

EAST BETHEL PLANNING COMMISSION MEETING

September 25, 2012

The East Bethel Planning Commission met on September 25, 2012 at 7:00 P.M for their regular meeting at City Hall.

MEMBERS PRESENT: Brian Mundle, Jr. Tanner Balfany Eldon Holmes
Glenn Terry Lorraine Bonin

MEMBERS ABSENT: Lou Cornicelli Joe Pelawa

ALSO PRESENT: Jack Davis, City Administrator
Heidi Moegerle, City Council

Call to Order Chairperson Mundle called the September 25, 2012 meeting to order at 7:00 P.M.

Adopt Agenda **Mundle made a motion to adopt the September 25, 2012 agenda adding Mike Getz to the agenda. Holmes seconded; all in favor, motion carries.**

Approve August 28, 2012 Planning Commission Meeting Minutes
Mundle has a change on page 10 of 10, 2nd full paragraph down, change to “Mundle said if this is going to come through no matter what he thinks that it should be beneficial.....” Terry has a change on page 7, 3rd paragraph, “Terry wanted to know if you can identify the most relevant area of the City.....”

Holmes made a motion to approve the August 28, 2012 minutes as submitted. Balfany seconded; all in favor, motion carries.

Mike Getz
Mike Getz, “I was in process of looking at building a pole barn. I was given permission. I got prices for building a pole building and garage because I was told I couldn’t build a pole building because I have 1.25 acres instead of 3. So I got prices for both. It was three times the price to build a garage. So I started talking to two people that used to work here and got the okay from them this spring to build a pole barn. I waited until fall so I could save a little more. Now they are not here and I came to a Council meeting to tell them what was going on. I am kind of curious why I need three acres for a pole barn. I understand the square footage. But what is the difference if I have three acres or 1.25 acres for a pole building?”

Mundle, “Usually standards are put in place to regulate what can go where. Some cities have, if you subdivide 70 acres, you can break it down into five acre lots, and some others say you can break it down to ¾ acre lots. It is just one of the things the City has put forth, just to regulate some of it.” Getz, “I was looking to do a variance on this, is it worth my while?” Mundle, “Have you approached City staff about this recently? Was there any paperwork done on this or was this just verbal?” Getz, “It was just verbal. I was here at the City Council meeting September 5 and they told me to stand before you and see what you say. I just got a paper for doing a variance. If it is something I can do, you can tell me?”

Balfany, “Davis, do you know how the City ordinance currently reads?” Davis,

“Yes, and Getz met with me after that City Council meeting and I think you have to have more than 2 ½ acres before you can have a pole barn. Anything less than that you can build a garage, but, it has to be a stick built structure. In the discussion I had with Getz, I told him it might be best to come before the commission to see if a variance would be considered. The application fee for a variance is \$300. Getz had indicated that the previous building official or inspector had approved the pole barn. When he came back he found out that it didn’t meet City code. That is why our current building official, Mr. Schmitz, told him he couldn’t do the pole barn.”

Terry, “If I were to consider the spirit or intent of that ordinance, I would think that it has to do with rural or tending towards more urban or suburban. And what is the right feel for such a neighborhood. I would think that might be some of the rational why that rule is. If I were then to say, “Does your property meet the spirit?” I would want to see where it is located. Is it in a rural theme or in a more suburban looking subdivision?”

Getz, “My neighbor does have a pole barn and I don’t know if he has three acres. I don’t know when this regulation started. I talked to my neighbors about it and they have given me the okay. I could go around and get signatures. I did actually already clear out trees and was about to bring in fill. But then I thought I would come in here and that is when I found out I might not be able to do it. I have a picture of my lot and where it would go.” Mundle, “For future reference, in some places if you go to apply for a building permit and you have cleared out trees, for the area where you are going to build, a lot of times they can turn it down.”

Holmes, “We have had this come up quite a few times and the only way we had granted a variance was if it had something to do with trees or a septic system, or something that makes it that you couldn’t do it. But to be honest, we wouldn’t grant a variance just because you want it. I hate to tell you that, but I had to do the same thing. Unless there are some extenuating circumstances for the variance, we can’t just grant it because you want it. That is why we have written all these items into our ordinances. Just because a City staff member or the mayor says this, it is up to you to check out the rules and regulations. Like anything else, you know you have to stop at a stop sign, the rules are the law. The only time you get a variance is because of some extenuating circumstance that allows for that variance. The neighbor could have had theirs for 30 years.”

Getz, “How often do you go through your regulations on that? Do you understand what I am getting at? Why does it matter if you have a pole barn on three acres or 1.5 acres? It will look just the same on either. It is a steel pole barn; it looks just as nice as your house.” Holmes, “That is just like me saying do I have to stop at a stoplight or a stop sign? You have to stop at both of them, they are both different. It is the rule. We can always change it, but I don’t see it happening because there are too many communities that have the same thing.”

Balfany, “When were those ordinances reviewed? Or when they originally came out?” Davis, “The zoning ordinances were reviewed when the Comp Plan was reviewed. As far as plans to change those, we don’t have any in the immediate future that I’m aware of.” Balfany, “What is your address?” Getz, “21945

Washington Street NE.” Davis, “It is in Terrace Circle, off of 221st and west of 65. The current zoning is rural residential, but most lots in this subdivision are two acres or less.”

Balfany, “The hard part for us sitting up here is because that is the ordinance, the law, to grant a variance really does create a precedent. If we do it for one, then we have to do it for all. And then, at that point, we are looking at opening the book and changing the code altogether.” Terry, “The fact is, nobody here would probably personally object to granting you a pole barn. But we can only grant a variance if there is a hardship not caused by you and you don’t have an alternative. And so we have to go by the guidelines, even if we are inclined to personally not have a problem with a pole barn.” Mundle, “Same as if you have to put a new septic in, and there is no other area on your lot. Then we figure out how to put it on your lot. It is an undue hardship.” Balfany, “What is the size?” Getz, “960 square feet. 28 W x 34 D.” Balfany, “Whether it was a garage or a pole barn?” Getz, “Probably not. I don’t know if I would do a garage, just because of the cost. And if I did do a garage, it would be smaller. Would you recommend I do anything else?” Mundle, “I would talk with City staff and see if there is another option. Maybe a different style building could go in there.” Holmes, “It would come here first. And unless there is something there, we aren’t going to grant it unless there is a hardship. You can still try it.” Terry, “We are also an advisory board, so we can say we don’t recommend approval, but still then City Council will look at what we said, but will make their own decision. I don’t think there is enough to grant a variance with what you have presented us.”

Davis, “The only thing that could be an option is the selection of exterior finish materials. This is something you could take up with the building official and get his take on that. As far as the pole barn stuff, I think he will stand hard that a pole barn cannot be built on this lot.” Holmes, “Your other option would be to attach it to your house. Then you would have to go garage style, but then you would probably be able to build a lot bigger building. But then you have to dig footings, where with a pole barn you don’t have to do that.”

Discussion: Use of Lampert Lumber Site

Davis explained that he has met with Harlan Meyer of Bentley Realty in the last couple weeks. He is here to answer any questions tonight. Meyer brought up the use of the Lampert Lumber property. PVS Auto Parts in Blaine is interested in purchasing the property for speculative purposes, but would request to utilize the existing buildings on the property for interior storage for new and used auto parts. They have verbally stated that they would improve the appearance of the existing buildings and would not require any exterior storage on the property.

The site is currently zoned B-2, Central Business District and is a Planned Business District Overlay and the following conditions that are listed in your packet would apply. There is one in particular listed as development procedure, under Planned Business Overlay District Item 3.

3. - Development procedure.

Prior to any development of lands within the PBD, the applicant(s) shall receive approval by the City Council of a master development plan encompassing at a minimum of 20 acres.

Davis explained that site size here is seven acres. There has been no evaluation of the building's condition on the site. Attached is a letter from one of the owners, listing their objectives for utilization of the property. There appears to be no conflict with the exterior storage requirements. There is a misstatement in your write-up. It should read: However the acreage of the site does necessitate compliance with the Planned Business District Overlay requirements. So according to the interpretation of that, you have to have twenty acres in this planned business overlay and there has to be a master plan. City Council and Planning can approve a variance or permit a use for a number of years. The purchaser should be made aware that all buildings will have to meet code requirements. It should be made abundantly clear that the City will not permit or tolerate deviations or exceptions to the exterior storage requirements unless a variance is approved.

Harlan Meyer of Bentley Realty, "I am here on behalf of my client PVS Auto; they are interested in purchasing the property. They are presently running an auto shop on Radisson Road. They simply have outgrown their space. They need more space for auto parts storage. As far as the use of the property, it will be used strictly for storage. They would put shelving and bins to accommodate the parts. Some of the buildings that are no longer functional would be dismantled. Their intention is to improve the property, keep it mowed and plant flowers, and, generally, improve the property so it gives the appearance of a successful business being conducted there. There will be minimal truck traffic in and out, bringing parts in and taking them out. We are not looking at 18 wheelers or anything like that. And, aside and in conjunction with your overall plan for that intersection, they are also looking at this property as an investment. We are looking for your blessing to proceed with purchase of this property and for them to conduct their business out of the office that exists on there, although it needs substantial repair, which they plan on doing. We are looking for your blessing on proceeding."

Holmes, "Do you have any conceptual drawings on what they plan on doing?" Meyer, "The position of the buildings is not going to change, with the exception that they are going to tear down the ones that are no longer functional." Bonin "Is this going to be just a storage area, or a business?" Meyer, "Just a storage area." Bonin, "Not a business?" Meyer, "It will not be a retail store." Bonin, "And they understand that this is going to be probably temporary?" Meyer, "As I said, they are purchasing as an investment property. When the time comes that the City of East Bethel wishes to develop this property, they would be approachable about selling the property, realizing that is a few years away and they could operate for a few years. I understand the position of planning and zoning. I have been on one. I am on the Council for Nowthen. I understand how this works."

Davis, "One thing I was unaware of when Mr. Meyer and the other owners had a discussion, was that it was a Planned Business Overlay District and that there would have to be some type of master plan drawn up. Also, there would have to be a public hearing on it, and also there would have to be a variance issued to consider this as a 7 acre development as opposed to the 20 acres that is required. Or there would have to be something that states this would be operated as

business “X” with this intended use for a limited period of time. These are some other factors that have cropped up that I wasn’t aware of in our discussions.”

Meyer, “I am sure the potential buyers would be amenable to preparing any documents you would require.” Davis, “I think, with that, my recommendation would be to provide you with specific requirements on what would be needed for this business district overlay and get those to Mr. Meyer so his clients can review them and then see if they still want to pursue this matter. In our code it says any business within this planned business overlay will receive approval by City Council with a master development plan encompassing at a minimum 20 acres. This site size is just over seven.”

Meyer, “We would use the property as it exists until such time the City wishes to develop it.” Terry, “Does this business have any used vehicles being left there to be cannibalized parts? Is it all disembodied parts?” Meyer, “It is all disembodied parts. They will not bring cars on site to dismantle them there.” Terry, “This is a question, playing the extreme. Say your client purchased there and then three years later the City is ready to go ahead with the development but your client decides they want an exorbitant amount otherwise they will keep it. Is the City in a bind as far as that is concerned?” Davis, “It is my understanding the City would not be the developer. The developer would submit plans for what would be there. The only role the City plays is defining requirements for what happens within this overlay district. This is very similar to a PUD, or residential and mixed use development, although this pertains strictly to business. It is my impression the City would not be the developer, we would not own the property.”

Terry, “My point is, if there was some not meeting of the minds of regarding the sale of the property and the City is encouraging a certain type of development, then would that squash that from happening? Is there any recourse or mediation?” Davis, “It probably could. And the way this site is situated (it is surrounded on three sides by Sylvester property), depending on what the Sylvester’s (the owner at the time of that property) have in mind, could have a bearing on this property. This property is kind of a key or almost a linchpin for this whole quarter. With the exception of the northeast quarter, all properties are less than 20 acres.” Holmes, “The overall concept was that this intersection and the intersection at Viking and 65 are our City and we want it to look as best we can do it. Personally, I have a problem with it, but legally I am sure we could work it out. We need to see what their intentions are and how they plan on developing it. To have a collection point for no sales, I think there would be a cheaper place. I realize this one is for sale. As a previous business owner, why would I buy prime property to store stuff on? It’s up to them. We can’t tell them how to run their property -- it is set by the code. Personally, I would like to see it that we are following our City plan to the best of our ability.”

Meyer, “This would be a fill-in until sometime that someone wants to come in and develop that property.” Holmes, “I understand and they can say they are going to do this and then the time comes when we have a shopping center that wants to be on that corner. They can say “That is what we said,” but we aren’t going to do that now. And now we are in a bind ourselves.” Meyer, “This is an investment property for them, as much as it is a business and they are looking

forward to that time too. Where it will appreciate in value.” Bonin, “Can the understanding that it will be developed in a more intense way be written into an agreement?” Meyer, “Anything can be written into an agreement.” Holmes, “Maybe every two years schedule it for scrutiny.” Bonin, “I am not talking just about scrutiny.” Meyer, “What you are saying is you want it written into the agreement that the potential for a commercial development on this area exists and that they would be amenable to selling this property at market value when such time arises.” Bonin, “That is one way of putting it. But, it would take precedent over business that is there now.”

Holmes, “That is the problem I have. Once they own it, who are we to tell them when to sell their property?” Balfany, “Once they own it, it is their property.” Mundle, “Because this is 7 acres and not 20, and it is where it is, would any business that comes in and tries to buy this property run into this problem?” Davis, “That is correct. We are either going to have to look at a solution or look at what this overlay district is. Also, there is a minimum lot size for businesses without water and sewer and that is ten acres. This site would have access to sewer, but it would be fairly expensive to tie into it because it would have to be a lift station at this intersection.” Meyer, “Until such time as it would be developed, I assume City sewer and water would not be coming in there?” Davis, “Water will not come until development. It could have sewer.”

Bonin, “It sounds to me for anything to happen there, it is going to have to be a variance because nobody is going to fit the requirements. So, it either is going to sit idle or we give permission for something. Is this the right thing for us to give exception to?” Davis, “I think it requires a re-examination, this Planned Business Overlay District which is great in concept. It applies to this property but also the properties in the northwest quadrant and maybe the one on the southwest quadrant. The northeast quadrant has about 38 acres. We may have to look at several other things as far as specifications and requirements for the PBD.”

Mundle, “What is your client’s timeline?” Meyer, “As soon as possible.” Mundle, “Because it might be more along the lines than one month. So, the question would be, to go back to your client, is how willing to be patient are they? I believe the council does have an interest to being friendly to business and attracting business as much as possible. But, we cannot make some changes overnight.” Meyer, “I understand that. Is it better to have that property sitting there growing up in weeds or having a business there maintaining it.” Mundle, “I believe the City is interested in working towards some sort of agreement, but it cannot happen overnight. We would have to look at making some changes.”

Meyer, “So as I understand it, first we are going to look at reviewing the development as it exists now and if there are some changes that need to be made?” Davis, “That would be part of it. And to give you a list of what would be required now in the Business District Overlay and see if you are still interested and would still want to comply. And then to see what would be necessary to reevaluate in terms of what the requirements are in that land use area.” Balfany, “How is the relationship with them and the current City they are still in?” Meyer, “Fine.” Balfany, “No violations, no break-ins?” Meyer, “No, in fact they are building. If you are going south on Hwy. 10, their building is off to the left, and it

is a typical garage storefront. There is no junk around, nor do they anticipate any around here.” Davis, “As far as timelines, since this is City code, anything that is changed in here would require a public hearing and that would take somewhere in the three to six month time.” Moegerle, “Maybe you could apply for a variance.” Davis, “Is the ordinance so restrictive that it deprives the use of seven prime acres?”

Discussion: Land Exchange Between Cedar Creek Ecosystem Science Preserve & Curt Strandlund Property Owner

Davis explained that the University of Minnesota has proposed a land exchange with Curt Strandlund, 2221 Fawn Lake Drive NE, which is shown on the attached maps.

The University proposes to convey fee title to the Strandlunds of approximately 60,000 sq. ft. (1.37 acres) of property it owns adjacent to Fawn Lake Road, to the south of the Strandlund property. This would enable the Strandlunds to eventually build a new driveway access road off of Fawn Lake Road to their existing property. This would also enable the Strandlunds to shift the access easement, which the University desires to “formalize” to the east of their current driveway, home and residence.

In return, the Strandlunds would convey fee title to the University of approximately 60,000 sq. ft. (1.37 acres) of property it owns that includes a portion of Upper Cedar Creek. This property is adjacent and contiguous to property the University currently owns, and contains the only portion of Upper Cedar Creek not entirely within the Cedar Creek Ecosystem Science Reserve.

Technically, this could be a lot line boundary adjustment and in that case would be an Administrative Subdivision which would be subject to City Council approval. However, because this is an equal exchange of property, City Staff has interpreted this as a land swap and not an administrative subdivision. We are wondering if you agree with this interpretation.

Bonin, “It sounds like a win, win for both of them. Strandlund gets some frontage that he could use.” Davis, “This will permit him to access some property that he wants to build on north of his house, and give the CCESS ownership of Cedar Creek north of Fawn Lake Drive. Cedar Creek is working with Strandlund also to get a conservation easement on property south of Klondike Drive that encompasses Cedar Creek also. I was just hoping to get reinforcement on the opinion here that this is not an administrative subdivision. It is basically just a land exchange and therefore needs no further review.” Holmes, “If this happens, it will be surveyed and records will be given to the City?” Davis, “It will be surveyed, records given to the City, and deeds recorded with the county.”

TIF Plan Review

Davis explained that City Council will be considering approving a TIF District to assist in the financing of the Aggressive Hydraulics project on October 3, 2012. The proposal for the financing request is a \$225,000 “pay as you go TIF” with the note being purchased by Village Bank. This eliminates the risk on the note for the City.

As part of the requirements for establishing a TIF District, a TIF Development District Boundary must be established. This delineates the areas in which TIF

projects can occur. Staff is recommending the area within $\frac{3}{4}$ of mile on either side of TH65 corridor within the City be designated as the TIF Development District. This area corresponds to the proposed area that would be served by the existing and future extensions of City water and sewer service.

A map of the proposed TIF Development District is included in the attached TIF Plan.

Staff is requesting that the Planning Commission review the attached TIF Plan and certify that it is in compliance with the City's Comprehensive Plan.

Davis, "What we have done here is to identify areas where future TIF projects could occur. It doesn't mean that they have to occur, or could occur. Staff feels that they are in compliance with the Comp Plan and there is no deviation from this." Mundle, "What is the importance of outlining the TIF District?" Davis, "It is a statutory requirement. There are two things that have to be done. The Development District Boundary has to be established, which is what is presented in Appendix A. The other portion is the TIF Plan, which is the structuring of the financing which you have as an additional handout. Both of those are statutory requirements."

Mundle, "And how difficult is it to change this?" Davis, "It can be modified at any time. However, we are proposing the entire area be done at this time so we don't have to duplicate this in the future. This would save time, energy and money. It is an additional fee every time you modify it to either increase it or decrease it. There was discussion that it be limited to the sewered area. But there is some potential that there could be development in other areas. So it is staff's opinion that we might as well designate it now. It also points out the fact that we are going to limit our major development along the TH 65 corridor and not expand out into the rural areas."

Holmes "Are we going to require businesses to go under the TIF Plan?" Davis, "No. That would be entirely up to them and actually very few businesses will qualify. The major businesses that qualify are industrial and manufacturing. There are certain categories for TIF Financing for housing rehabilitation or correction of blighted areas. TIF Financing is not available for commercial projects. In the Business Subsidy Plan there are certain standards in there as the minimum amount of financing that can be applied for as \$150,000. There are job creation and wage requirements. So it does do some things to make it a little more selective to make sure people who apply for it are serious. There will be a \$2,000 application fee and a \$10,000 escrow fee, so anyone that applies for TIF Financing is going to have to be serious."

Balfany, "But it also gives us the flexibility and says "We are business friendly and trying to accommodate to bring businesses into the City." I think you would be remiss to not identify that as a big plus." Davis, "Yes, and with the District the way it is now and with the gentleman that talked before, 221st is going to be a signalized intersection with access to certain sewer services. Growth along 65 will start along the south and go north, but someone might want to develop on 221st up to 245th and we won't have to do a new TIF boundary." Balfany, "Is

there anything in the Comprehensive Plan that this doesn't align with?" Davis, "There is nothing in the Comp Plan that I have seen that this doesn't align with. The Comp Plan essentially states that we are going to have a development corridor. Development is going to be restricted to within $\frac{3}{4}$ of a mile of either side of Hwy. 65. There may be an instance or two where it goes out, but it wouldn't be feasible to extend those services."

Balfany made a motion to approve the TIF Boundary as submitted in Appendix A. Holmes seconded; all in favor, motion carries.

Balfany made a motion that the TIF Plan is in compliance with the City's Comprehensive Plan and the Planning Commission approves the TIF Plan. Holmes seconded; all in favor, motion carries.

Vision and Community Values

Davis explained that the Planning Commission has had previous discussions of "Vision of the City". An important component to add to this discussion is "Community Values". Community Values can cover a number of issues but for this meeting, staff is requesting Planning Commission to consider this item in relation to what the City supports in terms of programs external to normal City responsibilities. For example, the City provides funding for the Alexandria House, a program to assist battered women. What other programs or functions does the City support or would consider for support, and what guidelines or policies need to be developed to assist us in making these choices.

Recommendations along this line would assist City Council in deciding which programs are our "Community Values" and determine if they can be supported by City funds or other forms of assistance.

Davis, "We do support certain programs, Alexandria House is one. Booster Day is another (with City staff assistance and certain provisions). These are things that are our community values. We are looking for assistance and guidance in setting up some guidelines to say "Which of these are we going to support? What do these have to do to qualify for financial, administrative or staff support from the City." This is an ongoing discussion that may not be concluded tonight. I would like to see Planning Commission assist Council in conditions these organizations would need to meet." Bonin, "So you are talking about conditions they would have to meet rather than listing organizations?" Davis, "Well, we could list organizations, but conditions are important too. We need to have some basic policy to go by when we consider these. For instance, we had another request from the Lee Carlson Center which does work with people with mental health issues. We get several of these from other organizations and we need to come up with some type of policy that says this is what we have to have for us to consider making a commitment to assist your organization."

Mundle, "Do you know if other cities have these kinds of guidelines?" Davis, "We haven't checked on that yet. That is the next step we will do. We just wanted to enter this as a discussion item, but we will be checking to see what other cities policies are in regards to this." Terry, "I have never heard of this before as City values and City vision. I have a vision for the City. Someone else has a vision. Who is left to decide what the vision is and the values?" Davis,

“That would be a collective decision and it would be made from discussions of where we want to go as a City and what our values are, what we are striving to achieve, what our goals are. It is something we have been discussing at several levels and I have to admit, being a stranger to Planning Commission, I had thought that I had overheard that this was discussed at Planning Commission before. We have had brief discussions at Council level and EDA. We need to discuss this so we know where we are headed.”

Terry, “We recently had that group that did a survey of our residents and a lot of that was about vision, “What would you like to see in the City?” There was quite a variety of responses.” Bonin, “I think the term ‘vision’ is a broader thing and it has to do more with the kind of development we want. Then this is not so much a matter of vision as a matter of policy concerning values, values more than vision.” Davis, “Yes, Glenn brought the issue up where does vision come in. Vision is the broad overall encompassing part of this. Community values are just a part of vision. But in this case because of several requests, it would be helpful to have a discussion on what constitutes a worthy group. Or what are we looking for before we can grant the request.”

Balfany, “First and foremost of anything we bring on, it would have to be a benefit to the residents of East Bethel. That is where I start. In some manner or form.” Bonin “But it could be a value to a limited number of residents. Available to everybody at some point. Not everybody might make use of it; take the Alexandria House. What we are talking about are things that are possibly basically for a limited number of people. But we need to be concerned about it because we don’t know who is going to need it. Not a broad thing. Parks are available to everyone, not everyone uses them.” Balfany, “That is why when I made the original statement I didn’t use the word “all”. I am not trying to encompass “all”. Needs to benefit the residents of East Bethel. Not what I am saying. It has to benefit our residents, not just the City.”

Holmes, “To me this is an immense topic and to me I think the City Council should devise a committee. We could sit here all night and discuss this. Appoint a committee and have them discuss it. They can present it to the Planning Commission and we can present it to the City Council. I think it is too big a project for us to have at a meeting like this.” Davis, “Like I said it is a very open ended subject. I have good direction on where to go with this. A committee and checking with other communities.” Terry, “One thing that struck me was you presented a good example, the Alexandria house. I have been here 15 years and I didn’t know there was such a place or that the City provided funds for it. So, I don’t know what the process was that decided the City should fund that.” Davis, “Nor do I. It has been a budget item since I have been here for six years and that is why I am trying to get some basis of how we determine who we do this for. We need some rules. This falls within our community values and goals.” Balfany, “What are some of those groups that are requesting?” Davis, “Lee Carlson, we currently have border line requests from Booster Day.” Terry, “It might be helpful to look at charters or other organizations such as the Rotary; they have certain guidelines of what they will support.” Davis, “You have given us some direction.”

Council Report

Moegerle, "I have been rather busy since the last meeting. I did go to the Cedar Creek Ecosystem Science Reserve (CCESR) meeting about their development and that was interesting. Tomorrow we have an EDA meeting and we will be going over the TIF District Development Area. October 3rd we are having a meeting of the Sandhill Crane area group. Thrive 2040 is the Met Council group that discusses the infrastructure for roads, utilities and sewer and water. But they also have a budget for regional parks. At Thrive 2040 there was an individual that said, "If you follow the chain of lakes from Martin Lake to Bunker Hill and connect those up, there will be funding from Met Council for park trails if you do that." So the question at this point: "Is it all by roads, through easements." That is the question at this point. CCESR is interested in meeting about this. I talked to Andy Westerberg about this and he said his district does not get any money for this. This is progress, it is interesting to see people are interested.

I also spoke to Anoka County about helping us with our funding of our infrastructure." Balfany, "Is that something we approached them about, or they approached us?" Moegerle, "I approached them. One of the reasons is Anoka County Commissioners are concerned that the Greater MSP Commissioners have been involved with getting new jobs into the metro area and have been successful in five or six counties. If we aren't successful Anoka County could be blackened" Balfany, "Did we go to them with more of the negative than the positive? Did we go with the approach that we could be blackened?" Moegerle, "No. They understand the numbers, but it is a positive, proactive approach. They've got an inkling of what it can be." Balfany, "Help is nice. But, I would like to know what our City leaders are saying out there." Moegerle, "To my knowledge the Council Members are out there being very positive. I don't see the people on Council that I am working with fighting the facts."

Mundle, "The meeting that you are talking about it. Is it open? Can we be informed of when that will be held?" Davis, "I will send a notification out to Planning Commission members and we will post it as a potential Council meeting." Balfany, "Jeff Corney has said there has quietly been some talk about bike trails." Moegerle, "That group meets quarterly; we are trying to get them to meet monthly. This has some potential to get some track with the Legacy funds that Met Council has."

Moegerle, "The City has not done its annual Comp Plan review. So if you have any ideas, let us know." Davis, "Would that be something that should be discussed here first? We could list things that are areas of concern to be revisited." Moegerle, "Should we have a work session just for the Comp Plan? Maybe more informal? That is how the EDA meets and we seem to get more done that way." Mundle, "Let's look at workload on the agenda for next month and if there are more than a couple items, then we should have a work session and devote it just to the Comp Plan."

Mundle, "How is the search for a new City planner coming along?" Davis, "The job closes on Friday and so far we have received about ten applications." Balfany, "What is the process once the resumes are reviewed?" Davis, "The resumes we receive are rated, then we will probably go over them again to make sure nothing was missed and then they are scheduled for interviews." Balfany, "Who does the interviewing?" Davis, "In the past it has been staff." Moegerle, "I am going to bring that up at the next Council meeting also." Davis, "I know when I was hired there was one City Council member on the interview panel. I don't recall any sitting on the interview panels since that time, but that doesn't mean that they can't."

Adjourn

Holmes made a motion to adjourn the meeting at 8:30 PM. Balfany seconded; all in favor, motion carries.

Attest:

Wendy Warren
Deputy City Clerk