

MINUTES
REGULAR ST. MICHAEL CITY COUNCIL MEETING
June 11, 2024

St. Michael City Center

7:00 p.m.

Present: Mayor Keith Wettschreck; Council Members Ryan Gleason, Joe Hagerty; Tom Hamilton; and Scott Pedersen; City Administrator Steve Bot; Community Development Director Marc Weigle; City Attorney David Lenhardt; and Deputy Clerk Amy Woitalla. Mayor Wettschreck called the meeting to order at 7:00 p.m. declaring a quorum present and the pledge of allegiance was said.

Set Agenda. Community Development Director Marc Weigle added a request for Discover STMA signs in City parks as item d under the Community Development Report. Council Members Pedersen/Gleason **moved** to approve the agenda as amended. All voted aye.

Citizen Input. No one asked to be recognized under citizen input.

Consent Agenda. Council Members Hamilton/Gleason **moved** to approve the Consent Agenda Items a) through h) as listed below. All voted aye.

- a) Resolution #06-11-24-01 Approving Minutes of the May 28 Council meeting
- b) Resolution #06-11-24-02 Approving Final Plat for Foxtail Meadows 4th Addition
- c) Resolution #06-11-24-03 Approving Amended PUD Plan/Final Plat for Larabee Meadows
- d) Resolution #06-11-24-04 Hiring Seasonal Scanner
- e) Resolution #06-11-24-05 Hiring Seasonal Parks Worker
- f) Resolution #06-11-24-06 Amending Resolution #04-11-21-13 In Regards to the Terms of an Interfund Loan in Connection with TIF District No. 3-8
- g) Resolution #06-11-24-07 Approving Water Tank Purchase
- h) Resolution #06-11-24-08 Approving Site Plan for 12350 43rd Street NE

Sheriff's Office Report. Wright County Deputy Kimberly Pagel reported there were 450 calls for service since the last meeting. They were mainly seeing juvenile problems now that school was out. Pagel asked for clarification as to what the Council would like for her to report on, and Hamilton said he likes to hear about trends in town. After discussion, Hagerty suggested staff could reach out to the Academy and see how it was going. Bot indicated there used to be a liaison from the Sheriff's Office that would meet quarterly and work with the staff at Lakeside. Bot said he would check to make sure this is still happening following some recent changes in our area Sheriff patrol Lieutenants and Sergeants. Wettschreck added with future reports, he would also be interested if vandalism happened in town.

Annual Public Storm Water Meeting. Rebecca Haug, Project Manager with WSB, was present and started by explaining the Municipal Separate Storm Sewer Permit and said there are specific requirements that need to be met when a City reaches a certain size. She reviewed the six Minimum Control Measures that needed to take place each year and said there are a lot of impaired waters in the country which is why the requirements are in place. She added the importance of improving our water resources and educating contractors, residents, and our staff about what can be done to keep the streets clean and not wash items down the storm drain and pollute our water bodies. Public works staff also get educated on less salt getting into our waterways and the impacts of salt. She reviewed illicit discharge such as someone dumping oil, or when a contractor dumps

concrete down the storm sewer. Not only is it bad for our waterways, but it can also damage pipes. Haug explained some of our recent MS4 activities such as articles in the City newsletter, information on our website, and the annual meeting. Later in the meeting, the Council would be talking with staff about the opportunity to set up a booth at the Daze & Knights Festival to help educate the public. There are also quarterly inspections of our facilities and stockpiles.

Community Development Report.

PUBLIC HEARING – Modification of Development District 3 and Establishment of TIF District 3-8 (Naber Business Park/43rd Street NE). Weigle said this hearing was to modify District 3 and establish District 3-8 which would include the Naber Avenue Business Park and two vacant lots on 43rd Street. This would help the developer of the project on 43rd Street as well as the City with Naber Business Park. Rebecca Kurtz with Ehlers was present and provided an overview of the TIF Plan and TIF itself. She explained this was a scattered site as there are two different projects involved. The budget was purposely set high as it was a maximum and since we didn't know for sure what is going to be developed there it was laid out with a best-case scenario. This will help with a request for soil correction and site remediation on the 43rd Street project, and then we can reimburse ourselves for site and prep work for Naber Business Park. It was noted these projects are not expected to take the full 9 years. Hamilton asked if we originally set up a TIF district for Naber Business Park and Weigle said not yet as we didn't have to set the TIF up until we get closer to selling parcels and buildings are constructed, as that starts the 9-year clock. He added to issue the building permits, there needs to be approval of the TIF district.

Wettschreck opened the hearing for public comment at 7:40 p.m. There being none, Council Members Pedersen/Gleason moved to close the public hearing. All voted aye.

Council Members Gleason/Hagerty **moved** to approve **Resolution #06-11-24-09** Approving the Modification to the Development Program for Municipal Development District No. 3; Establishing Tax Increment Financing District No. 3-8 Within Development District No. 3 and Adopting the Tax Increment Financing Plan Therefor. All voted aye.

Weigle reviewed the terms and pointed out tax increment would be used to reimburse the developer costs up to \$156,435 plus interest, the developer must create 10 jobs, and the developer shall release the First Right of Refusal with the City of St. Michael for Lot 2, Block 1, Plymouth Plumbing 2nd Addition. The Council had no concerns with the terms as outlined. The actual TIF Agreement with SAB Properties would come back to Council in the future for formal approval.

Planning Commission Report. Weigle reported Laura Bistodeau was sworn in as the newest Planning Commissioner and explained Commissioners recommended approval of Foxtail Meadows 4th Addition, Larabee Meadows amended PUD Plan and Final Plat, and site plan for a 55,000 sq. ft. manufacturing/warehouse building at 12350 43rd Street NE.

There was also discussion regarding a future rural industrial zoning district. Commissioners came up with approximately 200 acres surrounding County 35 west of town by Iffert Avenue NE that would be a good fit for this district. There were concerns of locking down to too few owners, and wanting to include language that one area cannot develop if others don't. They preferred starting in one area and working east or west over time. Hagerty asked what type of businesses would be allowed in this area to which Weigle responded landscaping, contractors, manufacturers, etc. It would be a lot like the Quam Avenue industrial area where pole sheds and outdoor storage are allowed. Gleason asked about architectural requirements facing County 35. Weigle said there are

some wainscoting requirements and after some discussion, it was determined there could be some additional screening required as it is along a major collector road. Gleason asked about the plan further west and Weigle said we don't know what will be west of there at this time, but it could be residential or more industrial but that our land use plan didn't go out further than that. Gleason thought with more screening the concept would be palatable. Weigle said we have received very little complaints in the Quam area from neighboring residents and pointed out a big difference is the amount of outdoor storage allowed, as well as the need for two septic sites in the new area which would provide additional green space. Staff would advertise an open house for people in the area and immediately adjacent to it where they could give additional input. There was discussion around pros and cons of squaring off the area a little more or making it a larger. Weigle explained some potential complications like road access and wetlands, but suggested a couple lots to the south of what was originally proposed could be included. Gleason said he wouldn't go into the open house limiting it to what has been discussed, rather base it on feedback. Weigle said this was not necessarily about tax base but would provide jobs and services in the area. The consensus was to hold the open house prior to the July 23rd Council meeting from 4 to 6:30 p.m. Gleason mentioned he will likely be gone for the July 23rd Council meeting.

EDA Report. Weigle informed Councilor's members, the EDA visited Home Grown during the May meeting. The owners relayed business was picking up, and the completion of the outdoor patio had made a big difference.

Weigle added he has been receiving interest in the 4th lot in the Naber Business Park as well as some of the downtown lots.

Request for Discover STMA Signs in City Parks. Weigle reported ShopSTMA requested permission to post 12" x 12" Discover STMA signs in each of the City parks. They would be small professionally made signs that would be zip tied to the park fences and would include QR codes bringing users to their website. They would make sure all businesses in St. Michael and Albertville are kept up to date, provide job postings, and any events going on in the community would be posted on their calendar creating a great resource for the community. Staff was apprehensive at first but thought this could be looked at as an Economic Development partnership that all businesses could be part of. There was discussion around the QR codes and if it could be determined where they were scanned to which staff planned to look into. The consensus was to have Weigle work with ShopSTMA on the signage.

Weigle informed Councilors the County was having an open house meeting on June 18th from 4-6 p.m. regarding the County Road 36 project if anyone was interested in attending. Bot added this project would take place the following year.

City Administrator Report.

Discuss possible City Booth at Daze and Knights Business Expo. City Administrator Steve Bot mentioned there was an option to have a City booth at the Daze & Knights Business Expo in August. This would help with our stormwater educational outreach, and at least once Council Member had previously showed interest in having a booth to allow residents to ask questions of a Council Member. Councilors thought this would be good to try this year and see how it goes.

Schedule 2025 Budget Work Session. Bot suggested scheduling the 2025 Budget Work Session for July 30th. He reviewed a couple potential topics such as sheriff's contract proposed increases,

public works staffing, possible move to more electronic/online services, sewer utility rate study, salary survey, and a Vactor truck purchase.

Council Members Gleason/Hagerty **moved** to set the 2025 Budget Work Session for July 30th at 6:30 p.m. All voted aye.

Bot said if anyone had something they would like added to the agenda they could reach out to him.

City Attorney Report. Attorney Dave Lenhardt had nothing specific to report.

Approval of Claims. Council Members Gleason/Hagerty **moved** to approve checks #49417-49452, credit card and ACH transactions in the total amount of \$348,553.37. All voted aye.

Adjourn. Council Members Gleason/Pedersen **moved** to adjourn at 8:58 p.m. All voted aye.

Attest:

Deputy Clerk

Mayor