

CITY OF ST. FRANCIS
CITY COUNCIL AGENDA
St. Francis City Hall 3750 Bridge Street NW
July 7, 2025
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 Mark Vogel.

2. ROLL CALL

Members Present: Mayor Mark Vogel, Councilmembers Kevin Robinson, Sarah Udvig, Amy Faanes, and Joe Muehlbauer.

Also present: City Administrator Kate Thunstrom, Deputy Administrator-City Clerk Jenni Wida, Assistant City Attorney Dave Schaps (Barna, Guzy & Steffen), Deputy Administrator-Public Works Director Paul Carpenter, Police Sergeant Ryan Larson, Fire Chief Dave Schmidt, Finance Director Darcy Mulvihill, and City Planner Beth Richmond (HKGi).

3. APPROVAL OF AGENDA

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

Ayes: Faanes, Muehlbauer, Robinson, Udvig, and Mayor Vogel.

Nays: None

Motion carries: 5-0

4. CONSENT AGENDA

A. City Council Minutes - June 16, 2025

B. City Council Work Session Minutes - June 09, 2025

C. Separation of Employment – Jessica Rieland

D. Posting for Community Development Director

E. Accept Resignation of Firefighter Logan Kizer

F. Support for a Capital and Bonding Request from the Governor and Minnesota State Legislature

Resolution 2025-32 Support for capital and bonding request of the Governor and State Legislature

G. Public Works, Streets/Parks Position Resignation/Replacement

H. Routine sewer system cleaning (Jetting)

I. Rivers Edge 8th Addition Development Documents

Resolution 2025-33 Resolution Conditionally Approving the Revised Final Plan and Final Plans for the 8th Addition of the Rivers Edge Subdivision.

J. Payment of Claims

Faanes requested removing item C be removed from the Consent Agenda to be voted on separately.

MOTION BY: MUEHLBAUER SECOND: ROBINSON APPROVING THE REGULAR CITY COUNCIL CONSENT AGENDA ITEMS A-B AND D-J.

Ayes: Faanes, Muehlbauer, Robinson, Udvig, and Mayor Vogel.

Nays: None

Motion carries: 5-0

MOTION BY: MUEHLBAUER SECOND: ROBINSON APPROVING THE REGULAR CITY COUNCIL CONSENT AGENDA ITEM C.

Ayes: Muehlbauer, Robinson, Udvig, and Mayor Vogel.

Nays: Faanes

Motion carries: 4-1

5. MEETING OPEN TO THE PUBLIC

Mike Rodger, 2770 232nd Lane NW, came forward and thanked the St. Francis Police Department for the early knock on his door letting him know he left his garage door open. He shared that he wanted to discuss code compliance this evening. He asked if the code had changed to now allow vehicles parked in front yards, as he sees this everywhere across the City. He noted that having code enforcement be complaint-based has caused some residents to lose confidence in the system. He said that he had spoken to other residents who live by the High School and have code compliance concerns that have not been addressed. He stated that the only areas of the City that do not have constant code violations are in HOA communities. He also asked what the increase in water rates will be over the next two years. Finance Director Mulvihill said they will be discussing water rates at the Work Session meeting at the end of the month and encouraged Mr. Rodger to attend to get more information. She stated they are projecting a 25% water increase and a 5% sewer increase next year.

Mr. Rodger asked if the residents would have advanced notice of this increase. Mulvihill said they have been discussing everything that they will be doing to communicate this change to the residents.

Muehlbauer noted that everyone that this change would affect will receive a letter from the City.

Mr. Rodger stated that the three Councilmembers who voted down the TIF project are all on well and septic, rather than City water and sewer. He said this TIF project could have reduced the water rates.

Robinson noted that there are chlorides that are affecting the City's water supply, and there will be a cost associated with addressing this. He asked Mr. Rodger to attend the Work Session meeting to get more information on this.

Mr. Rodger asked why only those on City water and sewer will have to pay for the chloride prevention. Public Works Director Carpenter explained that the MPCA conducted chloride testing at the wastewater plant, and the chloride is in the water that is ending up at the plant. He said water softeners are causing this issue.

Mr. Rodger suggested they put this burden on all residents rather than just those who are on the City water and sewer. He stated they are going to need to figure out how to address this before the water and sewer bills drive people out of the City. He encouraged the City to call the Met Council and let them take over the water and sewer, like they did in East Bethel. He asked the City to hire a Code Compliance Officer as he is seeing more and more code violations throughout the City.

6. SPECIAL BUSINESS - NONE

7. PUBLIC HEARINGS - NONE

8. OLD BUSINESS

A. Sale of City-Owned Property – Second Reading

Ordinance 346 - Authorizing the sale of City surplus property to Andy & Roxanne Schreder

City Administrator Thunstrom reviewed the Staff report in regard to the sale of the old City Hall building to Andy and Roxanne Schreder.

MOTION BY: ROBINSON SECOND: FAANES TO ADOPT ORDINANCE 346 AUTHORIZING THE SALE OF CITY SURPLUS PROPERTY TO ANDY AND ROXANNE SCHREDER.

A roll call vote was performed:

Mayor Vogel	aye
Councilmember Muehlbauer	aye
Councilmember Robinson	aye
Councilmember Faanes	aye
Councilmember Udvig	aye

Motion carries: 5-0

9. NEW BUSINESS

A. Gravel Driveway Interim Use Permit (IUP)

Resolution 2025-31 - Approving an Interim Use Permit for a gravel drive and parking area at 24174 Nacre St NW

City Planner Richmond reviewed the Staff report concerning the request for an IUP for a gravel driveway and parking area at 24174 Nacre Street NW.

Robinson asked if this property is owned or affiliated with Northrop Grumman.

Richmond said the land is owned by Northrop Grumman, but the applicant is Cedar Creek Energy Corporation.

Robinson asked who would benefit from the power that will be produced on this solar farm. Richmond shared that she has not seen the whole plan for the solar farm, so she is not sure at this time.

Muehlbauer asked if homes in this rural area are allowed to have gravel driveways. Richmond said yes and noted there are separate requirements for rural residential driveways.

Mayor Vogel asked if there will be a culvert would be required under the project. Richmond stated that engineers have reviewed this and have not made that comment.

Mayor Vogel asked if this will be gated. Richmond said there would be a gate around the entire site.

MOTION BY: UDVIG SECOND: MUEHLBAUER TO ADOPT RESOLUTION 2025-31 APPROVING AN INTERIM USE PERMIT FOR A GRAVEL DRIVE AND PARKING AREA AT 24174 NACRE STREET NW.

Ayes: Faanes, Muehlbauer, Robinson, Udvig, and Mayor Vogel.

Nays: None

Motion carries: 5-0

B. Dalton River Villas Concept Review

Richmond reviewed the Staff report in regard to the concept plan for Dalton River Villas.

Muehlbauer noted that a Planned Unit Development for this project would likely be more beneficial to the developer. Richmond explained that variances would require the applicant to prove difficulty with developing the property not caused by them, and a PUD would require Public Hearings for residents to voice their opinions, so both have an approval process to them.

Muehlbauer asked Carpenter if they would want to add a park in this area to the City's park system that Staff would have to maintain. Carpenter shared that they currently have plenty of park space that they are trying to maintain, and this would be another extra space that would require extra Staff time.

Muehlbauer said he likes the look of the project and is generally supportive.

Udvig stated she would leave the potential park area as an outlot, as the City already has a lot of parks that they maintain.

Robinson shared that he believes this development fits well in this area, and he is

supportive of it moving forward.

Mayor Vogel asked if they foresee any issues with the Upper Rum River Watershed District. Richmond said no.

Mayor Vogel agreed that he would not like to see the outlot become a park, as they already have enough parks in the system. He asked if there would be any MS4 permit issues with this. Carpenter said no.

Muehlbauer asked if the DNR will get to see these plans before they go back to the developer. Richmond said they would send the application to the DNR as soon as it is received.

The Council provided feedback to the Staff for the developer.

C. Zoning Code Amendment – Accessory Structure Size - First Reading
Ordinance 347 - Modifying section 10-68-04 accessory structure in the City Code

Richmond reviewed the Staff report concerning a zoning code amendment about the size of accessory structures. She shared the Planning Commission's recommendation of increasing the size to 2500 square feet on properties between two-and-a-half and five acres.

Robinson asked if the property that brought this forward came to the City on their own or was reported to the City. Richmond said this has gone through the code compliance process.

Robinson asked if it cost the applicant any money to apply for this. Richmond said the applicant paid the same fee as anyone who requests to amend the code does.

Muehlbauer thanked the residents who brought this forward for going through the proper process to get this changed. He said he is happy to see this change being made.

Mayor Vogel shared his support for this change. He asked if the Planning Commission is in the process of being proactive and looking to amend the code for different acreage lots. Richmond said the Planning Commission did discuss whether they should begin looking into amendments for other lot sizes as well. She noted that if the Council would like to direct Staff to begin looking into this, they can move forward doing so. She added that they could bring this forward at the end of the year when they made housekeeping amendments to the code.

Mayor Vogel stated he would like to see them be more proactive with this and would like Staff to start looking into this.

MOTION BY: ROBINSON SECOND: UDVIG TO ADOPT ORDINANCE 347

MODIFYING SECTION 10-68-04 ACCESSORY STRUCTURE IN THE CITY CODE.

A roll call vote was performed:

Mayor Vogel	aye
Councilmember Muehlbauer	aye
Councilmember Robinson	aye
Councilmember Faanes	aye
Councilmember Udvig	aye

Motion carries: 5-0

D. Stormwater Pollution Prevention Plan for Large Sites Code Amendment- First Reading

Ordinance 348 - Amending the Zoning Code to modify the Off-Site Treatments for Structural BMP Standards for the stormwater pollution prevention plan for large sites

Carpenter reviewed the Staff report in regard to the stormwater pollution prevention plan code amendment.

Muehlbauer asked what this would affect. Carpenter said it could affect contractors who have to move certain treatments off-site and would have to have a new stormwater prevention plan.

MOTION BY: UDVIG SECOND: MUEHLBAUER TO ADOPT THE FIRST READING OF ORDINANCE 348 AMENDING THE ZONING CODE TO MODIFY THE OFF-SITE TREATMENTS FOR STRUCTURAL BMP STANDARDS FOR THE STORMWATER POLLUTION PREVENTION PLAN FOR LARGE SITES.

A roll call vote was performed:

Mayor Vogel	aye
Councilmember Muehlbauer	aye
Councilmember Robinson	aye
Councilmember Faanes	aye
Councilmember Udvig	aye

Motion carries: 5-0

E. City Hall/Fire Station Landscape Repair

Carpenter reviewed the Staff report concerning the landscaping repairs at the City Hall/Fire Station. He noted that if the Council wishes to repair this landscaping, he would recommend using Clark Companies for this work.

Muehlbauer stated they did not use all of the money that was in the bond, so there would not be a huge added expense to do this repair work.

Faanes asked if this area was hydroseeded. Carpenter said he is not sure.

Faanes said she would like to find out how far the landscaping company plans to dig down and to find out the ratio of hydroseeding. Carpenter said they will be digging down three inches.

Faanes added that the shrubs that were planted were very small and close together and need to be trimmed a few times a year to be kept up. She asked if these shrubs would stay. Carpenter said this would be up for discussion.

Faanes said the natural cedar mulch that they used is double the price of standard mulch, and she would like to see them use standard colored mulch instead. She thanked Carpenter for contacting Stahl on this; however, she is disappointed that they were not willing to fix this. She added that she would like the Staff to clarify with the landscape companies how much mulch they will be using to ensure it will be at least three inches. She noted that they also need to have a plan in place for watering this.

Mayor Vogel asked if they need to look at thinning some of the shrubs in this area. Faanes said they do not need to thin them, but they should be trimmed twice a year.

Mayor Vogel asked about the maintenance plan for this area. Carpenter said they have been maintaining this area twice a year.

MOTION BY: MUEHLBAUER SECOND: UDVIG TO APPROVE CLARK COMPANIES TO DO THE LANDSCAPING REPAIRS AT THE CITY HALL/FIRE STATION.

Ayes: Faanes, Muehlbauer, Robinson, Udvig, and Mayor Vogel.

Nays: None

Motion carries: 5-0

10. MEETING OPEN TO THE PUBLIC

Andrew Wood, 3419 236th Lane, came forward and asked if they had released retainage for the landscaping. Carpenter said no and noted that he has explored every option.

Mr. Wood suggested they notify the Rum River Board about the development discussed earlier this evening so they can do their due diligence with the Anoka County SWCD.

11. REPORTS - NONE

12. COUNCIL MEMBER REPORTS

The Council shared the meetings and events they attended in the past few weeks,

as well as highlighting upcoming events.

Faanes asked about the agenda for the upcoming Work Session. Thunstrom said they will be discussing the levy, stormwater fees, water and sewer fees, and other small items.

Robinson shared that the next recycling event will be July 19 at Public Works.

Mayor Vogel shared that he met with Thunstrom and the Met Council, and they had a good discussion, and he shared his appreciation for the representative who took the time to meet with them. He added that he has gotten complaints from residents about the roundabouts needing to be repainted. He said these repaintings have been scheduled for the first week of August.

Mayor Vogel shared that he needs someone to attend a local government meeting in his plan on July 30. Faanes said she can attend this meeting.

13. UPCOMING EVENTS

July 14 - Economic Development Authority Meeting 6:00 pm

July 16 - Planning Commission Meeting 7:00 pm

July 19 - Recycling Event 8:00 am - 12:00 pm

July 21 - City Council Regular Meeting - 6:00 pm

July 28 - City Council Work Session - 5:30 pm

14. ADJOURNMENT

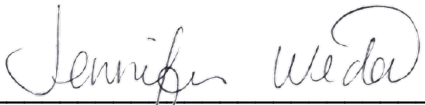
MOTION BY: ROBINSON SECOND: UDVIG TO ADJOURN THE MEETING.

Ayes: Faanes, Muehlbauer, Robinson, Udvig, and Mayor Vogel.

Nays: None

Motion carries: 5-0

There being no further business, Mayor Vogel adjourned the regular City Council at 7:06 p.m.



Jennifer Wida, City Clerk