

CITY OF ST. CLOUD CITY COUNCIL PROCEEDINGS

Monday, February 12, 2018

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: Carol Lewis, Jeff Johnson, George Hontos, John Libert, Dave Masters, Jeff Goerger

Councilmember Absent: Steve Laraway

4. **Mayor Kleis' presentation of February's Neighbor of the Month**

Mayor Kleis presented the award as February's Neighbor of the Month to Farhan Abdi

5. **APPROVAL OF AGENDA**

ACTION TAKEN: GOERGER/MASTERS/APPROVED 6-0

CONSENT AGENDA:

6. **APPROVAL OF THE JANUARY 22, 2018 COUNCIL MEETING MINUTES**

ACTION TAKEN: MASTERS/GOERGER/APPROVED 5-0 (COUNCILMEMBER GOERGER OBSTAINED FROM VOTE AS HE WAS NOT PRESENT AT JANUARY 22, 2018 MEETING)

7. **MAYOR KLEIS' APPOINTMENT TO THE PARK AND RECREATION BOARD**

ACTION TAKEN: MASTERS/GOERGER/APPROVED 6-0

8. **RESOLUTION AUTHORIZING THE ISSUANCE OF AN OFF-SITE CHARITABLE GAMBLING PERMIT TO THE ST. CLOUD ALL CITY HIGH SCHOOL BAND FOR ACTIVITIES TO BE CONDUCTED AT THE RIVERS EDGE CONVENTION CENTER MARCH 22-24, 2018**

ACTION TAKEN: MASTERS/GOERGER/APPROVED 6-0
RESOLUTION ADOPTED AND ASSIGNED 2018-2-11

9. **APPLICATION FOR THE TRANSFER OF AN OFF-SALE LIQUOR LICENSE FROM WAL-MART STORES, INC. DBA WALMART #3088, 3601 2ND STREET SOUTH TO WALMART, INC. DBA WALMART #3088, 3601 2ND STREET SOUTH**

ACTION TAKEN: MASTERS/GOERGER/APPROVED 6-0

10. **RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH STEARNS COUNTY TO SHARE A JUSTICE ASSISTANCE GRANT (JAG) IN THE AMOUNT OF \$30,139**

ACTION TAKEN: LEWIS/MASTERS/APPROVED 6-0
RESOLUTION ADOPTED AND ASSIGNED 2018-2-12

Council President Lewis pulled this item for further discussion. Requested additional explanation for residents. City Administrator Matthew Staehling indicated that this grant allows the City and Stearns County to purchase 4 thermal imagers to be used for searching in low light or no light situations

11. A RESOLUTION AUTHORIZING AN AGREEMENT WITH THE STATE OF MN FOR THE PROVISION OF EMERGENCY RESPONSE TEAM SERVICES BY THE HAZARDOUS MATERIALS RESPONSE TEAM OF THE ST. CLOUD FIRE DEPARTMENT; AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE THE AGREEMENT

ACTION TAKEN: LEWIS/MASTERS/APPROVED 6-0
RESOLUTION ADOPTED AND ASSIGNED 2018-2-13

Council President Lewis pulled this item for further discussion. Requested further explanation for residents. Fire Chief Dean Wrobbel explained that this is an agreement to provide hazardous materials response throughout the state. Covers training and equipment needs. Also provides for a chemical assessment team which assists and responds to incidents throughout the state.

12. CONSIDER ORDINANCE ENACTING A NEW SECTION TO THE 2007 CODE OF ORDINANCES FOR THE CITY OF ST. CLOUD TO PROVIDE FOR THE ISSUANCE OF SMALL WIRELESS FACILITY PERMITS

ACTION TAKEN: MASTERS/GOERGER/APPROVED 6-0

13. RESOLUTION APPROVING THE HIGHBANKS RAVINE DRAINAGE ASSESSMENT

ACTION TAKEN: LEWIS/JOHNSON/APPROVED 6-0
RESOLUTION ADOPTED & ASSIGNED 2018-1-14

Council President Lewis pulled this item for further discussion. Public Services Director Pat Shea explained that these drainage assessments provide for city to apply for state grants when they become available.

14. RESOLUTION APPROVING THE LAKE GOERGE AND DOWNTOWN SUB-WATERSHED ASSESSMENT REPORT

ACTION TAKEN: LEWIS/MASTERS/APPROVED 6-0
RESOLUTION ADOPTED AND ASSIGNED 2018-2-15

Council President Lewis pulled this item for further discussion. See Item 13 for further explanation.

15. PROFESSIONAL SERVICES AGREEMENT FOR THE WEST WATER TOWER REHABILITATION PROJECT

ACTION TAKEN: MASTERS/GOERGER/APPROVED 6-0

16. SOUTH WATER TOWER CONSTRUCTION PROJECT – CHANGE ORDER #2

ACTION TAKEN: MASTERS/GOERGER/APPROVED 6-0

17. 33RD STREET SOUTH IMPROVEMENTS, CONTRACT 2018-01:

A) RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND AUTHORIZING ADVERTISEMENT FOR BIDS FOR 33RD STREET SOUTH IMPROVEMENTS, CONTRACT 2018-01, S.P. 162-151-003

B) RESOLUTION RELATING TO PARKING RESTRICTIONS ON 33RD STREET SOUTH FROM HERITAGE DRIVE TO SOUTHWAY DRIVE

ACTION TAKEN: MASTERS/GOERGER/APPROVED 6-0
RESOLUTIONS ADOPTED AND ASSIGNED 2018-2-16 & 2018-2-17

18. RESOLUTION RECEIVING CITY ENGINEER'S REPORT AND CALLING FOR A PUBLIC HEARING TO CONSIDER CSAH 75 (2ND STREET SOUTH) AND 33RD AVENUE SOUTH INFRASTRUCTURE IMPROVEMENTS

ACTION TAKEN: LEWIS/GOERGER/APPROVED 6-0

RESOLUTION ADOPTED AND ASSIGNED 2018-2-18

Council President Lewis pulled this item for further discussion. Inquired on when Public Hearing will occur. City Engineer Steve Foss stated that the hearing will be held in two weeks (February 26, 2018).

PUBLIC HEARINGS:

19. ORDINANCE AMENDING SECTION 580 OF THE 2007 CODES OF ORDINANCES REGARDING PARKING FEES

ACTION TAKEN: MASTERS/HONTOS/APPROVED 6-0
ORDINANCE ADOPTED AND ASSIGNED 2739

Council President Lewis Opened the Public Hearing. No one spoke. Council President Lewis closed the Public Hearing.

This item was introduced by Public Services Director Pat Shea. Amendment is in response to Stearns County ½ tax increase implemented at beginning of year. Parking system revenue for 2018 will remain neutral. Councilmember Masters inquired on the deduction of fees. Shea indicated that the fees used to include the sales tax which is now removed.

20. CONSIDERATION OF RESOLUTION ORDERING SPECIAL ASSESSMENT ROLL 1 FOR 2017 IMPROVEMENTS

ACTION TAKEN: HONTOS/JOHNSON/TABLED

This item was introduced by City Engineer Steve Foss. Consists of 6 components. Each will be addressed separately in Public Hearing.

Council President Lewis Opened the Public Hearing.

Cottage Place Assessment:

Lynda Nitt, 3404 3rd St N, St Cloud, MN 56303 – Sanitary sewer on 3400 capped off on the vacant lot. Inquired on if the residents still must pay for the project. Foss indicated that the residents would still be assessed, but will inquire on this specific parcel. If main line pipe services residence and available, it is assessed.

Alley Between 9th And 10th Ave South Resurfacing:

No One Spoke

5th Avenue Downtown (Hwy 23 To St Germain Street):

Scott Paulson – owner of lots 26, 28, and 30. Inquired on when the property owners were informed on the increased cost on water run. Foss indicated that all runs changed were in agreement with property owners.

3rd Street North:

No One Spoke

Recertifying the Assessments on Parcels Sold as Tax Forfeitures:

No One Spoke

Miscellaneous Component on Fire Lines Added to Assessments For 5th Avenue:

No One Spoke

Council President closed the Public Hearing. Foss suggested the item be tabled to address concerns brought forward. It was moved by Councilmember Hontos, seconded by Councilmember Johnson to table. Motion to table unanimously approved.

21. A) ORDINANCE REZONING 502 AND 506 11TH AVENUE NORTH AND 505 10TH AVENUE NORTH FROM R5, GENERAL MULTI-FAMILY RESIDENTIAL DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)

B) RESOLUTION AMENDING THE EXISTING PUD'S GENERAL DEVELOPMENT PLAN TO ALLOW EXPANSION OF A TEMPORARY SHELTER FACILITY OF 502 AND 506 11TH AVENUE NORTH AND 505 10TH AVENUE NORTH

C) ORDINANCE VACATING A PORTION OF 5TH STREET NORTH LYING WEST OF 10TH AVENUE NORTH AND DRAINAGE AND UTILITY EASEMENTS WITHIN SY & SONS SUBDIVISION (LOCATION: 500, 502 AND 506 11TH AVENUE NORTH AND 425, 501, AND 505 10TH AVENUE NORTH)

D) PRELIMINARY AND FINAL PLAT APPROVAL OF SY & SONS SECOND SUBDIVISION (LOCATION: 500, 502 AND 506 11TH AVENUE NORTH AND 425, 501, AND 505 10TH AVENUE NORTH)

E) AUTHORIZE THE SALE OF HOPE PARK (LOCATION: 425 10TH AVENUE NORTH)

This item was introduced by Community Development Director Matt Glaesman. Items intended to accommodate the expansion of Anna Marie's Shelter.

Council President Lewis opened the Public Hearing.

Lisa Marvin and Sandy Nadeau, Anna Marie's Alliance – introduced themselves and offered to address any questions council may have.

Council President Lewis closed the Public Hearing.

Item A:

ACTION TAKEN: MASTERS/GOERGER/APPROVED 6-0
ORDINANCE ADOPTED AND ASSIGNED 2740

Councilmember Masters requested for further explanation on three items: the number of parking stalls that will be added? - Ms. Nadeau did not know the number; will the park be utilized? – Ms. Nadeau confirmed it will; will the playground equipment be utilized? – Ms. Nadeau confirmed it will remain.

Item B:

ACTION TAKEN: HONTOS/GOERGER/APPROVED 6-0
RESOLUTION ADOPTED AND ASSIGNED 2018-2-20

Councilmember Goerger inquired on fencing. Ms. Nadeau indicated that a fence will exist. Councilmember Goerger inquired on establishment of Advisory Committee. Concerned about actions of some of the residents of Anna Marie's. Inquired on if additional steps will be taken to inform the residents that their actions are not acceptable.

Item C:

ACTION TAKEN: LIBERT/HONTOS/APPROVED 6-0
ORDINANCE ADOPTED AND ASSIGNED 2741

Item D:

ACTION TAKEN: HONTOS/JOHNSON/APPROVED 6-0
RESOLUTION ADOPTED AND ASSIGNED 2018-2-107

Item E:

ACTION TAKEN: GOERGER/MASTERS/APPROVED 6-0

Councilmember Goerger requested information on how the sale price was established. Glaesman was derived from significant discussions with property owner, HRA, and city staff. Unique surrounding area makes the site non-buildable for other purposes. Councilmember Hontos inquired on size of Hope Park. Glaesman stated it is a ½ acre. Hontos requested confirmation that we are selling the park for a public purpose. Glaseman confirmed.

22. ORDINANCE VACATING THE 10' WIDE DRAINAGE AND UTILITY EASEMENT LOCATED ON THE COMMON PROPERTY LINE BETWEEN LOTS 13 AND 14, BLOCK 3, SOMMERSBY PLAT 2.

ACTION TAKEN: MASTERS/JOHNSON/APPROVED 6-0
ORDINANCE ADOPTED AND ASSIGNED 2742

This item was introduced by Community Development Director Matt Glaesman. Consolidation of two properties. Easement no longer needed.

Council President Lewis opened the Public Hearing. No one spoke. Council President Lewis closed the Public Hearing.

23. RESOLUTION AMENDING THE LIBERTY GLEN PLANNED UNIT DEVELOPMENT (PUD) GENERAL DEVELOPMENT PLAN (LOCATION: 2350 COUNTY ROAD 8 SE)

ACTION TAKEN: LIBERT/JOHNSON/ TABLED

This item was introduced by Community Development Director Matt Glaesman. History of the development shared. Before Council at this time is a return to the proposal, amended. Planning Commission recommends approval.

Council President Lewis opened the Public Hearing. No one spoke. Council President Lewis closed the Public Hearing. Councilmember Hontos inquired from developer, Nick Anderson, on explanation of market rate multi-family housing project. Anderson indicated that market rate indication an error. All units will fall under the affordable housing program. Rent limited to 30% of 60% of area median income. Rent capped from \$950-\$1,300/month, adjusted annually. This site is

located in Sherburne County. Sherburne County a metro area county. Income levels tied to Metro area. Number adjusted annually and per size of family. Will operate much like market rate project since it is based on Metro area rates. Councilmember Hontos inquired on original PUD and if project was a mix of owner/rental. Glaesman indicated that intentions were owner-occupied, but did not occur. Councilmember Masters inquired on if the property extends to Mississippi River. Glaesman confirmed. Public assess/easement to river will be maintained. Developer has no plans to develop property along river. Open to preserving space and discussing with city to maintain as green space. Councilmember Libert inquired on if surrounding property owners were notified of project. Glaesman indicated that property owners were notified. Was it disclosed that it was not market rate? Clarity on notification requested. It was moved by Councilmember Libert, seconded by Councilmember Johnson to table item. Motion passed unanimously.

24. A) ORDINANCE REZONING LOT 1, BLOCK 1, GARDEN ACRES PLAT THREE AND STEARNS COUNTY HISTORY MUSEUM PROPERTY FROM R1, SINGLE FAMILY RESIDENTIAL DISTRICT TO C5, HIGHWAY COMMERCIAL DISTRICT. (LOCATION: 225, 235, 265 33RD AVENUE SOUTH, AND 201 35TH AVENUE SOUTH)

B) ORDINANCE VACATING THE ENTIRE 35TH AVENUE RIGHT-OF-WAY LOCATED WITHIN THE GARDEN ACRES PLAT (LOCATION: 225 33RD AVENUE SOUTH AND 201 35TH AVENUE SOUTH)

C) PRELIMINARY AND FINAL PLAT OF GARDEN ACRES PLAT THREE. (LOCATION: 225 33RD AVENUE SOUTH AND 201 35TH AVENUE SOUTH)

This item was introduced by Mayor Dave Kleis. This is a rezoning item to build from residential to commercial. The purchase agreement will come forward at next meeting. The rezoning is for Costco. Mayor Kleis shared the history of the location and discussions on redevelopment of area. Many people have approached the city over a number of years to develop property. Those items were not brought forward due to either subsidies requested or were not willing to replace parkland. Comprehensive Plan updated, pulling ideas and visions from the community. It brought a lot of voices to the table. A part of the plan was a rezoning of this property for this type of development. It was recommended through a public process, approved by the Planning Commission, and approved by Council, and consistent with that action of the comp plan. A study was also implemented for our parklands. The Park Study was brought forward Summer 2017, and approved. The Park Study recommended the rezoning of this piece of property, not as environmentally sensitive, for development, and to purchase land that is environmentally sensitive. After the Park Study was introduced, the city was approached by entity to develop. Once approached in Summer 2017, a tour of potential economic development sites was given to maintain transparency. City was in communication with Costco, but open to other offers. Although Costco initially desired location on Hwy 15 and 2nd Street South, the City was not in a position to sell this piece of the park due to it being environmentally sensitive. However, the property up for rezoning, consistent with the comprehensive plan and Park Study, is available. Pursuant to Costco's request, attempted to establish an access on 2nd Street but was denied by Stearns County. Moved forward with a potentially different access point off 33rd. Planning Commission recommended moving

forward with Costco and rezoning property to accommodate. Many discussions regarding the preservation of environmentally sensitive areas, including Talahi Woods and Friedrich Park. Also, concerns about maintaining existing parks. Selling these 18 acres of Heritage Park will allow the city to purchase Talahi Woods, the land around Friedrich Park, and allot \$1 million to existing parks. City believes proposal came at the right time. Letter of Intent signed. Soiling bearings recently completed, and is something that is done on a regular basis in all parkland. It is important to preserve parkland, this gives the city to do just that. In addition, this will allow potential jobs opportunities for those people losing their jobs at Electrolux.

Community Development Director Matt Glaesman continued the introduction with a summary of the actions before council. The 18.8 acres rezoned is approximately 20%. Stearns History Museum property will also be rezoned. This is simply an action to change the land use designation on a map – from R1 (single family residential) to C5 (highway commercial). This is not approval of the deal or sale of property. Second action is to vacate public right-of-way. Third item is the platting of the property. ETA process was completed, classifying property with a “D” grade. Planning Commission recommending approval with one dissenting vote.

Council President Lewis opened the Public Hearing. Requested that speakers limit their remarks to a maximum of five minutes.

John Palmer, 832 Halliday Rd, St. Cloud, MN 56301 – concerned about the relationship the city has with negotiating with people. The initial owner gave the property to the city to create a park, not to develop.

Eve Wallinga, 3123 Alder Lane, St. Cloud, MN 56301 – spoke regarding the history of Heritage Park and against the rezoning.

Gary Wallinga, 3123 Alder Lane, St. Cloud, MN 56301 – spoke against rezoning the parkland.

John Bodette, Board Chair of Stearns History Museum – history museum board supports the rezoning of this property and the rezoning of the museum of property. The museum knows the city is committed to work with them and no matter the outcome, the museum will remain.

Curtis Wood, 927 8th Ave N, St. Cloud, MN 56303 – provided data on climate change from various locations in Minnesota. Against the rezoning.

Nathan Hagemeyer, 139 19 ½ Avenue South, St. Cloud, MN 56303 – spoke against the rezoning. The city has not maintained Heritage Park.

Maureen McCarter, 1931 17th St S, St. Cloud, MN 56301 – spoke against the rezoning of Heritage Park.

Doug Field, 1524 34th Ave N, St. Cloud, MN 56303 – spoke against the rezoning of Heritage Park.

Council President closed the Public Hearing.

Item A:

ACTION TAKEN: LIBERT/GOERGER/APPROVED 6-0
ORDINANCE ADOPTED AND ASSIGNED 2743

Councilmember Masters thanked the speakers. Addressed the park study and the recommendation to downsize. Councilmember Masters has spent numerous hours in Heritage Park, he has not observed wildlife in the park. 83 acres of the park will remain. The good that the sale of the property will bring to the other parks is attractive. The park is underutilized and primary use of the park over the last 5 years has been the skateboard plaza. It is a commercial corner and an eyesore. Bringing Costco is favorable and would be an asset to the city. Also, Costco is willing to rebuild the skateboard plaza which is attractive. Councilmember Masters questions the speakers' actual usage of this particular process. Likes the idea that we are adding parkland in Talahi Woods and Friedrich Park. Will support the rezoning.

Councilmember Hontos presented three items he considers in his analysis: 1) removing park inventory; 2) the economic project itself; and 3) provides a greater good to the whole city. 1) Removing Parkland Inventory - Appreciates the passion and commitment of the advocates to the preservation of parkland. This specific project he disagrees with the advocates. National average of parkland per 1,000 residents is 9.1 acres, St. Cloud has 23.2 acres per 1,000 acres. St Cloud has 1,600 acres of parkland. We are not underutilized. There are plenty of opportunities and nature centers in the area. Opportunities afforded in Heritage will not be lost, they will be available elsewhere. We are not giving up a high-quality nature area. 2) Economic Project - not convinced that we are getting the most value of this parcel. We are taking the first and only offer rather than having an RFP process. Without going through the process, we do not know what we potentially could get. Will not address purchase price as it was requested that discussions on this matter be withheld until next meeting. Encouraged administration to get a better price for the project. Nature of the project, is not the highest commercial potential development concept for the area. Other concepts could yield a greater return. 3) Greater Good - look at the benefits to the whole community. There are a lot of benefits that can be afforded to the city by selling the 18 acres.

Councilmember Goerger commended Jenny Berg, St. Cloud Times, on her recent article. The Council considers balancing the public input with data to make a decision. Also, looks at the planning the city has done for years. For example, the Comprehensive Plan and Park Study. The public's input is important in these plans. Looking at the broader picture, we are moving forward to gain 45 acres of land that will be designated parkland. The Council tries everything to acquire properties, including applying for grants and try to establish public/private partnerships to make things happen. Even during economic hardship, the Council did not stop trying. We now have the opportunity to acquire very valuable property, which is more valuable than the property we are relinquishing.

Councilmember Johnson questioned why Costco choose this property. Glaesman indicated that Costco approached the city, choosing this property based on several factors. To move to St. Cloud, this is the location they want. Councilmember Johnson inquired on if there was an RFP. Glaesman confirmed that there was not. Councilmember Johnson spoke about the Costco in Baxter which is very successful. The parkland to the west of the museum - what kind of assurance as to preservation of that property? Glaesman indicated that the zoning of that land will not change. It will remain R1. Impressed with the city's sensitivity to

parkland. Is it possible to donate the remainder land to the state? Glaesman indicated that some of the parcels are owned by the state, some are dedicated parkland, each parcel is different. Councilmember Johnson commented that he is impressed that this is not a TIF request. The park is an eyesore. Councilmember Johnson commented on the salaries of Costco. In terms of where things are going in the city, we need to take care of our residents.

Councilmember Libert commented on the wages of Costco. The jobs are not minimum wage jobs. Costco will be producing \$50,000 a month in taxes for the city. Competition is important. Costs of goods down is a good thing. Wages will be increased. Friedrich Park is a great park. Heritage Park is in poor condition. The city is getting a great deal. It is a win-win.

Council President Lewis approached with a different perspective. Heritage Park is an environmentally sensitive area. All proceeds should be used for the purpose and acquisition of other environmentally sensitive areas according to a city ordinance. Council President Lewis supports this action, and sale, because there are parks that we can invest in. Costco's average wage is \$21/hour. This community does not provide that wage. Council President Lewis would like to build an interpretive center at Friedrich Park. Council President Lewis will vote in favor of this project as she cannot turn her back on the people losing their jobs at Electrolux.

Item B:

ACTION TAKEN: MASTERS/GOERGER/APPROVED 6-0
ORDINANCE ADOPTED AND ASSIGNED 2744

Item C:

ACTION TAKEN: HONTOS/ MASTERS/APPROVED 6-0

OLD BUSINESS

25. RESOLUTION DETERMINING THE VALUE OF THE PARTIAL TAKING OF THE PROPERTY LOCATED AT 1219 – 33RD STREET SOUTH FOR THE 33RD STREET SOUTH IMPROVEMENTS.

ACTION TAKEN: HONTOS/LIBERT/APPROVED 6-0
RESOLUTION ADOPTED AND ASSIGNED 2018-2-21

Councilmember Hontos commented on the appraisals with such a different in values. In support of transaction. Council President Lewis responded to Council Member Hontos' concerns, the supporting materials did acknowledge the variance, and assumptions were made that were not addressed. City Attorney Cynthia Kirchoff clarified that there are two options for council this evening – to either set the value at \$61,000 or \$167,100 – one will need to be adopted this evening. City Administrator Matthew Staehling indicated that staff recommendation is to approve the higher amount. \$167,100 is a fair number and represents a win-win for city and property owner. Unanimous vote needed. Roll call performed. Value of \$167,100 approved.

NEW BUSINESS

26. RESOLUTION GRANTING PRELIMINARY APPROVAL TO THE ISSUANCE OF MULTIFAMILY HOUSING REVENUE BONDS; AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR AN ALLOCATION OF BONDING AUTHORITY UNDER MINNESOTA STATUTES, CHAPTER 474A; AUTHORIZING THE PREPARATION OF A HOUSING PROGRAM PURSUANT TO MINNESOTA STATUTES, CHAPTER 462C; AND CALLING A PUBLIC HEARING AND AUTHORIZING PUBLICATION OF A NOTICE OF PUBLIC HEARING.

ACTION TAKEN: MASTERS/HONTOS/TABLED

Council Member Hontos inquired on the error of market rate versus affordable rate housing. Where did it occur? Community Development Director Matt Glaesman indicated that it is not the practice to declare what type of housing the property will provide. Clear direction will be needed from council on who lives where. Council Member Hontos requested clarification on how the mistake was made with the word market rate. Glaesman stated that it is an honest discussion on what is affordable housing in the area. It has an affordable housing definition that is significant because it is Sherburne County. Voucher is not needed to live in this project. Both statements are accurate. Councilmember Hontos stated that it was provided to council as market rate. Not discussed at all. Two different listings - item 23, market rate and item 26, affordable housing. Councilmember Johnson indicated that the change in type of project is a big deal. Developer addressed the comments about providing misleading information. They have been completely upfront and have consistently communicated this with city staff. This just happens to be in Sherburne County which makes the rent higher. If this was in Stearns County, the rent would be significantly less. The cost of the project is subsidized through a federal tax credit. The developer is not requesting any financial assistance from the city. Glaesman clarified that the miscommunication error is his responsibility. The developer has been clear from day one. Councilmember Masters inquired on time restraints, including sending notification to public. He also clarified if the public hearing will be open. Council President Lewis the Public Hearing was closed. Glaesman offered to speak with the community and convene a neighborhood meeting and share their thoughts in the next packet for Council's consideration. Time restraints will be worked through with developer. Councilmember Libert clarified that he was not comfortable with the property owners not being fully informed. It appears by Matt showing the information provided by developer that the property owners were informed. He is comfortable proceeding.

OPEN DISCUSSION & ANNOUNCEMENT:

Councilmember Johnson passed out a resolution in response to the closing of Electrolux titled "Resolution Calling on the Minnesota Executive & Legislative Branches of Government for Pro Growth Laws that Enhance Minnesota's Economic Business Climate to Attract and Retain Businesses & Workers in the State of Minnesota." For review and discussion at future date. Councilmember Masters requested Councilmember Johnson's intent with the document. It makes a public declaration that St. Cloud's business climate is poor and additional collaboration at the state level is needed. This is general broad statement only. Councilmember Masters questioned if Councilmember Johnson drafted the resolution. Councilmember Johnson

indicated that he did, with some help from community members. Council President Lewis stated that it is amazing that CNBC stated Minnesota is the best state for businesses in 2015.

Councilmember Johnson shared information on refugee resettlement numbers from the office of the legislative auditor for Councilmembers to read on their own. Made note to the \$81 million in state funds used to support refugees in the state. Council President Lewis commented on document Councilmember Johnson provided, which stated that refugees bring a huge contribution to the communities. Councilmember Masters inquired if the resolution will be brought back for council approval. Councilmember Johnson will bring up for discussion at next meeting. Councilmember Masters commented that he would have a hard time supporting resolution that is vague. Councilmember Goerger excused himself from meeting. Councilmember Libert also excused himself.

OPEN FORUM


John Palmer, 832 Halliday Rd, St. Cloud, MN 56301 - invited the Council to his presentation at the St. Cloud Public Library regarding economic and employment status of refugees in Minnesota. Presentation will be hold on February 22nd.

Gary Morganroth, 1125 Cherrywood Ct, Waite Park, MN 56387 – commented on comments made at Council during the present meeting regarding undesirables in housing developments.

Brian Severson, 302 19½ Avenue North, St. Cloud, MN 56303 – spoke to Council/City on their responsibility and ethics.

ADJOURNMENT:

ACTION TAKEN: HONTOS/LEWIS/APPROVED 4-0
MEETING ADJOURNED AT 9:06 PM


Council President Carol Lewis

Respectfully submitted by


Seth Kauffman
Recording Council Secretary