

**DUNDAS CITY COUNCIL
REGULAR MEETING MINUTES**

**Monday, March 25, 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, 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

Mike Ludwig – Dundas Baseball Association

Ludwig reviewed a concept for improvements to the ballfield at Memorial Park, which included a walking path around the ballfield, flood control and landscape enhancement and expanded parking. He also stated other enhancements would be player/field, entrance, and spectator. Ludwig indicated the cost estimated to be \$250,000 to \$300,000 and explained the Dundas Baseball Association spends about \$30,000 per year to maintain and improve the field and stands.

APPROVAL OF AGENDA

Motion by Fowler, second by Cruz, to approve the agenda. Motion Carried Unanimously (MCU)

APPROVAL OF CONSENT AGENDA

Motion by Cruz, second by Fowler, to approve consent agenda as follows:

**Regular Minutes of March 11, 2019;
Expenditures - \$86,925.88. MCU**

OLD BUSINESS – No business

ORDINANCES AND RESOLUTIONS

Rezoning of Lots 5 and 6 of Dundas Commercial Park

Administrator McCarthy recapped the application submitted by RRV, LLC regarding rezoning of Lot 5 of Dundas Commercial Park and adjoining Lot 6. At the March 11th City Council meeting the Council discussed the application and staff's recommendation to deny the application. Council directed staff to further review the Comprehensive Plan to determine if the rezoning should be approved. McCarthy stated City Planner Sparks and City Attorney Callies prepared a proposed resolution denying the rezoning based on the Comprehensive Plan. Callies explained the process and procedure and possible actions to consider.

Scott Koester, business partner in the group wishing to develop Lot 5, read a letter from Norman Oberto indicating their desire to proceed with the rezoning in order to further develop their business. The letter was entered into the record.

Jeff Jandro, property owner in Dundas, explained his concern regarding the rezoning in the Highway Commercial Zone.

McCarthy expressed concern regarding what he consider mis-characterizations in the letter and specifically addressed a zoning letter which did not reference the subject properties.

Callies corrected a reference in the letter to "grandfathering" and explained it is not an option.

Councilor Modory indicated other areas in the letter needed to be clarified and he referenced the permitted relocation of the water main and easement reduction is independent of the request from rezoning. He stated Oberto was informed of the process he could pursue but there was no guarantee it would be the outcome he was looking for. He explained Sparks has stated self-storage units in the zone does not meet the Comprehensive Plan.

ORDINANCES AND RESOLUTIONS**Rezoning of Lots 5 and 6 of Dundas Commercial Park (con't)**

Mayor Switzer explained there was concern regarding additional self-storage at the time of the prior expansion.

McCarthy stated at the time there was discussion of hotels being included in the B-2 District and self-storage being moved to the LI District zone, but the text was never approved; however, there is nothing referring to this in the minutes.

Councilor Cruz stated at the time of the expansion, storage units were added to L-I district. He indicated the City has to end the process at this time. He stated it is up to the applicant to pursue other alternatives such as seeking an amendment to the Comprehensive Plan but again doesn't mean it will be the outcome he desires.

Callies reviewed the 60-day rule and explained possible options the Council can consider. She also indicated it should be the responsibility of property owner to decide if they want to proceed with requesting a change in the Comprehensive Plan, which the City is currently reviewing.

Councilor Pribyl stated at the previous Council meeting, staff was asked to look for findings in Comprehensive Plan to allow the rezoning and the memo indicates the findings are not there.

Resolution 2019-11 A Resolution Denying a Rezoning of Lots 5 and 6 of Dundas Commercial Park
Motion by Cruz, second by Modory, to approve Resolution 2019-11. MCU

Resolution 2019-13 A Resolution Requesting Comprehensive Road and Transit Funding

Administrator McCarthy reported the State legislature provides Municipal State Aid funds to cities with a population over 5,000 to be used to fund local roads. He stated for the last few years, funds have been appropriated for cities less than 5,000, but this has been on a biennial basis and cannot be depended on for road maintenance.

Motion by Cruz, second by Fowler, to approve Resolution 2019-13. MCU

NEW BUSINESS**Consider Request to Purchase Items for Egg Hunt**

McCarthy explained the funds are usually repaid by donations from the folks who participate in the hunt and about \$250 has already been contributed.

Motion by Fowler, second by Modory, to approve an amount up to \$500.00 for the purchase of upcoming candy and eggs. MCU

REPORT OF OFFICERS, BOARDS AND COMMITTEES**City Administrator – John McCarthy**

Flooding: McCarthy reviewed the water levels in the Cannon River.

Bridgewater Township Incorporation: McCarthy noted City recently received a memorandum regarding the Orderly Annexation Agreement prepared by Supervisor Castore.

NAFRS: McCarthy reported there was some response to the City's resolution expressing concern regarding providing fire service to the proposed motor sports development and possible developments in areas proposed for incorporation.

LGA: McCarthy reviewed his concern regarding how the LGA funds are allocated. He indicated Dundas appears to receive a sub standard appropriation.

Local Boards of Appeal and Equalization: Rice County has distributed the schedule for open book meeting for property owner to appeal valuation of homes.

Complaints: McCarthy summarized snow and a property owner complaint on neighbor sump pump draining into his yard.

REPORT OF OFFICERS, BOARDS AND COMMITTEES (con't)

Mayor, Councilors and Committees

Human Resource Committee Meeting: McCarthy requested a meeting of the committee to discuss the Classification and Compensation study, replacement of the Financial Assistant and wage adjustment for the Administrator/Clerk/Treasurer. The Committee will meet Monday, April 1 at 7:00 p.m.

WORK SESSION

Dundas Comprehensive Plan Survey

Administrator McCarthy reviewed the responses to survey completed in December 2018.

ADJOURN

Motion Cruz, second Modory, to adjourn the regular meeting at 8:42 p.m. MCU

Submitted by:

Attest:

John M. McCarthy, Administrator/Clerk

Glenn Switzer, Mayor