. Richmond explained that when looking at future development they want lots that are 10 acres or more. She said when looking at ghost platting they want to see how urban sized lots can fit on this property. Mayor Feldman asked if this was divided into 10 acre lots and ghosting platting in the future, this could be divided into urban lots. Richmond explained that if MUSA comes to this area, this land is no longer rural residential or agricultural, it will have an urban land use expectation with smaller lot sizes.

Mayor Feldman asked Mr. Vickaryous about ghost platting. Mr. Vickaryous stated that the 2, 5, and 6 lot plans all show ghost platting incorporated. He said if this were split into 10 acre lots there would be two large homes and this minimizes the future potential of the area. Richmond noted that Staff just started the conversation for ghost platting.

Muehlbauer shared Bauer's same concerns and added that the County will come in and make things happen since this is on a curve in the road. He said the 4 or 5 lot plans look the best and that 8 lots is way too many for the area. He added that ghost platting does not seem realistic.

Mayor Feldman asked if there is a frontage road in the plan. Mr. Vickaryous stated that someone from the County commented that they would consider a frontage or access road. He explained that 5 or 6 lots are not unsafe. Richmond added that the County did not do a complete review of the plans as they were just concept plans, but they did comment on this.

Robinson stated that he was at the Planning Commission meeting and shared he was leaning more towards the 4 lot plan. He said it is not about the money that the City will get from these lots, it is about what fits and looks the best for the City. He agreed that there should not be shared driveways.

Tim Brown, 5268 Ambassador Boulevard, came forward and shared that he is in favor of the 2 lot plan as this is close to his property and he wants the wetland that is behind this area to be protected. He added that he could be okay with the 4 lot plan. He wants to ensure that this area is well kept and looks nice. He said he is not in favor of ghost platting.

Nick Wasche, 23500 Bridgestone Road Northwest, came forward and shared that he moved to St. Francis when he was 8 years old and his wife is a third generation St. Francis resident. He explained that he and his wife purchased a farm that has been in his wife's family for over 100 years. He added that in 2000 his property was rezoned against his will and with the rezoning his buildings on the property no

longer conformed to the City standards. He is concerned that his property is being used to develop further properties. He asked who the developer was referring to when he used the term 'we.' He mentioned that the developer is not a resident of this City. He added that density plays a huge role in crime. He reiterated the concern of the wetland area behind this area. He suggested letting this property be used for what it is designated for.

Mayor Feldman stated that most developers do not live in the cities that they develop in. He explained that growth is a double edged sword. He said that the job of the Council is to look at the City at large in terms of growth. He stated that the Council has heard discussion on other areas that have been rezoned and they had to look at it from the big picture and not just from the perspective of the one area. Mr. Wasche mentioned that he has attended meetings for these other rezonings that were not in his area, but other areas of the City.

Mayor Feldman stated that growth is going to happen in the City. He shared he is leaning towards 4 lots all with individual driveways. He reiterated that this is a concept plan and they are just providing input to the developer.

Evelyn Rosenow, 23335 Bridgestone Road Northwest, came forward and shared that he is in favor of the 2 lot plan due to the wetland. She stated that she has lived in this area for over 30 years and the creek does flood. She shared she did not know what was buildable in this area. She said she would hate to see something happen with this creek. Mayor Feldman said that would be taken into consideration when the development gets to that point. Richmond explained that when it comes forward for a preliminary plat application the developer would have to do a wetland delineation and submit a wetland management plan.

Tim Devaney, 23328 Bridgestone Road Northwest, came forward and shared his preference of the 2 lot plan. He stated that when he bought his house they were not able to go further north with their driveway as the County did not allow them to get close to the curve. He said that cars come flying around this corner and he does not see how they could have four driveways in this area. He stated that the County required them to bring their driveway further south. He said that half of this area is wetlands. He sees the biggest issue being the driveways.

Mayor Feldman stated that the County will have input that the Council will need to hear when it gets to that point.

Mr. Vickaryous said that he wishes he could make a plan that would appease everyone. He said he still feels that 5 or 6 lot plans would be the wisest use of the land, for now and for the future.

Robinson asked if there has been any preliminary testing. Mr. Vickaryous explained that they have done testing and more would need to be done when this moves forward.

Mayor Feldman asked Council which concept plan they are leaning towards to give the developer an idea of what they will be bringing to the County.

Udvig said her preference is the 4 lot plan, but she could get on board with the 5 lot plan.

Bauer said he also preferred the 4 lot plan as he would like these to be 5 acre lots. He suggested drawing up a concept of having the driveways be individual, but close together for safety. He said he would not like to see 5 lots, unless at least three are 5 acre lots.

Robinson said he also is leaning towards the 4 lot plan as he is worried about how this would fit in with the surrounding area.

Muehlbauer said he would also lean towards the 4 lot plan but he is not opposed to the 5 lot plan. He added that there is an issue in the City with not having any of these mid-range lots. He appreciated that the residents came forward to share their opinions early in the process. He added that he is interested to see where this goes.

Mayor Feldman said he is also leaning towards the 4 lot plan but could be okay with the 5 lot plan depending on the opinions of the County. He told Mr. Vickaryous the consensus of the Council for the 4 lot plan. He added that this will come back to the Council as this moves along. He encouraged anyone with questions to call Staff or Council.

Dan Emery, 5935 236th, Dan came forward and stated that he rides his bike in this area and likes the idea of only 2 lots because of safety. He said that he has experienced the danger of the lack of visibility while on his bike. He added that the County will have more to say about this.

Mr. Brown thanked the Council for listening to their concerns. Mayor Feldman thanked the residents for their input as it helps them in a huge way.

Muehlbauer added that residents can call Councilmembers with any concerns or questions. He said that calling Staff will get a faster and more direct result.

Thunstrom stated that when there is an application that is open on the floor, all conversation regarding the application is to be in a public setting, so emails and phone calls are not recommended. Mayor Feldman advised calling Staff with concerns.

C. Comprehensive Plan Amendment, Rezoning - First Reading
Resolution 2023-11 - Approving a comprehensive plan amendment at

23040 Pederson Drive NW and authorizing submission of the
amendment to the Metropolitan Council for review
Ordinance 310 - Rezoning approximately 1.2 acres of land at 23040
Pederson Drive NW from R-3 to B-2

Richmond reviewed the Staff report and the request for a comprehensive plan amendment and rezoning in association with the Patriot's Parkway project. She shared Planning Commission's recommendation of approval.

Mayor Feldman asked for clarification on the rezoning areas. He asked if this will work well with County Market area. Richmond explained that the intersection to the west of Pederson is an access point for County Market, so any development to the south would line up with this intersection. Mayor Feldman said this is important.

Mayor Feldman shared that he likes the look of this and thanked Staff and HKGi for their work on this.

Baumgardner gave an update on the project. She stated that they are moving forward with the comp plan amendment request because of the alignment with the County Market entrance. She shared that they put together a cost estimate with the engineering team and it came out to be double the cost that they had originally expected and budgeted for. She said they are still in the works of talking with the interested developers to see how this can be reworked to best meet everyone's needs and budgets. Mayor Feldman noted that he read that the developers are still on board with moving forward, which is promising.

Mayor Feldman shared his support for this project.

Udvig agreed and thanked Staff for their time and effort put into this project.

Bauer agreed with Mayor Feldman and Udvig. He shared a concern that the west area will be high density. He asked about the pond area on the concept map. Richmond stated that the concept map shown is from November 2022 and things have changed since then. She said that they are looking to relocate the stormwater pond.

Muehlbauer said that this looks good.

Robinson shared that he likes this project. He said that he was concerned with the intersection at County Market, but his concern had been addressed. Baumgardner explained that the intersection to the west is proposed to be a full intersection and there will likely need to be some roadway changes.

MOTION BY: ROBINSON SECOND: MUEHLBAUER ADOPTING COMPREHENSIVE PLAN AMENDMENT, REZONING - FIRST READING RESOLUTION 2023-11 - APPROVING A COMPREHENSIVE PLAN AMENDMENT AT 23040 PEDERSON DRIVE NW AND AUTHORIZING SUBMISSION OF THE AMENDMENT TO THE METROPOLITAN COUNCIL FOR REVIEW

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

Nays: None

Motion carries: 5-0

MOTION BY: UDVIG SECOND: BAUER ADOPTING ORDINANCE 310 - REZONING APPROXIMATELY 1.2 ACRES OF LAND AT 23040 PEDERSON DRIVE NW FROM R-3 TO B-2

A roll call vote was performed:

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

Motion carried 5-0

10. MEETING OPEN TO THE PUBLIC – NONE

11. REPORTS

A. Fire Dept. Monthly Report

Fire Chief Schmidt reviewed the January report. He highlighted that response decreased by 1 minute and 9 second decrease from 2022 to 2023 with an average time of 8 minutes and 50 seconds on average. He noted that run volumes increased this month for a total of 77 calls for service, which is a 15% increase over last year. He noted that staffing and fire and EMS distribution both remain stable. He said it was a busy month regarding variance uses, but there were no COVID runs. He added that January was a very busy month for fire inspections with 9 initial inspections and 4 re-inspections.

Mayor Feldman said it was a good report. He said that he was happy with the numbers of inspections and the lack of COVID related calls. He said that response times will be affected as the City Hall Fire Station comes into play.

Robinson asked about the calls for the glucometer and if these were repeat callers. He asked how many firefighters respond to one of these calls. Schmidt explained that it depends on the incident type and what is being seen on site. He said these

calls require an assessment to see what route needs to be taken for the patient. He noted that there are repeat callers for this. He added that these are also used on stroke patients and someone in an altered mental status. Robinson thanked Schmidt for his and his staff's work.

Muehlbauer said it was a great report and thanked Schmidt.

Bauer stated it was a good report. He thanked Schmidt for his information concerning the glucometer use. He asked about the ambulance calls over 20 minutes, which was 8 in 2022 and was on 1 in 2023, and if this was as a result of a rise in employment. Schmidt said that there was not a significant increase in employment. He said they are experiencing increasing call volumes. He explained that the response time varies based on where the ambulance is at the call time.

Robinson asked if there are any recurring issues on the ambulance that had previously had issues. Schmidt explained that they have not had any issues as the wiring on the siren control has been fixed. He added that the manufacturer found and corrected the issue. Robinson asked if there has been any interest in the old vehicle that they were disposing of. Schmidt stated that it is listed with the vendor that they purchased the new fire engine from. Robinson asked if there have been any issues with the new unit. Schmidt explained that there was an issue that arose but it has been dealt with under warranty and will be resolved soon. Mayor Feldman said that having this warrant is important.

Udvig said it was a great report and that she likes to see the response times. She said she was happy with the number of firefighters that are responding to each call. She asked Schmidt to thank his staff.

B. Community Development Annual Report 2022

Baumgardner reviewed her 2022 Community Development report. She noted that it was a good year for Community Development. She noted that she took over as Director in July of 2022 and many other Staff stepped up to help out and take on new roles and responsibility. She highlighted economic development projects at Patriot Parkway and Bridge Street. She noted that they are working on solving the broadband issue in the City and have put in a grant proposal request for a fixed wireless system. She mentioned that the Planning Commission met 8 times in 2022 and accepted two new members. She added that the Council approved eight land use applications. She stated that the revenue for building permits was down approximately 20% in 2022 to approximately \$444,000. She added that 88 notices for code enforcement were sent out, but only 10 turned into citations. She highlighted that they started their transition to BS&A and Staff is excited about implementing this new software. She discussed the rental and vacant programs. She stated that Staff prepared for a farmer's market to be kicked off in the summer of 2023.

Mayor Feldman shared his excitement for the farmer's market as it is a wonderful thing for a small community like St. Francis. He discussed the graph concerning single family home permits and said it is unfortunate that past Council's did not take advantage of the growth spurt in planning for the future. He complimented Staff on their resiliency on working together when they were short-handed. He noted that most code enforcement issues are resolved with the notices. He said that before 2017 they were getting fines off the charts. He said that people do not know the City codes and once they receive a notice, they are likely to comply. He said that this compliance makes the Council's job easier. He thanked Staff and Community Development Specialist Jodie Steffes for their work on code enforcement. He emphasized that the City does not create revenue by citing and fining people, it is created by growth.

Udvig said it was a great report and shared her appreciation for everyone on the Community Development Staff. She said that Baumgardner has stepped in and stepped up very well and she has received great feedback from residents.

Muehlbauer said it was a great report and looked forward to seeing Baumgardner grow in the future.

Bauer shared that it was a great report and said that he would like to continue to see the Staff keeping developers and residents engaged in moving forward in tough economic times. He shared his appreciation for everything that Staff is doing.

Robinson said it was a great report. He mentioned that he was intrigued to read about the transition meetings with the superintendent. He encouraged Baumgardner to continue networking with developers. He said she has done a great job. He asked if there were any follow ups on the activities at the Rum River Inn. Baumgardner said she has not heard what happened with this yet. He asked if there is any real promise with Eagle Point. Baumgardner stated that they did reemerge within the last month and they finished meeting their conditions with their site plan approvals. She said that they submitted a building permit for the building this past week.

12. COUNCIL MEMBER REPORTS

Udvig shared that the school district's Foundation 15 annual scholarship dinner will be April 28th which will be a dinner and comedy show. She encouraged residents to support this event as it helps with scholarships for the students.

Muehlbauer encouraged residents to attend the Winning with Cops event.

Bauer stated that he will not be at the next meeting as he will be traveling.

Robinson reiterated that the Winning with Cops will be on March 21st. He said that there was social media buzz on the Police Citizens Academy class and encouraged residents to attend.

Mayor Feldman stated that Mama's Taco Truck will be at the liquor store in March, April, and May from 11:30 a.m. - 7 p.m.. He noted that on Poppy Street there are taps for CenturyLink, MidCo and Connexus and the boxes are all covered with snow. He noted that Poppy Street was very well done. He said that there is no place to put the snow when plowing. He thanked Public Works for the way they have handled this long winter. He thanked the Fire and Police Departments for getting out in this weather. He said that he put a link for the Police Annual Report and the Public Works Annual Report on the St. Francis page so that residents can see what these department's do beyond their regular, everyday duties. He said that 143 residents have reached out in regard to the reports. He said he was amazed by the annual reports. He thanked the public for coming out to bring their concerns in regard to the Serenity at Seelye Brook project. He complimented all of Staff on their resiliency and working together on whatever it takes to get the job done. He said he is proud to be the Mayor of a City with such an amazing Staff.

13. ATTORNEY'S REPORT

Move into closed meeting pursuant to Minn. Stat. 13D.03, Subd. 1(b), for the purposes of considering strategy for labor negotiations, including negotiation strategies or developments or discussion and review of labor negotiation proposals.

MOTION BY: MUEHLBAUER SECOND: UDVIG TO MOVE TO CLOSED SESSION

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

Nays: None

Motion carries: 5-0

Meeting moved to closed session at 8:10 p.m.

Meeting reconvened at 8:48 p.m.

MOTION BY: MUEHLBAUER SECOND: BAUER TO ACCEPT UNION CONTRACT FOR PUBLIC WORKS

A roll call vote was performed:

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

Motion carried 5-0

14. UPCOMING EVENTS

March 15 - Planning Commission Meeting - 7:00 pm

March 20 - City Council Meeting - 6:00 pm

March 27 - City Council Work Session - 6:00 pm @ Police Public Works Building

April 3 - City Council Meeting - 6:00 pm


April 29 - Recycling Event - 8:00 am - 2:00 pm

April 29 - Drug Take Back - 10:00 am - 2:00 pm

April 30 - Fire Dept. Hands on Safety Event - 10:00 - 2:00 pm

15. ADJOURNMENT

There being no further business, Mayor Feldman adjourned the regular City Council at 8:49 p.m.



Jennifer Wida, City Clerk