

TUESDAY, FEBRUARY 23, 2016 COLD SPRING CITY COUNCIL MINUTES

Mayor Robert R. Thelen called the meeting to order at 6:30 p.m. The following members were found to be present: Mayor Robert R. Thelen and Council Members Fran Ramler, Jan Dingmann, Dave Heinen and Jayme Knapp. Others present: Kris Dockendorf, Mark Dockendorf, Mary Kern, Brian Lintgen, Sue Kadlec, Reggie Fraley, Steve Paasch, Jim Wenner, Pat Wenner, Carl Wenner, Heidi Stalboerger, Isaac Schweer and Angie Mueller.

APPROVAL OF THE AGENDA

MOTION WAS MADE BY HEINEN, SECONDED BY KNAPP, TO APPROVE THE AGENDA OF THE FEBRUARY 23, 2016 CITY COUNCIL MEETING. MOTION PASSED 5-0.

CONSENT AGENDA

A. Minutes – February 9, 2016

MOTION WAS MADE BY DINGMANN, SECONDED BY HEINEN, TO APPROVE THE MINUTES OF THE FEBRUARY 9, 2016 CITY COUNCIL MEETING AS PRESENTED. MOTION PASSED 5-0.

WENNER COMPANY VARIANCES

A. Overview of Variance Requests

Reggie Fraley from Alpha Development, spoke as the developer for the Wenner Company project. Fraley gave a brief overview of the variance requests explaining that as they moved forward with the site plans for the project they realized they needed to address the setbacks for paving which was something they overlooked. He explained that there were eight total variances that they were originally requesting, which were discussed at the Planning Commission meeting. He explained that the Planning Commission was recommending denial of two of the variances and as such, the developer has withdrawn four of the eight variance requests. The four variances being withdrawn are for Lot 1 and Lot 2 of Block 1 of Wenner Retail Commons. He stated that they have re-evaluated this site and have already submitted a new variance request for consideration at the March meeting.

B. Wenner Company Variance for Parking Area Aisle Width – Resolution No. 2016-06

It was explained that this variance request is for Lot 4, Block 2 of Wenner Retail Commons. City Code requires a two-way drive lane to be a width of 24 feet. For this lot the two lane driving lane runs on the north side of the proposed Wenner and SuperAmerica building, since the lot is odd shaped it meets the 24 foot width for most of the lot, but shrinks towards the western end to a width of only 18 feet. It was explained that this reduced width drive lane would only be used by minimal traffic for the business to the west, which is Smitty's Service owned by Mary Kern.

MOTION WAS MADE BY DINGMANN, SECONDED BY HEINEN, TO APPROVE RESOLUTION NO. 2016-06, A RESOLUTION APPROVING A PARKING AREA AISLE VARIANCE FOR THE WENNER COMPANY FOR LOT 4, BLOCK 2 WENNER RETAIL COMMONS. MOTION PASSED 5-0.

C. Wenner Company Variance for Lot Coverage Requirements – Resolution No. 2016-07

It was explained that this variance request is also for Lot 4, Block 2 of Wenner Retail Commons. This property is located in the C-3 Highway Commercial District where the maximum amount of impervious surface on a lot is 75% of the area of the lot according to City Code. The Wenner Company is proposing an impervious surface amount of 91.8% for this lot. Fraley stated that the underground infiltration system that they are proposing for this lot will provide a functional solution to their exceeding the maximum impervious surface requirement.

MOTION WAS MADE BY HEINEN, SECONDED BY DINGMANN, TO APPROVE RESOLUTION NO. 2016-07, A RESOLUTION APPROVING A LOT COVERAGE VARIANCE FOR THE WENNER COMPANY FOR LOT 4, BLOCK 2 WENNER RETAIL COMMONS. MOTION PASSED 5-0.

D. Wenner Company Variance for Parking/Paving Setbacks – Resolution No. 2016-08

It was explained that this variance request is for Lot 4, Block 2 of Wenner Retail Commons. City Code requires a setback from any paving of ten feet from the street ROW and five feet from commercial property. The ten foot requirement would apply to both the east and south sides of the property and the five foot setback would apply on

the west and north sides. The Wenner Company is proposing a zero foot paving setback on all four sides of this property. Fraley stated that there would not be parking in these additional bituminous areas.

MOTION WAS MADE BY DINGMANN, SECONDED BY HEINEN, TO APPROVE RESOLUTION NO. 2016-08, A RESOLUTION APPROVING A PARKING/PAVING SETBACK VARIANCE FOR THE WENNER COMPANY FOR LOT 4, BLOCK 2 WENNER RETAIL COMMONS. MOTION PASSED 5-0.

E. Mary Kern Variance for Parking/Paving Setbacks – Resolution No. 2016-09

It was explained that this variance is for Lot 3, Block 2 of Wenner Retail Commons. City Code requires a setback for parking areas and paved areas of not less than five feet from commercial and industrial districts. The proposal is to have a zero foot paving setback on the east side of the property. Mary Kern's property shares a roadway on the eastside with the property owned by Wenner Company, at Lot 4, Block 2 of Wenner Retail Commons. Fraley explained that the shared roadway will be beneficial for traffic flow around the buildings in the Wenner Retail Commons Development and for Smitty's Service.

MOTION WAS MADE BY HEINEN, SECONDED BY KNAPP, TO APPROVE RESOLUTION NO. 2016-19, A RESOLUTION APPROVING A PARKING/PAVING SETBACK VARIANCE FOR MARY KERN FOR LOT 3, BLOCK 2 WENNER RETAIL COMMONS. MOTION PASSED 5-0.

CITY ENGINEER REPORT

A. CSAH 2/Red River Ave

Lintgen distributed a preliminary drawing of the streetscape plan for Red River Avenue South near the Wenner Retail Commons area. He stated that this area will have the highest concentration of streetscape items and that it would be repeated on the east side of Red River Avenue by the Holiday gas station property. He also presented a drawing of an improved railing for the box culvert near Brewery Creek to tie in the streetscaping theme throughout the corridor. He stated that the drawing presented is only a draft and hoped to have a set of plans for approval at the next Council meeting.

B. Approval of County Project in the City

Lintgen explained that because the CSAH 2/Red River Ave project is a state aid project, Stearns County is requesting a resolution be approved stating that the City approves the County project within the City limits. **MOTION WAS MADE BY KNAPP, SECONDED BY DINGMANN, TO APPROVE RESOLUTION NO. 2016-14, A RESOLUTION APPROVING A COUNTY PROJECT WITHIN MUNICIPAL CORPORATE LIMITS. MOTION PASSED 5-0.**

C. Agreement with Stearns County

Lintgen explained that the agreement presented is a standard form and states which items of the improvement project are the City's financial responsibility and which will be paid by the County.

MOTION WAS MADE BY KNAPP, SECONDED BY HEINEN, TO APPROVE AN AGREEMENT WITH STEARNS COUNTY FOR THE RECONSTRUCTION OF CSAH 2 (RED RIVER AVENUE) IN THE CITY OF COLD SPRING. MOTION PASSED 5-0.

D. Parking Restrictions on CSAH 50

Lintgen explained that a resolution needs to be adopted to prohibit parking on both sides of the street between CSAH 2 and 4th Street North. He stated that currently no one parks in this location but due to the future roundabout being constructed the City needs to establish that parking is prohibited in this area.

MOTION WAS MADE BY KNAPP, SECONDED BY HEINEN, TO APPROVE RESOLUTION NO. 2016-13, A RESOLUTION RELATING TO PARKING RESTRICTIONS ON CSAH 50 FROM CSAH 2 TO 4TH STREET NORTH IN COLD SPRING. MOTION PASSED 5-0.

E. Parking Restrictions on CSAH 2

Lintgen explained that parking restrictions also need to be established north and south of the future roundabout. He stated that the proposed resolution would prohibit parking on the west side of CSAH 2 between 400 feet north of 2nd Street North and 3,255 feet north of 2nd Street North. It would also prohibit parking on the east side of CSAH 2 from 400 feet north of 2nd Street North and the north City limits. Lintgen explained that there are few

vehicles that currently park in these areas, and virtually none that park on the east side of CSAH 2 north of the proposed roundabout.

MOTION WAS MADE BY KNAPP, SECONDED BY HEINEN, TO APPROVE RESOLUTION NO. 2016-12, A RESOLUTION RELATING TO PARKING RESTRICTIONS ON CSAH 2 FROM SAUK RIVER TO NORTH OF THE CITY LIMITS OF COLD SPRING. MOTION PASSED 5-0.

E. Update on Well Project

Lintgen reported that they are still working with the Froehles to purchase the additional land and that it is heading in a positive direction.

EXTENSION OF FMLA LEAVE

Dockendorf explained that Ron Fuchs had received approval for six weeks of FMLA leave and that he has requested an additional three weeks.

MOTION WAS MADE BY HEINEN, SECONDED BY DINGMANN, TO APPROVE AN ADDITIONAL THREE WEEKS OF FMLA LEAVE FOR RON FUCHS. MOTION PASSED 5-0.

CITY ADMINISTRATOR REPORT

Dockendorf explained that there are two solar gardens being installed to the south of Cold Spring and one to the north. She stated that over the course of the last year there have been two presentations given to the Council from various solar garden developers and one presentation from Xcel Energy. Dockendorf inquired if the Council would like to further discuss or pursue joining a solar garden. The Council indicated they would like discuss this at a workshop in the future.

LIST OF BILLS AND ADDITIONS

MOTION WAS MADE BY RAMLER, SECONDED BY DINGMANN, TO REVIEW AND ACCEPT THE PAYMENT OF THE ACCOUNTS PAYABLE ACCORDING TO THE LIST TOTALING \$60,067.81 AND SUPPLEMENTAL LIST TOTALING \$29,291.74 PRESENTED BY CITY STAFF. MOTION PASSED 5-0.

ADJOURN

MOTION WAS MADE BY RAMLER, SECONDED BY HEINEN, TO ADJOURN AT 7:45 P.M., SEEING NO FURTHER BUSINESS TO COME BEFORE THE CITY COUNCIL. MOTION PASSED 5-0.

Robert R. Thelen, Mayor

Kris Dockendorf, Acting City Administrator