

**DUNDAS CITY COUNCIL
REGULAR MEETING MINUTES**

**Monday, March 11, 2019
7:00 p.m. Dundas City Hall**

Present: Mayor Glenn Switzer, Councilors John Cruz, Larry Fowler, Grant Modory, Chad Pribyl
Staff Present: City Attorney Paula Callies, City Engineer John Powell, Administrator John McCarthy,
Deputy Clerk Linda Ripka

CALL TO ORDER/PLEDGE ALLEGIANCE

Mayor Switzer called the Council meeting to order at 7:00 p.m. with the pledge of allegiance. A quorum was present.

PUBLIC FORUM/PRESENTATION

No presentation to Council

APPROVAL OF AGENDA

Motion by Pribyl, second by Modory, to approve the agenda with addition under Old Business: Consider Intent to Submit SEMAC Grant. Motion Carried Unanimously (MCU)

CONSENT AGENDA

**Motion by Cruz, second by Fowler, to approve the consent agenda as follows:
Regular Minutes of February 25, 2019;
Disbursements - \$51,089.27. MCU**

OLD BUSINESS

Consider Salary Range for City Administrator/Clerk/Treasurer

Administrator McCarthy reviewed a draft of the proposed wage range for the position of Administrator/Clerk/Treasurer which has been prepared by David Drown Associates as part of the classification and compensation study. He stated the range and steps are based ranges and steps currently used by a list of benchmark Minnesota Cities selected by the Council at the beginning of the study. He explained the range is based on a 35% spread over a period of 10 steps and has been reviewed by Councilor Modory.

Motion by Modory, second by Cruz, to accept proposed wage range and steps for the Administrator/Clerk/Treasurer position. MCU

Consider Intent to Submit a SEMAC Small Towns/Rural Area Grant

Motion by Fowler, second by Cruz, to approve the submittal of an intend to apply for SEMAC Small Towns Grant in the amount of \$3,000 for Phase II, landscaping of the sculpture “Between Earth and Sky” project. MCU

ORDINANCES AND RESOLUTIONS

Resolution 2019-10 A Resolution Approving a Planned Unit Development (PUD) Preliminary Plan, Site Plan, Conditional Use Permit and Preliminary Plat for Outlot D, Dundas Commercial Park 2nd Addition to Allow for Construction of Kwik Trip Convenience Store/Gas Station

Motion by Fowler, second by Cruz, to approve Resolution 2019-10.

Public Comment: Paul Brown, Dundas business owner, expressed concerns regarding Kwik Trip’s Preliminary Plan as it relates to the Hester Street access. He asked the City to consider another access on the North side of Hester Street to relieve future congestion, especially as the area expands with additional businesses.

MCU

ORDINANCES AND RESOLUTIONS (con't)Ordinance 2019-03 An Ordinance Establishing a Planned Unit Development Overlay District for Dundas commercial Park 5th Addition

Administrator McCarthy indicated Resolution 2019-10 formalizes and describes the conditions to amend the Zoning code to permit a Planned Unit Development (PUD) Overlay District for the Kwik Trip development. He stated the Ordinance will permit the project to proceed under conditions established in the Ordinance and the Resolution.

Motion by Cruz, second Fowler, to approve Ordinance 2019-03. MCU

Resolution 2011 A Resolution Denying a Rezoning of Lots 5 and 6 of Dundas Commercial Park

Administrator McCarthy explained the Planning Commission held a properly noticed and published public hearing on February 21, 2019, to consider a request to rezone two lots from B2, Highway Commercial, to LI, Light Industrial. He explained that after much discussion, the Planning Commission forwarded the request to the City Council without a recommendation. McCarthy referred to the City Planner's memo with a recommendation to deny the request as it is incompatible with the guidance of the Comprehensive Plan. Planning Commission Chair Modory reviewed the Planning Commission's discussion and concerns regarding rezoning of this area. McCarthy explained a recent news article reported other cities are also struggling to properly determine zoning for storage units.

Norman Oberto, applicant and business owner, explained the rezoning application request was a result of his understanding of the process as discussed at the Planning Commission in November 2018. He stated the adjacent owner, *Jesse Streitz*, is in agreement with the proposed zoning and referred to his letter of support. Oberto explained the land has been vacant for years and feels the proposed business for storage units is the best fit as there is a need.

Roger Ellington, owner of property on application, stated land has been idle for years and sees this as a viable business that would fit on the property and provide an additional tax source to the City.

City Attorney Callies explained the Comprehensive Plan would need to be amended to allow this use in the area. Mayor Switzer explained it was intended there be no expansion of self-storage facilities in the B-2 District. Councilor Modory explained the City needs to look forward ten years from now when determining what the area will be as it is expanding with new businesses now. Councilor Pribyl explained if the comprehensive plan does not guide the area for self-storage, then the City should support the plan. Modory explained the process allows a property owner an option to request a zoning change but doesn't mean it will be approved or accepted. Councilor Cruz expressed concerns regarding the appropriateness of certain business in districts and the need to monitor. Further discussion regarding the comprehensive plan and the City Planner referring to it as a bases for denial indicated a desire to receive additional information regarding how to proceed.

Motion Switzer, second Pribyl, to direct staff to prepare resolution for approval based on finding of facts per the City's comprehensive plan. MCU

Resolution 2019-12 A Resolution Requesting NAFRS Review Cost of Providing Fire Protection Service to Developments in Rural Areas

Motion by Switzer, second by Modory, to approve Resolution 2019-12. Administrator McCarthy explained Bridgewater Township is continuing to look at incorporation and Supervisor Castore has indicated fire service will continue to be provided by NAFRS with the Township remaining a member of Northfield Rural Fire. McCarthy also reported the Wolf Creek Autobahn appears to be in the final stages of approval and the associated development could impact the NAFRS JPA with its planned intense development and type of activity. He expressed concern regarding the possible safety and economic impact of residential and industrial developments in these areas. He indicated the public safety needs of urbanized areas could require additional equipment and training which do not appear to have been planned. Mayor Switzer explained servicing the area could involve additional mileage, more equipment and dependence on established urban water service for the proposed development.

MCU

NEW BUSINESS

Consider RFP for Street Cleaning 2019/2020

Councilor Modory suggested the City consider negotiating with the current street cleaning service as they have been providing excellent service at a competitive price. Engineer Powell stated the contracted amount is well within the limits to negotiate for services.

Motion Modory, second Pribyl, for enter into negotiations with Sanford Services, LLC to provide street cleaning services to the City of Dundas for a two-year period. MCU

REPORTS OF OFFICERS, BOARDS AND COMMITTEES

City Administrator/Clerk/Treasurer

Bridgewater Township Incorporation: McCarthy reported the City has been invited to attend a meeting with representatives of Northfield, Rice County and Bridgewater Township to receive information regarding the proposed incorporation of the Township.

New City Hall: McCarthy indicated the City Hall Project Team will be meeting with representatives from the architectural firm for a kickoff meeting Thursday, March 14.

ADJOURN

Motion by Cruz, second by Pribyl, to adjourn the regular meeting at 9:33 p.m. MCU

Submitted by:

Attest:

John M. McCarthy, Administrator/Clerk

Glenn Switzer, Mayor