

# GRAND MEADOW COUNCIL MEETING AGENDA

October 9, 2023 @ 6:00 PM

GRAND MEADOW COMMUNITY CENTER

**Present:** Councilor Christy Benson, Councilor Blayne Stejskal, Councilor Ryan Queensland, Councilor Aaron Myhre, City Administrator James Christian, Clerk Chris Hyrkas, and Police Chief Jim Richardson.

**Visitors:** Michael Novitski and Brian Petzel with ISG Inc., Derek Olinger with Bolton & Menk, Bryan Owens, Linda Kreutzman

1. CALL TO ORDER - Mayor Queensland Called the meeting to order at 6:00pm, followed by the Pledge of Allegiance
2. NOMINATION TO FILL VACATED COUNCIL SEAT AND OATH OF OFFICE – R. Queensland nominated Isaac Tangen to fill the seat vacated when Queensland became Mayor. Motion to approve the appointment by A. Myhre, 2<sup>nd</sup> by C. Benson. Motion Carried. Clerk Hyrkas swore Tangen in.
3. CONSENT AGENDA: All items listed shall be approved by one motion unless removed.
  - A. Approve additions & corrections to agenda – Addition of approval of property split to agenda item 10.A.i, and addition of building permit at 308 Main St. N as agenda item 10.A.iii
  - B. Approve September regular and special meeting minutes
  - C. Approve General Fund payments \$611,719.00.
4. OPEN FORUM – None
5. Gary Quam: 206 Main St. S - Request for C.U.P.: Residential in Central Commercial zoning. Christian presented a request from Gary Quam for a conditional use permit to allow residential in a commercial district at 206 Main St. S, which is currently used as a residential rental (non-compliant). Points of discussion were that this was the second application; the first in August of 2023 was denied, and there has been no change or improvement in the condition of the property since that time, and that it still doesn't present a quality residential environment. Motion by B. Stejskal to deny the C.U.P., 2<sup>nd</sup> by A. Myrhe. Motion carried.
6. Bryan Owens Petition - Bryan Owens had submitted a petition from "...the concerned citizens of Grand Meadow, MN, USA [to] urge the local authorities to rezone 113 North Main St. (Old Mayo Building) from C-1 Commercial to R-1 Residential." Queensland asked if Owens had anything that he would like to say about the petition submittal. Owens stated that Council had started down the slippery slope of rezoning, with Boudoin Oil (R-1 to C-2), Olsons in the Industrial Park (I-1 to C-2) but is fighting him. Owens stated that everyone that he asked to sign his petition did so, with the exception of some businesses. He thought that the first request should have gone to a public hearing instead of being denied. He stated that the property was residential before the clinic building was built (1978). A. Myhre stated that the city is trying to make downtown more commercial. City went through this years before when buildings on Main and Grand were bought up and turned into residences, and pretty soon you don't have a downtown anymore, and we are trying to get away from that. Owens stated that everyone that he's talked to doesn't think the clinic building is downtown. It's across from a park, there are houses in all directions except Arvig to the west. Owens stated that if he were to put something high-traffic commercial in there, it's right across from a park and right next to people's houses. Downtown is Grand and Main, and he wants downtown to grow, but there is no incentive. He wants to get the restaurant going (in the former Meadow Printing building), but he's not moving forward if he has to butt heads with the City at every turn. R. Queensland stated that this was all information for council to take in, and asked Council if they had anything to add. C. Benson

stated whether we think the building is downtown or not, it is zoned downtown. Owens asked what the Industrial Park was zoned before Industrial, Stejskal replied “Ag farmland.” Queensland said that was comparing apples to oranges, and Owens was getting off topic; the Industrial Park was new expansion, the clinic building is existing. Owens said it wasn’t different, because Council rezoned a portion of it for Olson so he makes some money on the property. Boudoin- you wouldn’t let somebody take a residential property and turn it into commercial, but it’s Boudoin, so it’s ok. Queensland stated that it has nothing to do with anyone’s name. Owens said that the Council argues that there is so much office space that is needed, but there are empty buildings everywhere. “I’m trying to do something with them, but if I have to fight with it every step of the way, I’ll just sell them and wash my hands of it.” Benson stated that maybe the city needs to take a look sometime at zoning and see if it is realistic. Queensland stated that we have a petition on the agenda, there is no related action item. He recommended that Owens speak to the EDA, mentioned that the petition references research and data sourced from reputable government studies, local government reports, and community surveys, and that would be helpful information to give to the EDA.

7. ISG INC. PRESENTATION – Michael Novitzki and Brian Petzel with ISG, Inc. gave a presentation about the services that the company offers in the field of engineering and development.

## 8. REPORTS

- A. Library – No meeting this month
- B. Ambulance – Report submitted, no questions from council.
- C. Public Works – B. Stejskal question whether or not street patching had been completed, specifically the hole in the road at the intersection of 1<sup>st</sup> Ave SE and 1<sup>st</sup> St Se, Christian responded that it was a degrading storm sewer structure on that intersection, and the crew had stabilized and patched that so the hole is fixed.
- D. Police – Chief Richardson discussed the increasing amount of state aid that the department has received over the years, mainly due to reimbursement for increased training. Richardson requested permission to interview for the soon to be open full-time officer position. A. Myhre made a motion to approve interviewing for the position, I. Tangen 2<sup>nd</sup>. Motion carried.
- E. Fire – Report submitted, no questions from council.
- F. City Clerk – Temporary liquor license for GMEF has been approved by the state, getting new administrator trained in. B. Stejskal asked how the transition from adjusting water bills on south Main St for sod watering went, were there any issues with that? No issues reported.
- G. City Administrator – Report submitted, no questions from council.

## 9. OLD BUSINESS

- A. Construction project
  - i. General project update: D. Olinger stated that there was a good chance that utility work would be finished up the week of October 9, then moving on to storm sewer, then curb and gutter, then first layer of pavement hopefully beginning within a couple of weeks.
  - ii. Street utility – Change order 3: Olinger stated that the change order is related to scheduling, has been a discussion item for a while. The final paving of the Main St portion of the project was to have been done earlier this year, then it was pushed back to fall. Since that time, the contractor has had to dig into the road for a repair, so Olinger wants that repair to go through a freeze thaw cycle so there won’t be further settling under the road requiring the new top layer to be patched. Olinger is asking council to approve the final layer of asphalt on Main St being applied when the final layer is applied to the other phases of the project in spring of 2024. B. Stejskal asked if that applied to Main St only, or the entire project. Olinger replied that the rest of the project was already scheduled for completion by June 28<sup>th</sup>. Stejskal expressed

concerns that it would impact Meadowfest, Olinger asked if he wanted everything moved up, possibly June 15? Stejskal said 16<sup>th</sup> is a Friday, Olinger said he will check with the contractor. C. Benson asked if all the equipment and materials will stay over the winter, Olinger stated that they have been asked to clean up the area, it is supposed to be restored by the end of the year. B. Stejskal asked when the pipe from Main St. to County 8 would be finished, Olinger stated that it is scheduled to be finished this year. Queensland tabled Change Order 3 until the final date is established. Benson asked if driveways will be finished this year, Olinger stated they will be finished when the concrete crews return. Some of the asphalt may or may not be patched yet this year. Olinger will be working on closeout and finish dates in the next week.

- iii. Street utility – Pay application # 9: B Stejskal motioned to approve Pay Application #9 in the amount of \$254,302.70, C. Benson 2<sup>nd</sup>. Motion carried.
- iv. Lift station – Pay application #11: Olinger reported that good progress was made, waiting for pumps to be modified and then the project can be finished. The project was slowed due to electrical issues but is back on track now. Motion to approve Pay Application # 11 in the amount of \$61,491.33 by A. Myhre, 2<sup>nd</sup> by B. Stejskal. Motion carried. B. Stejskal asked about the infrastructure project, Olinger stated that street analysis is in progress, whole project should be done by spring to be ready for the next budget cycle.

## 10. NEW BUSINESS

### A. Building Permits

- i. Address TBD – Commercial Retail (Dollar General) and property split: Motion to approve building permit by I. Tangen, 2<sup>nd</sup> by B. Stejskal. Motion carried. Property split approval motioned by B. Stejskal, 2<sup>nd</sup> by A. Myhre. Motion carried.
  - ii. 524 Glynn Ave NE – Detached Garage: Christian Stated that Planning and Zoning recommended approval of this, it meets all of the City’s requirements, but the covenants in Pheasant Run does not allow this type of accessory building on that part of the development. R. Queensland explained how the covenants work in relation to development in that area, and the relation to City’s approval. B. Stejskal asked who orinially installed the covenants, Queensland answered that it was the original developers, and that they had also made some amendments over time. They could make another amendment to allow structures like this, but it is out of the city’s hands at this point. Motion to table the permit approval made by B. Stejskal, 2<sup>nd</sup> by C. Benson. Motion carried.
  - iii. 308 Main St. N – Detached Garage: Motion by B. Stejskal, 2<sup>nd</sup> by A. Myhre to approve, contingent on Planning and Zoning approval. Motion carried.
- B. Remove S. Kerrins from bank documents, add R. Queensland: Motion by C. Benson to approve, 2<sup>nd</sup> by B. Stejskal. Motion carried.

11. ADJOURN: Motion by I. Tangen, 2<sup>nd</sup> by C. Benson. Motion carried. The time was 7:10 pm