



# CITY COUNCIL MEETING MINUTES

## City of New Prague

Tuesday, September 03, 2024 at 6:00 PM

City Hall Council Chambers - 118 Central Ave N

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### 1. CALL TO ORDER

PRESENT

Mayor Duane Jirik

Councilmember Shawn Ryan

Councilmember Rik Seiler

Councilmember Bruce Wolf

ABSENT

Councilmember Maggie Bass

STAFF PRESENT: City Administrator Joshua Tetzlaff, Planning/Community Development Director Ken Ondich, Finance Director Robin Pikal, Police Chief Tim Applen, Public Works Director Matt Rynda, Steve Rynda Fire Chief

a. Pledge of Allegiance

### 2. APPROVAL OF REGULAR AGENDA

Motion made by Councilmember Ryan, Seconded by Councilmember Wolf to Approve the Regular Agenda and move the Public Hearing after the Consent Agenda

Voting Yea: Mayor Jirik, Councilmember Ryan, Councilmember Seiler, Councilmember Wolf

Motion carried (4-0)

### 3. CONSENT AGENDA

*(The following agenda items are considered to be non-controversial and routine in nature. They will be handled with one motion of the City Council. Council members may request that specific items be removed from the Consent Agenda and be acted upon separately.)*

Motion to Approve Consent Agenda

Motion made by Councilmember Seiler, Seconded by Councilmember Ryan.

Voting Yea: Mayor Jirik, Councilmember Ryan, Councilmember Seiler, Councilmember Wolf

Motion carried (4-0)

a. Meeting Minutes

i. August 19, 2024, City Council Meeting Minutes

ii. August 19, 2024, Special City Council Meeting Minutes

b. Claims for Payment: **\$245,712.75**

c. New Prague Schools Homecoming Parade Request

d. Appointment of Administrative Assistant

e. Satisfaction of SCDP Housing Repayment Agreement

f. Police Facility GeoTechnical Evaluation

g. Underage Tobacco Sales Violation

h. Schultzy's Restaurant Group LLC - DBA: 1319 Woodfire Tavern THC Products Violation

i. Premises Permit Extension Request for Giesenbräu Bier Co.

j. Giesenbräu Bier Co. Alcohol Compliance Violation

**4. PUBLIC INVITED TO BE HEARD ON MATTERS NOT ON THE AGENDA**

*(Speakers limited to 5 minutes.)*

**5. INTRODUCTION OF YELLOW TREE DEVELOPMENT 155-UNIT MARKET RATE APARTMENTS AND POSSIBLE TAX ABATEMENT**

Planning/Community Director Ken Ondich & Mikaela Hout from Baker Tilly provide more context and answer questions.

Rob Lubenow, co-founder of Yellow Tree Development, provides more information and answers questions.

a. Presentation Materials

**6. PUBLIC HEARING(S) – 6:00 PM**

They Mayor was presented with a "Neighborhood petition to reconsider sidewalks for the 2025 street improvement plan" with 22 signatures on it.

Public Speakers:

Greg Bark, 210 Lincoln Ave N

Rachel Miller, 316 Lincoln Ave N

Bob Austin, 313 Lincoln Ave N

Ann Kristy, 305 Pershing

Wendy Matthewitz, 310 Lyndale

Donna Schumacher, 319 Pershing Ave N

Motion made by Councilmember Seiler, Seconded by Mayor Jiri to close the Public Hearing at 6:38 PM.

Voting Yea: Mayor Jirik, Councilmember Ryan, Councilmember Seiler, Councilmember Wolf

Motion carried (4-0)

a. Proposed 2025 Street and Utility Improvement Project

City Engineer Chris Knutson provided more context on the project and answered questions.

**7. 2025 STREET AND UTILITY IMPROVEMENT PROJECT**

a. Resolution #24-09-03-01 - Ordering Improvement and Preparation of Plans

Motion to adopt Resolution 24-09-03-01 - Ordering Improvement and Preparation of Plans

Motion made by Councilmember Seiler, Seconded by Councilmember Wolf.

Voting Yea: Mayor Jirik, Councilmember Ryan, Councilmember Seiler, Councilmember Wolf

Motion carried (4-0)

b. Proposal for Engineering Services

City Engineer Chris Knutson provides more context to the proposal and answers questions.

Motion to Approve the Contract Proposal for Engineering Services

Motion made by Councilmember Ryan, Seconded by Councilmember Seiler.

Voting Yea: Mayor Jirik, Councilmember Ryan, Councilmember Seiler, Councilmember Wolf

Motion carried (4-0)

**8. CITY ENGINEER PROJECTS UPDATE**

City Engineer Chris Knutson provides more information and answers questions.

a. September 3, 2024

**9. ORDINANCE(S) FOR INTRODUCTION**

**10. ORDINANCE(S) FOR ADOPTION**

a. Ordinance #351 - Amending Various Sections of the Zoning Ordinance Related to Public Buildings and Essential Services Structures

Motion to adopt Ordinance #351 to Amend Various Sections of the Zoning Ordinance Related to Public Buildings and Essential Services Structures

Motion made by Mayor Jirik, Seconded by Councilmember Seiler.

Voting Yea: Mayor Jirik, Councilmember Ryan, Councilmember Seiler, Councilmember Wolf

Motion carried (4-0)

## 11. RESOLUTIONS

- a. Resolution #24-09-03-02 - Granting Approval of the Preliminary and Final Plat of Tracker Addition - 1 Lot on 8.31 Acres

Motion to adopt Resolution #24-09-03-02 to Approve the Preliminary and Final Plat of Tracker Addition - 1 Lot on 8.31 Acres

Motion made by Councilmember Ryan, Seconded by Councilmember Wolf.

Voting Yea: Mayor Jirik, Councilmember Ryan, Councilmember Seiler, Councilmember Wolf

Motion carried (4-0)

- b. Resolution #24-09-03-03 - Approving Variance #V5-2024 - Parking Setback and Stall Size for Ten Nineteen Development, LLC

Motion to adopt Resolution #24-09-03-03 to Approve Variance #V5-2024 - Parking Setback and Stall Size for Ten Nineteen Development, LLC

Motion made by Mayor Jirik, Seconded by Councilmember Ryan.

Voting Yea: Mayor Jirik, Councilmember Ryan, Councilmember Seiler, Councilmember Wolf

Motion carried (4-0)

- c. Resolution #24-09-03-04 - Approving Variance #V6-2024 - Driveway Setback Variance for New Prague Mill, LLC

Motion to adopt Resolution #24-09-03-04 to Approve Variance #V6-2024 - Driveway Setback Variance for New Prague Mill, LLC

Motion made by Councilmember Ryan, Seconded by Councilmember Seiler.

Voting Yea: Mayor Jirik, Councilmember Ryan, Councilmember Seiler, Councilmember Wolf

Motion carried (4-0)

- d. Resolution #24-09-03-05 - Approving Variance #V7-2024 - Sign Size Variance for New Prague Community Center Association

Motion to adopt Resolution #24-09-03-05 to Approve Variance #V7-2024 - Sign Size Variance for New Prague Community Center Association

Motion made by Councilmember Seiler, Seconded by Councilmember Wolf.

Voting Yea: Mayor Jirik, Councilmember Ryan, Councilmember Seiler, Councilmember Wolf

Motion carried (4-0)

## 12. GENERAL BUSINESS

## 13. MISCELLANEOUS

- a. Meeting Minutes
- i. Utilities
  - ii. Golf
  - iii. Park
- b. Discussion of Items not on the Agenda

## 14. ADJOURNMENT

Motion made by Councilmember Seiler, Seconded by Councilmember Wolf to adjourn the meeting at 8:09 PM.

Voting Yea: Mayor Jirik, Councilmember Ryan, Councilmember Seiler, Councilmember Wolf

Motion carried (4-0)

ATTEST:

  
Duane J. Jirik  
Mayor  
Joshua M. Tetzlaff  
City Administrator