

CITY OF ST. CLOUD CITY COUNCIL PROCEEDINGS
Monday, December 2, 2019
6:00 PM
City Council Chambers

1. **PLEDGE OF ALLEGIANCE**
2. **MOMENT OF SILENCE FOR OUR MEN AND WOMEN SERVING IN THE ARMED FORCES**
3. **ROLL CALL: COUNCILMEMBERS PRESENT:** Mike Conway, Paul Brandmire, Steve Laraway, Dave Masters, Carol Lewis, George Hontos
COUNCILMEMBER ABSENT: Jeff Goerger

SPECIAL RECOGNITION:

4. **RECOGNITION OF THE 2019 ST CLOUD GREATER PHOTO CONTEST WINNERS**
Tammy Campion, Economic Development Specialist, introduced the 2019 photo contest winners

CONSENT AGENDA:

5. **APPROVAL OF AGENDA**
ACTION TAKEN: LEWIS/MASTERS/APPROVED 6-0
6. **APPROVAL OF THE MINUTES FROM THE REGULAR COUNCIL MEETING HELD NOVEMBER 4, 2019**
ACTION TAKEN: LEWIS/MASTERS/APPROVED 6-0
7. **A RESOLUTION DESIGNATING THE ST. CLOUD TIMES AS THE OFFICIAL NEWSPAPER FOR THE CITY OF ST. CLOUD FOR THE YEAR 2020.**
ACTION TAKEN: LEWIS/MASTERS/APPROVED 6-0
RESOLUTION ADOPTED AND ASSIGNED 2019-12-182
8. **A RESOLUTION DESIGNATING THE CITY'S WEBSITE FOR AN ALTERNATE DISSEMINATION FOR BIDS WEBSITE ADVERTISEMENT FOR 2020 TRANSPORTATION PROJECT BIDS**
ACTION TAKEN: LEWIS/MASTERS/APPROVED 6-0
RESOLUTION ADOPTED AND ASSIGNED 2019-12-183
9. **CONSIDERATION OF REPEALING OR AMENDING SECTION 817 OF THE 2007 CODE OF ORDINANCES FOR THE CITY OF ST. CLOUD ENTITLED – PERMIT TO POSSESS KEYS REQUIRED**
ACTION TAKEN: LEWIS/MASTERS/APPROVED 6-0
PUBLIC HEARING SET FOR DECEMBER 16, 2019
10. **CONSIDERATION OF AN ORDINANCE AMENDING SECTION 457 OF THE 2007 CODE OF ORDINANCES FOR THE CITY OF ST. CLOUD ENTITLED – PAWNBROKERS**
ACTION TAKEN: LEWIS/MASTERS/APPROVED 6-0
PUBLIC HEARING SET FOR DECEMBER 16, 2019

11. RESOLUTION AUTHORIZING EXECUTION OF QUIT CLAIM DEED TRANSFERRING RIGHT OF WAY ALONG T.H. 15 TO MINNESOTA DEPARTMENT OF TRANSPORTATION.

ACTION TAKEN: LEWIS/MASTERS/APPROVED 6-0
RESOLUTION ADOPTED AND ASSIGNED 2019-12-184

12. ORDINANCE VACATING A 5-FOOT-WIDE DRAINAGE AND UTILITY EASEMENT LOCATED ON LOT 1, BLOCK 1, DEER CREEK CROSSING 6 (LOCATION: 2141 TAMARACK DRIVE) (VAC-2019-15)

ACTION TAKEN: LEWIS/MASTERS/APPROVED 6-0
PUBLIC HEARING SET FOR DECEMBER 16, 2019

PUBLIC HEARINGS:

13. RESOLUTION ADOPTING THE FINAL TAX LEVY AND BUDGET FOR THE 2020 GOVERNMENTAL FUNDS

ACTION TAKEN: LEWIS/MASTERS/APPROVED 6-0
RESOLUTION ADOPTED AND ASSIGNED 2019-12-185

Mayor Dave Kleis introduced item and provided an overview of the budget for the 2020 Governmental Funds.

Council Vice-President Laraway opened the Public Hearing.

Jason Hemphill, 805 13th Ave S, St. Cloud – discussed truth in taxation and inquired on debt/interest

No additional speakers. Council Vice-President Laraway closed the Public Hearing.

It was moved by Councilmember Lewis, seconded by Councilmember Masters to approve. Councilmember Masters commented on Public Safety. Councilmember Conway commented on reuse of police interceptors. No additional discussion. Motion unanimously passed. Resolution adopted and assigned 2019-12-185.

14. CONSIDERATION OF AN ORDINANCE AMENDING SECTION 310 OF THE 2007 CODE OF ORDINANCES FOR THE CITY OF ST. CLOUD ENTITLED “VACANT BUILDING REGISTRATION”

ACTION TAKEN: HONTOS/LEWIS/APPROVED 6-0
ORDINANCE ADOPTED AND ASSIGNED 2798

Health & Inspections Director Matt O’Brien introduced item. Adding commercial buildings to existing ordinance. No changes to fee. Councilmember Masters inquired on changes to ordinance as did Councilmember Hontos.

Council Vice-President Laraway opened the Public Hearing. No one spoke. Council Vice-President Laraway closed the Public Hearing.

It was moved by Councilmember Hontos, seconded by Councilmember Lewis to approve. No additional discussion. Motion unanimously passed. Ordinance adopted and assigned 2798.

15. **A. ORDINANCE REZONING 580, 630, AND 632 HIGHWAY 10 NORTH FROM 11, LIGHT INDUSTRIAL DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) (REZ-2019-09)**

ACTION TAKEN: LEWIS/MASTERS/APPROVED 6-0
ORDINANCE ADOPTED AND ASSIGNED 2799

B. RESOLUTION ADOPTING THE TKI/TRUNK HIGHWAY 10 PLANNED UNIT DEVELOPMENT GENERAL DEVELOPMENT PLAN

ACTION TAKEN: MASTERS/CONWAY/APPROVED 6-0
RESOLUTION ADOPTED AND ASSIGNED 2019-12-186

Community Development Director Matt Glaesman introduced item. Invited Ken Schwinghammer in response to his letter to Council and owner Tim Kraemer to speak and answer questions.

Ken Schwinghammer, 2 Michaels Court, St. Cloud – owner to the north of property. Concerned about impact to property. Inquired on state and county laws regarding environmental aspect of activity on property.

Tim Kraemer, 110 Rookery Dr, Cold Spring, MN – spoke regarding intentions of PUD.

In response to Councilmember Masters' questions – Kraemer commented that transfer station intended only. Intends to recycle 30-35%. Using green technology. Majority of waste will be under building. No long-term storage of waste.

In response to Councilmember Conway's questions – Kraemer commented that 2-3 people initially will work at facility. This will be a phase in project.

In response to Councilmember Hontos' questions – Kraemer commented that they are regulated by the MPCA. Will be working their way into the project so initially will be regulated by Benton County.

In response to additional questions by Councilmember Masters' – noise will be minimal. General traffic and activity will not be any louder than other activity in the area. Also, will intend to construct a 10-12-foot fence/block wall for curb appeal. Will not be open to the public until phase two. Initially, will be their own trucks only.

Council Vice-President Laraway opened the Public Hearing.

Chass Rising, 4406 Wallace Dr, St. Cloud, MN – Architect of record. Statements regarding aesthetics of project and improvement of property. In response to Councilmember Masters question, the property will be 5.4 acres.

Council Vice-President Laraway closed the Public Hearing.

It was moved by Councilmember Lewis, seconded by Councilmember Masters to approve Item A. No further discussion. Motion unanimously approved. Ordinance adopted and approved 2799.

It was moved by Councilmember Masters, seconded by Councilmember Conway to approve Item B. No further discussion. Motion unanimously approved. Resolution adopted and assigned 2019-12-186.

16. A. ORDINANCE REZONING 4040 33RD STREET SOUTH FROM AG, AGRICULTURAL DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) (REZ-2019-10)

ACTION TAKEN: CONWAY/MASTERS/APPROVED 6-0
ORDINANCE ADOPTED AND ASSIGNED 2800

B. RESOLUTION ADOPTING THE KLEIN NURSERY PLANNED UNIT DEVELOPMENT PRELIMINARY DEVELOPMENT PLAN

ACTION TAKEN: LEWIS/MASTERS/APPROVED 6-0
RESOLUTION ADOPTED AND ASSIGNED 2019-12-187

Community Development Director Matt Glaesman introduced item. Proposal before Council is the Klein Nursery PUD mixed use concept. Pattern of land use consistent with future land use intentions. Planning Commission recommending approvals.

Council Vice-President Laraway opened the Public Hearing.

Larry Klein, 4040 33rd St S, St. Cloud – property owner, provided history of project and spoke on the plans for the property.

In response to Councilmember Masters' questions – Klein commented that they will continue to operate nursery which either will be repositioned or moved to a different site.

In response to Councilmember Hontos' questions – Klein commented that soccer fields and fieldhouse is an option city has looked at as part of CIP

In response to Councilmember Conway's questions regarding no additional apartment buildings – Klein will focus on enhancing park use

Council Vice-President Laraway closed the Public Hearing.

It was moved by Councilmember Conway, seconded by Councilmember Masters to approve Item A. No further discussion. Motion unanimously passed. Ordinance adopted and assigned 2800.

It was moved by Councilmember Lewis, seconded by Councilmember Masters to approve Item B. No further discussion. Motion unanimously passed. Resolution adopted and assigned 2019-12-187.

17. A. ORDINANCE REZONING 1321 13TH STREET NORTH FROM R4, TOWNHOUSE RESIDENTIAL DISTRICT TO PLANNED UNIT DEVELOPMENT. (REZ-2019-07)

ACTION TAKEN: MASTERS/BRANDMIRE/APPROVED 6-0
ORDINANCE ADOPTED AND ASSIGNED 2801

B. RESOLUTION ADOPTING THE CMMHC PLANNED UNIT DEVELOPMENT GENERAL DEVELOPMENT PLAN

ACTION TAKEN: LEWIS/HONTOS/APPROVED 6-0
RESOLUTION ADOPTED AND ASSIGNED 2019-12-188

C. FINAL PLAT OF NORTHWAY PLAT 16

ACTION TAKEN: HONTOS/MASTERS/APPROVED 6-0

Community Development Director Matt Glaesman introduced item. Demolition and construction of building only. Uses on property not as conformed. Updating to PUD. Planning Commission approved.

Councilmember Brandmire inquired on if there are townhomes and apartments in the area. Glaesman confirmed. A larger complex is planned.

Council Vice-President Laraway opened the Public Hearing.

Rick Lee, 1321 13th St N, St. Cloud – Executive Director to CMMHC. On property over three decades. Partnership with Stearns County. Build and improve mental health crisis throughout the states. In response to grant by State, Stearns County will build new building and lease back to CMMHC. New crisis program and detox center. Increase in number of beds.

In response to Councilmember Masters' questions – Lee commented that this will be a one-story building which will fit within the aesthetic of the neighborhood.

In response to Councilmember Conway's questions – Lee commented that building will be built as existing building continue to service clients

Councilmember Lewis commented that she is very happy to see that this opportunity was given to CMMHC. It is very needed.

Councilmember Laraway commended on the support the Counties have provided CMMHC in making this happen.

In response to Councilmember Hontos' questions – Lee commented that the relationship with the neighborhood is great. No complaints.

Key Steiner, 1021 22nd St S, Sartell, MN – inquired on if the St. Cloud hospital has duplicating services. Lee commented that they are not duplicate at all. The hospital is overburdened by those who will be better served by CMMHC. Services provided are complimentary to the St. Cloud Hospital's psychiatric unit.

Council Vice-President Laraway closed the Public Hearing. It was moved by Councilmember Masters, seconded by Councilmember Brandmire to approve Item A. No further discussion. Motion unanimously passed. Ordinance adopted and assigned 2801.

It was moved by Councilmember Lewis, seconded by Councilmember Hontos to approve Item B. No further discussion. Motion unanimously passed. Resolution adopted and assigned 2019-12-188

It was moved by Councilmember Hontos, seconded by Councilmember Masters to approve Item B. Councilmember Brandmire requested clarification of final plat. Glaesman commented that they are separating out the parcel for property to severable in the future and may be used for Stearns County. Motion unanimously passed.

OPEN DISCUSSION & ANNOUNCEMENTS:

Councilmember Lewis inquired on if HRA buildings have sprinklers in their apartment buildings. Requested a report. Kleis commented that administration will inquire with HRA and let council know.

Councilmember Hontos commented that there was no sound for the meeting until 7:22pm. Also, inability to stream. This is a chronic problem.

In response to Councilmember Masters' questions on number of police officers public hearing for budget, Mayor Kleis confirmed there are 111.

ADJOURNMENT:

It was moved by Councilmember Masters, seconded by Councilmember Brandmire to adjourn. Meeting adjourned at 8:10 PM.



Steve Laraway, Council Vice President



Seth Kauffman, Recording Secretary

OPEN FORUM:

Dr. Onene Saloka, 815 Golf View Lane #9, St. Cloud – spoke regarding neighbor's unkept property, dog feces on property @ 817 Golf View Lane