

CITY OF ST. CLOUD PROCEEDINGS
Monday, OCTOBER 11, 2021
6:00 P.M.
City Council Chambers

1. **PLEDGE OF ALLEGIANCE.**
2. **MOMENT OF SILENCE FOR OUR MEN AND WOMEN SERVING IN THE ARMED FORCES.**
3. **ROLL CALL:**
PRESENT: PAUL BRANDMIRE, MIKE CONWAY, JEFF GOERGER, GEORGE HONTOS, STEVE LARAWAY, CAROL LEWIS, AND DAVE MASTERS

SPECIAL RECOGNITIONS:

4. **NEIGHBOR OF THE MONTH RECIPIENTS FOR OCTOBER** - MAYOR DAVE KLEIS PRESENTED THE NEIGHBOR OF THE MONTH AWARD TO THE FOLLOWING THREE INDIVIDUALS:
 - ❖ **KURT LEMKE** FOR HIS DEDICATION TO THE PICKLEBALL ASSOCIATION THROUGH VOLUNTEERING, MAINTAINING THE LOCAL PICKLEBALL COURTS, FINANCIAL AND EQUIPMENT SUPPORT, AND DONATING HIS TIME TO INSTRUCT OTHERS ON THE GAME OF PICKLEBALL.
 - ❖ **KATHY DEWES** FOR HER ONGOING PLANTING, NURTURING, AND MAINTAINING OF A FLOWER BED THAT BEAUTIFIES THE GROUNDS AT THE ST. CLOUD POLICE STATION.
 - ❖ **JULIANA ELCHERT & DAN HOLLENHORST** – WERE HONORED TOGETHER FOR THEIR ONGOING COMMITMENT TO THE BETTERMENT OF THE HISTORIC SOUTHSIDE THROUGH THEIR VOLUNTEER EFFORTS AND INVOLVEMENT IN NUMEROUS ORGANIZATIONS, INCLUDING THE RESTORATION AND BEAUTIFICATION OF BARDEN PARK.

CONSENT AGENDA:

5. **APPROVAL OF THE AGENDA.** ACTION TAKEN: APPROVED.
6. **APPROVAL OF THE MINUTES OF THE REGULAR MEETING HELD SEPTEMBER 13, 2021.** ACTION TAKEN: APPROVED.
7. **RESOLUTION AUTHORIZING THE ST. CLOUD YOUTH HOCKEY ASSOCIATION TO CONDUCT OFF-SITE GAMBLING (BINGO) AT THE RIVER'S EDGE CONVENTION CENTER DURING NOVEMBER 18-19, 2021.** ACTION TAKEN: RESOLUTION ADOPTED AND ASSIGNED NUMBER 2021-10-181.
8. **RESOLUTION AUTHORIZING A CHARITABLE GAMBLING PREMISES PERMIT FOR THE CENTRAL MN NOON OPTIMIST CLUB TO CONDUCT GAMBLING AT STIHL WOLF, 515 W. ST. GERMAIN STREET.** ACTION TAKEN: RESOLUTION ADOPTED AND ASSIGNED NUMBER 2021-10-182.

9. **APPLICATION FOR A TEMPORARY ON-SALE INTOXICATING LIQUOR LICENSE FOR THE NICHOLAS P. KOENIG HERO FOUNDATION FOR AN EVENT TO BE HELD OCTOBER 30, 2021.** ACTION TAKEN: APPROVED.
10. **RESOLUTION AWARDED BID FOR THE TRANSFORMER REPLACEMENT AT THE HYDROELECTRIC GENERATION FACILITY.** ACTION TAKEN: RESOLUTION ADOPTED AND ASSIGNED NUMBER 2021-10-183.

PUBLIC HEARINGS:

11. **RESOLUTION AMENDING THE YOUTH FOR CHRIST PLANNED UNIT DEVELOPMENT TO ALLOW A COFFEE SHOP WITH DRIVE-THRU LANE IN THE EXISTING YOUTH FOR CHRIST BUILDING. (LOCATION: 203 COOPER AVENUE NORTH) (DPA-2021-03).** COMMUNITY DEVELOPMENT DIRECTOR MATT GLAESMAN INTRODUCED THE ITEM. THE APPLICANT (CENTRAL MN YOUTH FOR CHRIST) INTENDS TO ADD A DRIVE-THRU LANE TO THE EXISTING COFFEE SHOP LOCATED ON THE SOUTHERN PORTION OF THE PARKING LOT. COUNCILMEMBER BRANDMIRE CITED A CURRENT TRAFFIC VOLUME AND TRAFFIC SAFETY CONCERN ON THAT ROADWAY. COUNCIL PRESIDENT GOERGER OPENED THE PUBLIC HEARING. THERE WAS NO ONE WISHING TO SPEAK. THE PUBLIC HEARING WAS CLOSED. IT WAS MOVED BY COUNCILMEMBER MASTERS, SECONDED BY COUNCILMEMBER LEWIS, TO APPROVE THE RESOLUTION AS PRESENTED. THE OWNERS AND OPERATORS OF THE COFFEE SHOP, GUY MAGNO, 409 3RD STREET S., SARTELL, AND TAYLOR (LAST NAME UNAVAILABLE) 402 E. MINNESOTA STREET, ST. JOSEPH, ADDRESSED THE COUNCIL. THEY ARE FOR-PROFIT TENANTS LEASING SPACE IN THE BUILDING. PRESTON EUERLE, BOARD PRESIDENT OF THE CENTRAL MN YOUTH FOR CHRIST, WAS ALSO IN ATTENDANCE. THE MOTION CARRIED 7-0. THE ADOPTED RESOLUTION WAS ASSIGNED NUMBER 2021-10-184.
12. **(A) RESOLUTION AMENDING THE 2015 COMPREHENSIVE PLAN'S FUTURE LAND USE DESIGNATION AT 3274 NOTTINGHAM ROAD SOUTH FROM SINGLE FAMILY RESIDENTIAL TO COMMERCIAL.** COMMUNITY DEVELOPMENT DIRECTOR MATT GLAESMAN INTRODUCED ITEM A, WHICH AMENDS THE COMPREHENSIVE PLAN LAND USE DESIGNATION FROM SINGLE FAMILY RESIDENTIAL TO COMMERCIAL.
(B) RESOLUTION AMENDING THE STONE GATE PUD GENERAL DEVELOPMENT PLAN TO ALLOW COMMERCIAL BUILDING IN PLACE OF FOUR SINGLE FAMILY LOTS AT 3274 NOTTINGHAM ROAD. (DPA-2021-02). COMMUNITY DEVELOPMENT DIRECTOR MATT GLAESMAN INTRODUCED ITEM B, WHICH ADOPTS THE AMENDED PLANNED UNIT DEVELOPMENT GENERAL DEVELOPMENT PLAN FOR A SPECIFIC USE, SPECIFIC SITE PLAN, AND SPECIFIC ARCHITECTURAL DESIGN FOR THE PROJECT. SCHEMATICS OF THE PLANS WERE DISPLAYED ON THE OVERHEAD.
(C) ORDINANCE VACATING A PORTION OF A PUBLIC DRAINAGE AND UTILITY EASEMENT ON OUTLOT A STONEGATE. COMMUNITY DEVELOPMENT DIRECTOR MATT GLAESMAN INTRODUCED ITEM C. WHICH VACATES AN ORIGINALLY DEDICATED DRAINAGE AND UTILITY EASEMENT INTENDED FOR STORM WATER COLLECTION PURPOSES.

COUNCIL PRESIDENT GOERGER OPENED THE PUBLIC HEARING. THE FOLLOWING INDIVIDUALS SPOKE:

PENNY PANCEREV, MSN, RN; 3104 NOTTINGHAM ROAD SOUTH; SHARED HER DISPLEASURE FOR THE PROPOSED DEVELOPMENT PROJECT AND REQUESTED THE COUNCIL VOTE AGAINST. HER FULL WRITTEN STATEMENT WAS INCLUDED IN THE CITY COUNCIL PACKET (PACKET PAGE: 12-17).

DOUG COOK, 4314 32ND STREET SOUTH; CONCERNED THAT THERE IS CURRENTLY ONLY ONE ROADWAY (ONE ENTRANCE AND ONE EXIT) IN THAT AREA AND ADDING COMMERCIAL DEVELOPMENT WOULD ONLY INCREASE TRAFFIC. ASKED ABOUT THE PLANS FOR HIS RESIDENTIAL AREA AND IF FURTHER COMMERCIAL DEVELOPMENT IS PLANNED FOR HIS SUBDIVISION. CONCERNED ABOUT PRESERVING THE VALUE OF THE RESIDENTIAL HOMES IN THE AREA.

TED SCHMID OF LUMBER ONE DEVELOPMENT COMPANY, LLC; 4201 32ND STREET SOUTH; APPLICANT; STATED THAT THE DEVELOPMENT PROPOSAL IS FOR A ONE-TENANT PROFESSIONAL BUILDING WITH AESTHETIC QUALITIES SIMILAR TO SINGLE FAMILY RESIDENTIAL. THE ROADWAY STONE GATE DRIVE IS PROPOSED TO BE BUILT IN THE FUTURE. THE CURRENT HOMES ARE MARKETABLE AND SELLING AT ASKING PRICE. THERE ARE COVENANTS WITHIN THE STONE GATE DEVELOPMENTS THAT RESTRICT USES. THE BUSINESS WILL BE OWNED BY PINECONE VISION.

THERE BEING NO ONE ELSE WISHING TO SPEAK, THE PUBLIC HEARING WAS CLOSED. IT WAS MOVED BY COUNCILMEMBER HONTOS, SECONDED BY COUNCILMEMBER MASTERS, TO APPROVE AGENDA ITEM 12A. COUNCIL DISCUSSION COMMENCED. COUNCILMEMBERS LARAWAY, CONWAY, AND LEWIS ALL EXPRESSED THE IMPORTANCE OF DEVELOPERS CONDUCTING NEIGHBORHOOD MEETINGS ON THEIR PROPOSED PROJECTS. COMMUNITY DEVELOPMENT DIRECTOR GLAESMAN REFERRED TO THE LAND DEVELOPMENT CODE AND REPORTED THAT THE CITY REQUIRES TWO FORMAL MEETINGS, WHICH IS MORE THAN REQUIRED BY STATE LAW. COUNCILMEMBER CONWAY SPECIFICALLY REPRESENTS THE AFFECTED AREA (WARD 4) AND WAS DISAPPOINTED THE BIKE PATH WAS CONVERTED TO A ROAD AND THAT THERE IS ONLY ONE WAY INTO THE DEVELOPMENT.

FOLLOWING FURTHER COUNCIL DISCUSSION, THE FOLLOWING ACTIONS WERE TAKEN: THE MOTION FOR APPROVAL BY COUNCILMEMBER HONTOS, SECONDED BY COUNCILMEMBER MASTERS, ON AGENDA ITEM 12A. CARRIED BY A 6-1 VOTE WITH COUNCILMEMBER CONWAY VOTING AGAINST. THE ADOPTED RESOLUTION WAS ASSIGNED NUMBER 2021-10-185.

IT WAS MOVED BY COUNCILMEMBER MASTERS, SECONDED BY COUNCILMEMBER LARAWAY, TO APPROVE AGENDA ITEM 12B. THE MOTION CARRIED BY A 6-1 VOTE WITH COUNCILMEMBER CONWAY VOTING AGAINST.

IT WAS MOVED BY COUNCILMEMBER LARAWAY, SECONDED BY COUNCILMEMBER BRANDMIRE, TO ADOPT AGENDA ITEM 12C. THE MOTION CARRIED BY A 6-1 VOTE WITH COUNCILMEMBER CONWAY VOTING AGAINST. THE ADOPTED ORDINANCE WAS ASSIGNED NUMBER 2848.

13. (A) RESOLUTION AMENDING THE 2015 ST. CLOUD COMPREHENSIVE PLAN'S FUTURE LAND USE DESIGNATION FROM CORRIDOR COMMERCIAL TO MULTI-FAMILY AT 2421 COUNTY ROAD 74. (CPA-2021-01)

(B) ORDINANCE REZONING 2421 COUNTY ROAD 74 FROM I1, LIGHT INDUSTRIAL DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD). (REZ-2021-06)

(C) RESOLUTION AMENDING THE HIGHWAY 15 AND COUNTY ROAD 74 PUD GENERAL DEVELOPMENT PLAN. COMMUNITY DEVELOPMENT DIRECTOR MATT GLAESMAN INTRODUCED THE THREE ITEMS. SCHEMATICS WERE DISPLAYED ON THE OVERHEAD. THE PLANNING COMMISSION RECOMMENDED APPROVAL. THE APPLICATION INCLUDES PHASE 1 AND PHASE 2. COMMUNITY DEVELOPMENT DIRECTOR GLAESMAN CONFIRMED THAT PHASE 3 IS UNDEFINED AND NOT INCLUDED IN ANY ACTION THIS EVENING. COUNCIL PRESIDENT GOERGER OPENED THE PUBLIC HEARING. THE FOLLOWING INDIVIDUALS SPOKE:

JUDY DUCLOS, 2571 43RD AVENUE S.; SPOKE ON BEHALF OF THE BOULDER RIDGE TWINHOME ASSOCIATION CONSISTING OF 18 TWINHOMES. SHE LISTED THEIR ISSUE WITH THE NUMBER OF APARTMENTS PROPOSED TO BE BUILT ON THE PROPERTY AS THE AREA ALREADY HAS MANY APARTMENT COMPLEXES. SHE SAID THE ROAD IS ALREADY CONGESTED; NEIGHBORHOOD HAS ALREADY ABSORBED THE ADDITIONAL TRAFFIC FROM THE NEW TECH HIGH SCHOOL; AND SPEED ON THE ROAD IS ALREADY A PROBLEM. SHE SUGGESTED A RECONFIGURATION OF THE PROPOSED PROJECT TO INCLUDE A MIXTURE OF SINGLE FAMILY, PATIO HOMES, AND TOWNHOMES. (A WRITTEN LETTER WAS PROVIDED TO EACH COUNCILMEMBER.)

BOB ABEL, 3640 PLUM CREEK DRIVE; BROKER REPRESENTING M.P. KNOBLACH AND APPLICANT DAVID PUCHALLA. HE SPOKE IN SUPPORT OF THE PROPOSED PROJECT NOTING THAT PATIO HOMES AND TOWNHOMES WOULDN'T WORK WELL IN THIS AREA BECAUSE OF THE TRAFFIC NOISE CREATED BY HIGHWAY 15. THE APARTMENT PROJECT WOULD BE A BETTER FIT AND OFFER HIGH QUALITY, UP-SCALE, AFFORDABLE UNITS.

THERE BEING NO ONE ELSE WISHING TO SPEAK, THE PUBLIC HEARING WAS CLOSED. IT WAS MOVED BY COUNCILMEMBER LARAWAY, SECONDED BY COUNCILMEMBER MASTERS, TO APPROVE AGENDA ITEM 13A. COUNCIL DISCUSSION COMMENCED. COMMUNITY DIRECTOR GLAESMAN CONFIRMED THAT COUNTY ROAD 74 EXPANSION WILL OCCUR IN THE FUTURE. COUNCILMEMBER CONWAY OFFERED FULL DISCLOSURE THAT MR. ABEL HAD CONTACTED HIM ABOUT THE PROPOSED PROJECT AND ALSO STATED HE WAS NOT IN FAVOR OF THE PROJECT FOR REASONS WHICH INCLUDED THE DENSITY OF APARTMENTS ALREADY IN THE AREA. LARRY

KEENAN, KEENAN ARCHITECTURAL GROUP, SPOKE TO THE PROPOSED SIZES OF THE UNITS. COMMUNITY DEVELOPMENT DIRECTOR GLAESMAN ADDRESSED THE ORIGINAL MERGER AGREEMENT WITH THE TOWNSHIP AND HOW THE ZONING HAS CHANGED. THE APPLICANT, DAVID PUCHALLA, 1455 MINNESOTA BLVD S.E., SPOKE TO THE PROPOSED PROJECT AND DISPLAYED THE SITE PLAN ON THE OVERHEAD. HE REPORTED THAT HE RESEARCHED BUYING OTHER LAND NEARBY, BUT FOUND LAND EITHER OVERPRICED, UNAFFORDABLE, OR NOT FOR SALE.

FOLLOWING FURTHER COUNCIL DISCUSSION, THE MOTION TO APPROVE AGENDA ITEM 13A. CARRIED BY A 6-1 VOTE WITH COUNCILMEMBER CONWAY VOTING AGAINST. THE ADOPTED RESOLUTION WAS ASSIGNED NUMBER 2021-10-187.

IT WAS MOVED BY COUNCILMEMBER LEWIS, SECONDED BY COUNCILMEMBER MASTERS, TO APPROVE AGENDA ITEM 13B. THE MOTION CARRIED BY A 6-1 VOTE WITH COUNCILMEMBER CONWAY VOTING AGAINST. THE ADOPTED ORDINANCE WAS ASSIGNED NUMBER 2849.

IT WAS MOVED BY COUNCILMEMBER LARAWAY, SECONDED BY COUNCILMEMBER HONTOS, TO APPROVE ITEM C. WITH THE MODIFICATION TO THE RESOLUTION, PARAGRAPH #1, THAT READS, "THE MULTI-FAMILY BUILDINGS SHALL BE LIMITED TO A MAXIMUM DENSITY OF ~~186~~ **209** DWELLING UNITS." THE MOTION CARRIED BY A 6-1 VOTE WITH COUNCILMEMBER CONWAY VOTING AGAINST. THE ADOPTED RESOLUTION WAS ASSIGNED NUMBER 2021-10-188.

OLD BUSINESS:

14. PUBLIC SAFETY PRESENTATION.

MAYOR DAVE KLEIS INTRODUCED THE AGENDA ITEM. HE EXPLAINED THAT THE CITY OF ST. CLOUD'S HOME RULE CHARTER (ST. CLOUD'S FORM OF GOVERNMENT) MADE A CHANGE IN 1952, TO DESIGNATE THE MAYOR AS THE RESPONSIBLE PERSON FOR PUBLIC SAFETY. THE 2022 BUDGET INCLUDES FOUR ADDITIONAL OFFICERS AND COVERS THE COST OF ST. CLOUD STATE UNIVERSITY AND ST. CLOUD TECHNICAL & COMMUNITY COLLEGE FOR THREE OFFICERS, AND ALSO PARTNERING WITH THE PRIVATE SECTOR (CENTRA CARE) ON MENTAL HEALTH. THE MAYOR APPLAUDED THE CITY'S POLICE DEPARTMENT AS A MODEL DEPARTMENT AND THE BEST POLICE FORCE IN THE UNITED STATES. HE PLANS TO SHARE THE DATA WITH LOCAL NEIGHBORHOODS IN THE NEXT TWO WEEKS DURING MOBILE TOWN HALL MEETINGS. HE ANNOUNCED THAT TONIGHT'S PRESENTATION IS AVAILABLE FOR REVIEW ON THE CITY'S WEBSITE: WWW.CI.STCLOUD.MN.US

ST. CLOUD POLICE CHIEF WILLIAM (BLAIR) ANDERSON PROVIDED OPENING COMMENTS ON THE CRIME TRENDS POWERPOINT. ST. CLOUD ASSISTANT POLICE CHIEF JEFF OXTON PROVIDED A POWERPOINT OF FACTUAL INFORMATION AND STATISTICS ABOUT VIOLENT CRIME IN MINNESOTA AND ACROSS THE NATION. HE HIGHLIGHTED ST. CLOUD CRIME TRENDS; CALLS FOR SERVICE; UNIFORM CRIME DATA; STATS ON DANGEROUS DRUGS AND OVERDOSES; BEHAVIORAL HEALTH CALLS FOR SERVICE; SPOKE ABOUT THE COMMUNITY ACTION TEAM (CAT); SPECIAL CALLS FOR SERVICE SUCH AS THE LINCOLN PLACE SHELTER (630 LINCOLN AVENUE SE); THE

AUTO THEFT TASK FORCE; AND HIGHLIGHTED THE SUCCESS OF THE COPS HOUSE. A GENERAL QUESTION AND ANSWER DISCUSSION WITH THE POLICE CHIEF AND ASSISTANT POLICE CHIEF FOLLOWED. THE COUNCIL MEMBERS SPOKE FAVORABLY WITH ALL STATING SUPPORT FOR THE POLICE DEPARTMENT. COUNCILMEMBER HONTOS ENCOURAGED MORE FUNDING, IF NECESSARY, FOR THE POLICE DEPARTMENT. COUNCILMEMBER LARAWAY ASKED TO GO ON RECORD TO REQUEST A COP HOUSE ON THE EAST SIDE.

THE LINK TO THE EVENING'S POWERPOINT:

<https://ci.stcloud.mn.us/DocumentCenter/View/22283/City-Council-Crime-Data---Oct-2021>

NEW BUSINESS:

15. **COUNCIL RULES OF ORDER – RULE NO. 4: ORDER OF BUSINESS. (REQUESTED BY COUNCILMEMBER BRANDMIRE)** COUNCILMEMBER BRANDMIRE BROUGHT THE ITEM FORWARD AS REQUESTED BY HIS CONSTITUENTS. HE SUGGESTED THAT THE TIMEFRAME TO CONDUCT THE OPEN FORUM AT THE END OF THE MEETING WASN'T FAIR TO THE CONSTITUENTS. HE MADE A MOTION TO MOVE THE OPEN FORUM TO THE BEGINNING OF THE MEETING. COUNCILMEMBER CONWAY SECONDED THE MOTION. DISCUSSION COMMENCED. COUNCILMEMBER LARAWAY STATED THAT HE SERVED ON TWO SUB-COMMITTEES OVER THE PAST SEVEN YEARS TO STUDY THE ISSUE AND THE END RESULT IS WHAT IS CURRENTLY IN PLACE. THE MAIN REASON FOR NOT HAVING THE OPEN FORUM AT THE BEGINNING OF THE MEETING WAS TO ELIMINATE SPEAKERS COMMENTING ON UPCOMING AGENDA ITEMS. HE REFERENCED AN ARTICLE FROM THE 2019 MARCH-APRIL LEAGUE OF MINNESOTA CITIES MAGAZINE ENTITLED, "STRATEGIES FOR SUCCESSFUL COUNCIL MEETINGS," NOTING THAT ST. CLOUD IS CURRENTLY FOLLOWING THE ARTICLE'S RECOMMENDATIONS. COUNCILMEMBER HONTOS COMMENTED HIS PREFERENCE TO HAVE THE OPEN FORUM PORTION OF THE MEETING TELEVISED. THE MOTION TO MOVE THE OPEN FORUM TO THE BEGINNING OF THE MEETING FAILED BY A VOTE OF 1-6 WITH COUNCILMEMBER BRANDMIRE VOTING IN THE AFFIRMATIVE AND COUNCILMEMBERS CONWAY, HONTOS, LARAWAY, LEWIS, MASTERS, AND PRESIDENT GOERGER VOTING AGAINST.

OPEN DISCUSSION:

COUNCILMEMBER LEWIS ASKED ABOUT THE STATUS OF THE ORDINANCE REGARDING LARGE TRAILER AND VEHICLE PARKING. COMMUNITY DEVELOPMENT DIRECTOR MATT GLAESMAN SAID THE ISSUE WILL BE INTRODUCED TO THE PLANNING COMMISSION AT ITS OCTOBER 12, 2021, MEETING SINCE IT RELATES TO THE LAND DEVELOPMENT CODE.

COUNCILMEMBER MASTERS EXPRESSED APPRECIATION FOR RECENTLY BEING CONTACTED TO SPEND TIME WITH THE HOMELESS AT THE LINCOLN CENTER. HE HOPED ST. CLOUD COULD SHADOW AUSTIN'S PROGRAM AND REFERENCED A VIDEO HE WOULD SHARE. COUNCILMEMBERS MASTERS AND LEWIS ENCOURAGED

INVITING OUR STATE LEGISLATORS TO THE NOVEMBER 1ST STUDY SESSION TO DISCUSS HOMELESSNESS.

(AT THIS TIME DURING THE MEETING, THE VIDEO/AUDIO WENT OFF AIR AND STOPPED RECORDING.)

ADJOURNMENT:

NO RECORDED MOTION TO ADJOURN. THE MEETING ADJOURNED AT 10:03 P.M.

Jeff Goerger, City Council President

Seth Kauffman, City Clerk