

## OFFICIAL PROCEEDINGS

Pursuant to due call and notice thereof, the regularly scheduled meeting of the Spring Lake Park City Council Regular was held on April 1 2024 at the Able Park Building, 8200 Able Street NE, at 7:00 PM.

### 1. CALL TO ORDER

Acting Mayor Dircks called the meeting to order at 7:00 PM.

### 2. ROLL CALL

#### MEMBERS PRESENT

Councilmember Ken Wendling  
Councilmember Barbara Goodboe-Bisschoff  
Councilmember Lisa Dircks  
Councilmember April Moran

#### MEMBERS ABSENT

Mayor Bob Nelson

#### STAFF PRESENT

Building Official Jeff Baker, Public Works Director George Linngren, Police Chief Josh Antoine, Attorney John Thames, Administrator Daniel Buchholtz

#### VISITORS

Rob Czech	804 6 <sup>th</sup> Street NW	New Brighton MN
Keith Schweiger	926 County Hwy 10	Spring Lake Park MN

### 3. PLEDGE OF ALLEGIANCE

### 4. ADDITIONS OR CORRECTIONS TO AGENDA

None

### 5. DISCUSSION FROM THE FLOOR

None

### 6. CONSENT AGENDA

- A. Approval of Minutes – March 18, 2024 City Council Work Session
- B. Mayor’s Proclamation – Administrative Professionals Day – April 24, 2024
- C. Request for Contractor’s Payment #2 – City Hall Renovation/Expansion Project - \$340,152.25
- D. Public Right of Way Application – Comcast Cable
- E. Public Right of Way Application – Comcast Cable

- F. Public Right of Way Application – Comcast Cable
- G. Contractor's Licenses
- H. Sign Permit

Acting Mayor Dircks pulled Item 6B, Mayor's Proclamation – Administrative Professionals Day. She read the Mayor's Proclamation declaring April 24, 2024 Administrative Professional Day.

The item was re-added to the agenda.

Motion made by Councilmember Wendling to approve the Consent Agenda.

Voting Aye: Councilmember Wendling, Councilmember Goodboe-Bisschoff, Councilmember Moran, Acting Mayor Dircks. Motion carried.

## **7. PUBLIC HEARINGS**

### **A. Rental License Revocation for Certain Property Located at 857 81<sup>st</sup> Avenue NE**

Motion made by Councilmember Goodboe-Bisschoff to open Public Hearing on 857 81<sup>st</sup> Avenue NE.

Voting Aye: Councilmember Wendling, Councilmember Goodboe-Bisschoff, Councilmember Moran, Acting Mayor Dircks. Motion carried.

Acting Mayor Dircks opened the Public Hearing at 7:05 PM.

Building Official Baker stated that the on January 16, 2024 Code Enforcement staff attempted to complete an initial rental housing inspection at 857 81<sup>st</sup> Avenue NE. He stated that the property management failed to notify tenants and also failed to appear for the rental inspection.

Building Official Baker said a follow-up inspection was conducted on March 3, 2024 and the property management failed to notify tenants and also failed to appear for the rental inspection. He said on March 11, 2024 Code Enforcement completed a follow-up inspection. He stated that the property failed its rental inspection due to multiple housing code violations along with municipal code violations. Building Official Baker said that on March 15, 2024 the property owner Bay Street Homes LLC and all the tenants were notified of a public hearing.

Acting Mayor Dircks asked for public comments from the audience. Hearing no public comments, the public hearing was closed.

Motion made by Councilmember Wendling to close the Public Hearing.

Voting Aye: Councilmember Wendling, Councilmember Goodboe-Bisschoff, Councilmember Moran, Acting Mayor Dircks. Motion carried.

Acting Mayor Dircks closed the Public Hearing at 7:07 PM.

Motion made by Councilmember Wendling to adopt Resolution 2024-31, Rental License Revocation for Certain Property Located at 857 81<sup>st</sup> Avenue NE.

Voting Aye: Councilmember Wendling, Councilmember Goodboe-Bisschoff, Councilmember Moran, Acting Mayor Dircks. Motion carried.

## 8. DEPARTMENT REPORTS

### A. Public Works Report

Public Works Director Linngren gave an overview of the projects undertaken by the Public Works Department for the month of March. He stated that staff set up the election equipment on March 4, 2024 for the March 5, 2024 election and returned on March 6, 2024 to take down the equipment.

Public Works Director Linngren said the Public Works Department plowed March 22-26, 2024. He stated due to the heavy snow 25-20 mailboxes or mailbox posts were damaged. He stated that as per the City's snow policy, the homeowners are responsible for repairing the issues.

Director Linngren said the sewer lining project wrapped up and the areas that were dug up will be repaired by the Contractor when the road projects are being completed this year. He also stated the Zahl company was contracted to dig up the old fuel oil tank, and haul away the contaminated soil and dispose of it properly.

### B. Code Enforcement Report

Building Official Baker reported that there was a higher amount of Administrative Offense tickets in March. He gave an update on construction projects at City Hall and 1625 County Highway 10 NE, formerly Blue Sun Soda.

Building Official Baker thanked Building Official Henly with the City of Mounds View for covering inspections while he was on vacation.

## 9. ORDINANCES AND/OR RESOLUTIONS

### A. Ordinance 493, Amending SLPC 16.64.040, Appendix D: Schedule of Permitted Uses by District

Administrator Buchholtz gave an overview of the ordinance's key points, which include the following:

- Residential
  - Adjustments to the categories of permitted uses in residential districts to remove cemetery and professional offices and studios as conditional uses in the R1, R-2 and R-3 district.
  - Limitation of square footage of places of worship in residential areas to ensure that the place of worship fits in scale with the surrounding residential neighborhood.
  - Adding home based businesses as a permitted use, so long as they comply with SLPC 16.36.010.
- Commercial
  - Clarified the types of uses throughout the code to minimize the level of staff interpretation needed when evaluating zoning requests.
  - Added uses such as electric vehicle charging stations, and essential service structures.
  - Establish that vehicle related businesses (drive-through lanes, etc) generally require a conditional use permit due to the traffic-oriented nature of their development.
- Industrial
  - Updating various types of uses in the I-1 zoning district, including machine shops, data centers, construction trades, research and development, among others.

Administrator Buchholtz stated that the ordinance aims to enhance the clarity, efficiency, and responsiveness of the zoning code to current and future development needs, promoting a balanced approach to land use that respects community values and economic growth.

Motion made by Councilmember Goodboe-Bisschoff approving Ordinance 493, Amending SLPC 16.64.040, Appendix D: Schedule of Permitted Uses by District.

Voting Aye: Councilmember Wendling, Councilmember Goodboe-Bisschoff, Councilmember Moran, Acting Mayor Dircks. Motion carried.

B. Resolution 2024-29, Authorizing Summary Publication of Ordinance 493, An Ordinance Amending SLPC 16.64.040, Appendix D: Schedule of Permitted Uses by District

Administrator Buchholtz stated that the resolution minimizes cost of publication. He said that a summary of the resolution will be printed in place of the entire Ordinance.

Motion made by Councilmember Wendling approving Resolution 2024-29, Authorizing Summary Publication of Ordinance 493, An Ordinance Amending SLPC 16.64.040, Appendix D: Schedule of Permitted Uses by District.

Voting Aye: Councilmember Wendling, Councilmember Goodboe-Bisschoff, Councilmember Moran, Acting Mayor Dircks. Motion carried.

C. Resolution 2024-30, Approving Conditional Use Permit for an Auto Repair/Transportation Company at 970 County Hwy 10 NE

Planner Carlson gave an overview of the Conditional Use Permit. He said that Lake City Transportation wants to operate a transport business at 970 County Highway 10 NE. Planner Carlson stated there would be some service and repair of vehicles on site in the building.

Councilmember Wendling inquired about the traffic. He asked if there was a traffic count. Planner Carlson stated that no official traffic count had been done. Mr. Rob Czech, owner of Lake City Transportation stated that the drivers take the vehicles home. He stated that the most traffic would be in the summer and usually once a month.

Rob Czech, owner of Lake City Transportation stated that traffic would be minimal since drivers house the vans at their homes. He stated that traffic may increase once a month when vehicles are brought in for maintenance. Mr. Czech said that the company only services their vehicles. He stated that traffic will be before morning rush hour generally between 6 am – 7 am and the afternoon traffic is before evening rush hour between 3 pm – 4 pm.

Mr. Czech said that the vans are 10 passenger vans and they transport homeless and special needs students.

Motion made by Goodboe-Bisschoff to approve Resolution 2024-30, Approving Conditional Use Permit for an Auto Repair/Transportation Company at 970 County Hwy 10 NE.

Voting Aye: Councilmember Wendling, Councilmember Goodboe-Bisschoff, Councilmember Moran, Acting Mayor Dircks. Motion carried.

**10. NEW BUSINESS**

A. Approval of Quality Assurance Testing Proposal – 2024 Street Improvement Project

Administrator Buchholtz stated that material testing is required as part of the construction phase for Sanburnol, Elm, and 83<sup>rd</sup> Avenue street project. He stated that the testing includes compaction testing on utility trenches, the aggregate base, concrete, and bituminous used on the project.

Administrator Buchholtz stated that the testing will be completed in accordance with MnDOT State Aid requirements. He said the estimated cost for testing is \$20,870.00 to \$26,471.00.

Motion made by Councilmember Wendling upon approval of the City Attorney to authorize Approval of Quality Assurance Testing Proposal – 2024 Street Improvement Project.

Voting Aye: Councilmember Wendling, Councilmember Goodboe-Bisschoff, Councilmember Moran, Acting Mayor Dircks. Motion carried.

B. July 5, 2024 City Hall Closure

Administrator Buchholtz gave an overview of the request to close City Hall on Friday, July 5 2024.

Motion made by Councilmember Goodboe-Bisschoff to approve July 5, 2024 City Hall Closure.

Voting Aye: Councilmember Wendling, Councilmember Goodboe-Bisschoff, Councilmember Moran, Acting Mayor Dircks. Motion carried.

**11. OTHER**

A. Correspondence

None

**12. REPORTS**

A. Attorney Report

No report

A. Engineer's Report

Accepted as presented.

C. Administrator Report

Administrator Buchholtz gave an overview of the City hall Renovation/Expansion Project. He stated that the seasonal parking restrictions are no longer in place, however if it snows vehicles will need to be moved off the street. Administrator Buchholtz stated that he will be testifying on the tax bill

**13. ADJOURN**

Motion made by Councilmember Wendling to adjourn.

Voting Aye: Councilmember Wendling, Councilmember Goodboe-Bisschoff, Councilmember Moran, Acting Mayor Dircks. Motion carried.

The meeting was adjourned at 7:32 PM.

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Lisa Dircks, Acting Mayor

Attest:

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Daniel R. Buchholtz, Administrator, Clerk/Treasurer