

CITY OF SAINT PETER, MINNESOTA
OFFICIAL PROCEEDINGS
MINUTES OF THE CITY COUNCIL MEETING
MAY 24, 2021

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Saint Peter was conducted in the Governor's Room of the Community Center and by virtual software on May 24, 2021. Under M.S. 13D.021, the City is able to conduct meetings by electronic means in the event of a state-wide emergency. Governor Walz has declared a state-wide peacetime emergency and as such the City Council meeting was conducted both in-person and remotely using GoToMeeting software.

A quorum present, Mayor Zieman called the meeting to order at 7:02 p.m. The following members were present through the virtual platform: Councilmembers Shanon Nowell, Brad DeVos, and Emily Bruflat. The following members were present in the meeting room: Councilmembers Ed Johnson and Keri Johnson and Mayor Zieman. Absent was Councilmember Grams. The following officials were also present: City Administrator Todd Prafke (in person), City Attorney James Brandt (in person) and City Engineer Jeff Domras (in person).

Approval of Agenda – A motion was made by Johnson (E), seconded by Johnson (K), to approve the agenda. With all in favor, the agenda was approved.

Approval of Minutes – A motion was made by Nowell, seconded by Bruflat, to approve the minutes of the May 10, 2021 regular City Council meeting. With all in favor, the minutes were approved. A complete copy of the minutes of the May 10, 2021 regular City Council meeting is contained in the City Administrator's book entitled Council Proceedings 19.

Public Hearing: Petition for Rezoning: 1445/1473 North Third Street – Mayor Zieman reviewed the Council's process for conducting a public hearing and then opened the hearing on a petition to rezone the property at 1445 and 1473 North Third Street from I-2 (General Industrial) to R-3 (multi-family residential) at 7:04 p.m. Community Development Director Wille reviewed the petition submitted by Ron Johnson. Wille noted the property owner was interested in the rezoning, alley vacation and replatting of the property in conjunction with the improvement project on North Third Street. Wille noted the Planning Commission had considered the rezoning request and had recommended approval. Ron Johnson, 1047 Rabbit Road, addressed the Council to indicate rezoning of the property, along with his other requests, would allow him to develop the properties and bring more tax revenue to the City. There being no further speakers, the hearing was declared closed at 7:07 p.m.

Public Hearing: Petition for Alley Vacation – Mayor Zieman opened the public hearing on a petition to vacate an alley in the Town of Traverse des Sioux (now City of Saint Peter) at 7:07 p.m. Wille reported the platted alley had no inlet or outlet onto an improved street and was not being used as an alley at this time. Wille also noted that existing utility lines within the dedicated alley would necessitate a utility easement remaining along the alleyway. Wille stated the Planning Commission had recommended approval of the alley vacation which was being considered following receipt of a petition by a majority of the property owners abutting the alleyway. There being no further speakers, the hearing was declared closed at 7:10 p.m.

Public Hearing: Petition for Annexation: Gustavus/Weelborg/Calvary Cemetery – Mayor Zieman opened the public hearing on a petition to annex property owned by Gustavus Adolphus College, Ruth Ann Weelborg Trust, and Calvary Cemetery at 7:10 p.m. Wille reported the Gustavus and Weelborg annexation were previously before the City Council, but the Municipal Boundary Adjustments Board had rejected the annexation as the parcels were not completely surrounded by property within the City limits. With the discovery that a small parcel belonging to the Cemetery was also outside the City limits, the Boundary Adjustments Board had indicated they would approve an annexation of all three parcels, the totality of which would be completely surrounded by property within the City limits. Warren Michels, 418 West Seventh Street in Mankato, addressed the Council representing the Calgary Cemetery Board. Michels indicated the Board had no objection to the annexation. There being no further speakers, the hearing was declared closed at 7:13 p.m.

Consent Agenda – City Administrator Prafke requested a correction to the resolution to indicate the wage rate for aquatics employee Martha Stelter should be \$12.50 per hour. In motion by Johnson (K), seconded by Bruflat, Resolution No. 2021-85 entitled "Resolution Approving Consent Agenda" was introduced with the corrected wage rate. Upon roll call, with all in favor, the Resolution was declared passed and adopted as amended. A complete copy of Resolution No. 2021-85 is contained in the City Administrator's book entitled Council Resolutions 23.

Annexation of Property: Gustavus, Weelborg, Calvary Cemetery – Community Development Director Wille presented the Planning and Zoning Commission recommendation for annexation of parcels owned by Gustavus Adolphus College, Ruth Ann Weelborg Trust and Calvary Cemetery. City Administrator Prafke noted the annexation ordinance provided for rescinding Ordinance No. 46, Third Series which had been rejected by the Municipal Boundary Adjustments Board. In motion by Nowell, seconded by Johnson (E), Ordinance No. 49, Third Series entitled “An Ordinance Of The City Of Saint Peter, Minnesota Annexing Land Located Within The Town Of Oshawa Township, Nicollet County, Minnesota Pursuant To Minn. Stat. 414.033, Subdivision 2 (2), Permitting Annexation By Ordinance“ was introduced. Upon roll call, with all in favor, the Ordinance was declared passed and adopted. A complete copy of Ordinance No. 49, Third Series is contained in the City Administrator’s book entitled Council Ordinances 2.

Stormwater Rates – Finance Director Vogel recommended stormwater rates be increased ten percent (10%) on July 1, 2021 and ten percent (10%) on July 1, 2022 which would provide additional operating revenue and reserves for the Stormwater Fund. Vogel noted it was the first change in rates since the Fund was established with most rates being paid by residential customers. In motion by Nowell, seconded by Bruflat, Resolution No. 2021-86 entitled “Resolution Adopting 2021 And 2022 Stormwater Rate Schedule“ was introduced. Upon roll call, with all in favor, the Resolution was declared passed and adopted. A complete copy of Resolution No. 2021-86 is contained in the City Administrator’s book entitled Council Resolutions 23. Councilmember DeVos asked for budgets to be done earlier in the year prior to their effective date.

Petition for Alley Vacation – Community Development Director Wille presented the Planning and Zoning Commission’s recommendation for approval of a petition to vacate the north-south alley in Blocks 37 and 38 in the Town of Traverse des Sioux (now City of Saint Peter). Wille reported the petition to vacate had been submitted by a majority (four) of the abutting property owners and the alleyways were no longer utilized. Wille also recommended the alley vacation be approved contingent upon maintaining a utility easement. In motion by Johnson (E), seconded by Johnson (K), Resolution No. 2021-87 entitled “Resolution Approving Vacation Of All Of That Part Of The North-South Alley Within Blocks 37 And 38, Town Of Traverse Des Sioux (Now City of Saint Peter)“ was introduced. Upon roll call, with all in favor, the Resolution was declared passed and adopted. A complete copy of Resolution No. 2021-87 is contained in the City Administrator’s book entitled Council Resolutions 23.

RCJ Subdivision Preliminary/Final Plats – Community Development Director Wille presented the Planning and Zoning Commission recommendation for approval of a request to replat four lots owned by Ron Johnson and Susan Myhra into six new lots all of which met the minimum lot requirements in a R-3 zone. Wille noted the two actions before the Council were for approval of the preliminary and final plats of RCJ Subdivision. In motion by Nowell, seconded by Johnson (K), Resolution No. 2021-88 entitled “Resolution Accepting Preliminary Plat Of RCJ Subdivision“ was introduced. Upon roll call, with all in favor, the Resolution was declared passed and adopted. A complete copy of Resolution No. 2021-88 is contained in the City Administrator’s book entitled Council Resolutions 23.

In motion by Johnson (E), seconded by Bruflat, Resolution No. 2021-89 entitled “Resolution Accepting Final Plat Of RCJ Subdivision“ was introduced. Upon roll call, with all in favor, the Resolution was declared passed and adopted. A complete copy of Resolution No. 2021-89 is contained in the City Administrator’s book entitled Council Resolutions 23.

Petition For Rezoning – 1445/1473 North Third Streets – Community Development Director Wille presented the Planning Commission’s recommendation to approve a petition to rezone the properties at 1445 and 1473 North Third Street from I-2 (General Industrial) to R-3 (Multi-family residential). In motion by Johnson (E), seconded by Bruflat, Ordinance No. 50, Third Series, entitled “An Ordinance Amending Saint Peter City Code Chapter 24, ‘Land Use Regulations And Zoning’ And Section 24-6 ‘Official Map’ To Rezone Certain Property Currently Zoned (I-2) General Industrial To (R-3) Multi-Family Residential And Adopting By Reference Saint Peter City Code Chapter 1 Section 1-6, Which, Among Other Things, Contain Penalty Provisions“ was introduced. Upon roll call, with all in favor, the Ordinance was declared passed and adopted. A complete copy of Ordinance No. 50, Third Series is contained in the City Administrator’s book entitled Council Ordinances 2.

Request for City Assistance: BluesFest – City Administrator Prafke recommended approval of a request from the St. Peter Ambassador’s for City assistance for the return of BluesFest in Minnesota Square Park on June 12th. In motion by Johnson (K), seconded by Nowell, Resolution No. 2021-90 entitled “Resolution Approving Request For City Assistance For Ambassador’s ‘BluesFest’“ was introduced. Upon roll call, with all in favor, the Resolution was declared passed and adopted. A complete copy of Resolution No. 2021-90 is contained in the

City Administrator's book entitled Council Resolutions 23. Mayor Zieman noted how glad he was to see community events come back after the COVID-19 pandemic.

Closed Session – City Administrator Prafke requested two closed sessions as authorized in State Statute to discuss offers to lease/purchase the City's former wastewater treatment ponds and an offer to purchase Municipal Parking Lot #5 located at the southwest corner of the Highway 169/West Grace Street intersection. In motion by Johnson (E), seconded by Bruflat, Resolution No. 2021-91 entitled "Resolution Calling For Closed Sessions" was introduced. Upon roll call, with all in favor, the Resolution was declared passed and adopted. A complete copy of Resolution No. 2021-91 is contained in the City Administrator's book entitled Council Resolutions 23.

The Council adjourned to closed session to discuss the offers to lease/purchase the former wastewater treatment ponds at 7:43 p.m. The closed session ended at 7:55 p.m.

The Council adjourned to closed session to discuss an offer to purchase City owned land in the North Industrial Park at 7:55 p.m. The closed session ended at 8:00.m.

The Council returned to open session at 8:04 p.m.

Purchase Of City Owned Property: Municipal Parking Lot #5 – Community Development Director Wille requested execution of an agreement providing Old Town Development LLC a six month period of exclusive rights to negotiate for purchase and potential development of the City's municipal parking lot #5 located at the southwest corner of the Highway 169/West Grace Street intersection. Wille noted that if the site was developed by Old Town Development, the City Council would still have final approval of the site plan, layout and building materials for any development. Mayor Zieman asked if the developers would be asking for Tax Increment Financing for the project and if so, would the City have more control over the development. City Administrator Prafke noted that because the City owns the property, issuing Tax Increment Financing would provide no additional control. In motion by Nowell, seconded by Johnson (K), Resolution No. 2021-92 entitled "Resolution Authorizing Execution Of An Exclusive Negotiating Rights Agreement For Potential Purchase And Development Of Municipal Parking Lot #5 By Old Town Development LLC" was introduced. Upon roll call, with all in favor, the Resolution was declared passed and adopted. A complete copy of Resolution No. 2021-92 is contained in the City Administrator's book entitled Council Resolutions 23.

Reports

Mayor's Report – Mayor Zieman reported the June 1st workshop would be cancelled.

Chief of Police Recruitment – City Administrator Prafke provided an update on the Chief of Police recruitment process and provided information on the scheduled public meet and greet which would take place in a hybrid manner on May 26, 2021 at 8:30 a.m. in the Senior Center.

COVID Update – City Administrator Prafke outlined changes to the City's mask policy in light of the Governor lifting state-wide mask restrictions. Prafke noted for those fully vaccinated, defined as two weeks after having received the second Moderna/Pfizer vaccine or the one dose Johnson and Johnson vaccine, masks were no longer required in City buildings. Prafke also pointed out that due to federal funding for the Minnesota River Valley Transit system, masks were still required on transit buses.

Councilmember Johnson (E) asked those using the parks to utilize the refuse containers and not leave garbage all over the parks.

Councilmembers also noted the Memorial Day ceremony that would be held in Minnesota Square Park on Memorial Day.

There being no further business, a motion was made by Johnson (E), seconded by Johnson (K), to adjourn. With all in favor, the motion carried and the meeting adjourned at 8:13 p.m.

Charles Zieman
Mayor

ATTEST:

Todd Prafke
City Administrator