

Regular City Council Meeting
July 22, 2019
7:00 p.m.
City Hall

Members present were Nelson, Sexton, Dempsey, Bartlett, and Langeslag.

Members absent were: none.

City staff and consultants in attendance were Andy Welti, Elizabeth Jackson, Mark Rahrick, Craig O'Hearn, and James Wicks.

Others in attendance were Rick Hager, Kelly Schwartz, Michael Koranda, Rich Quiring, Stan Frank, Kathy Fedder, Michael Prondzinski, Amanda Mueller, Nikki Ardolf, Travis Ardolf, Sheri Quamme, Jake Thelan, Erin Sammon, Mary Brandvold, Tim Schlund, David Langen, Luke Brown, and Nick Sorensen.

Mayor Nelson called the meeting to order at 7:00 p.m.

Pledge of Allegiance.

Concerns/Requests from the General Public and Organizations – Many residents were in attendance to ask questions and make comments about the rezoning of the old football field from R-1 to R-2.

The following is a list of questions or statements made by residents concerning the rezoning.

Once the zoning is approved, can the developer rent to anyone? Response: Yes. The City does not regulate who the property is rented to.

Why does the back side of the apartment complex face the east? The two sides of the apartment complex are mirror images of each other, there isn't a "backside".

What would prevent a person from reselling the property to be developed in a different manner than the development presented by Mr. Nelson. The City does not regulate sales of properties; sales are private transactions. The developer would need to enter into a developer's agreement and submit plans to be approved by the City.

Lot 9 is in a flood area, is there a plan to address the storm water? The City's engineer will review storm water plans and the storm water plans must meet City requirements before being approved.

What determined the size of the lots that are proposed for the single family homes? The lots meet the City's minimum size requirements. Mr. Nelson determined the size of the lots.

Has Mr. Nelson contracted with a builder? Does Mr. Nelson have a timeframe for the development? Mr. Nelson will be working with various contractors. He will develop the apartment within the next year and future phases as the City allows. He indicated he would prefer to move forward with a second phase within 3 years.

Will the developer pay for the cost of the wastewater upgrade? Mr. Nelson will be paying the required development trunk fees and hook-up fees to the City.

Who pays for the cost of the sewer mains, water mains, etc. that are necessary to develop the site? The developer is responsible for all infrastructure costs necessary to develop the site as outlined in the developer's agreement.

Property values will decline once the apartments are built. Administrator Welti and Mayor Nelson contacted an assessor. The assessor reported that based on past transactions, single family property values did not decrease because apartments or multifamily units were built across the street from single family homes.

How will all the extra traffic be handled? The apartment building units will be rented to 50+. The increase in traffic should not be an issue.

How will the garbage dumpsters be handled? Todd Nelson stated the dumpsters are hidden behind a fenced in area.

Why are the apartments being built first? Todd Nelson stated the apartment complex will generate the most revenue to continue will the other phases of the development.

Agenda – Motion by Langeslag, seconded by Dempsey to approve the agenda as presented. All members voted aye for approval. Motion carried.

Consent Agenda – Agenda items are approved by one motion unless a Council member requests separate action.

Approval of the June 24, 2019 special and regular city council meeting minutes and the July 11, 2019 special council meeting minutes.

Approval of the June and July city and liquor store bills.

Approval of the June check register numbers E3534-E3562, 15271-15322, and 47502-47594.

Resolution 2019-11 Accepting Grant Award from MN Forestry Division for new firefighter boots and fire hose for the Medford Fire Department in the amount of \$4,500.00

Motion by Sexton, seconded by Bartlett to approve the consent agenda as presented. All members voted aye for approval. Motion carried.

Mayor's Report – City Council had no questions concerning Mayor Nelson's report.

Planning & Zoning Board – Chairman Quiring presented the minutes from the Planning and Zoning Board meeting.

Todd Nelson's request to rezone property from R-1 to R-2 – Todd Nelson gave a brief overview of his plan for the property.

Planning and Zoning recommended City Council approve the rezone request from R-1 to R-2 on a preliminary basis; the exact boundaries will be defined and approved on the plat. Motion by Nelson, seconded by Sexton to approve the Planning and Zoning Board's recommendation. Nelson voted aye, Sexton voted aye, Dempsey voted nay, Langeslag voted aye, Bartlett voted aye. Motion carried.

EDA Board – did not meet.

EDA Micro Grant Program – Administrator Welti presented an overview of the Micro Grant Program. Motion by Sexton, seconded by Bartlett to approve the Micro Grant Program with no more than \$2,500 given out per year. All members voted aye for approval. Motion carried.

Park Board – the minutes from the July 8, 2019 meeting were presented.

Municipal Liquor Store – Manager O’Hearn presented a report on Straight River Days 2019. The total 2019 Straight River Days profit was \$4,169.56.

City Attorney – none.

City Engineer – none.

City Administrator – Administrator Welti presented a memo. Welti stated Mayor Nelson, Council member Sexton and Administrator Welti attended the League of MN Cities annual meeting on June 26-28.

Administrator Welti stated the City received another serious inquiry from a commercial developer.

The City welcomes James Wicks as the new Public Works Supervisor.

Administrator Welti stated Pearson has tentatively scheduled crack filling for Friday, July 19, 2019 and seal coating August 8, 2019.

Administrator Welti stated the City of Faribault is conducting an analysis of the wastewater system to determine whether Medford’s wastewater flow could be accommodated within its system. The results of the analysis should be available within 3 months.

City Clerk – none.

Public Works – Public Works Supervisor gave a brief update to City Council on his first few weeks with the City.

Fire Department – Chief Hager thanked City Council for the time spent in the work session on June 24, 2019.

Resolution 2019-09 Accepting work of Improvement No. 2018-01 – tabled until the August meeting.

Golf carts on sidewalks – Administrator Welti presented a memo. Welti stated he had received phone calls from a couple of residents informing the City that golf carts or other special vehicles are being driven on the West Central Avenue sidewalk/trail. Welti stated current City Code does not state where special vehicles are prohibited from being driven.

Consensus of Council was to prohibit motorized vehicles on sidewalks with some exceptions. City staff will draft an ordinance amendment for Council consideration.

Water Tower Park – Administrator Welti presented a memo. Welti stated Council could pass a motion to support the project and establish a grant funding target with the understanding that the City would cover the remaining portion.

Park Board member, Nick Sorensen addressed the Council. Sorensen asked Council to set a dollar amount that Council would support for the project. Council requested the Park Board rework the proposal, working on obtaining grant funding and present it to Council at a later date.

Regular City Council Meeting – Monday, August 26, 2019, 7:00 p.m.

Council Work Session/Main Street Planning Session – Monday, August 26, 2019, 5:30 p.m.

Motion by Dempsey, seconded by Bartlett to adjourn the regular City Council meeting at 9:20 p.m.

Minutes approved at _____ meeting.

Submitted by _____ City Clerk.

Signed by _____ Mayor.