



Approved
05/28/24

MEETING MINUTES
CITY COUNCIL
April 23, 2024

Present: Mayor Gustafson, Council Member Dresel, Battles, Rivers and Meyers

Absent: None

Staff: City Administrator Pechman, City Finance Director Gemuenden, Fire Chief Reed, Police Chief Schlumbohm, Attorney Doran, Associate Planner Nelson

Public Attendance: Leilani Freeman, Don Skelly, Justin Kral, Mary Jo Wiatrak

REGULAR MEETING-CALL TO ORDER 6:30

Mayor Gustafson called the meeting to order at 6:30 p.m.

1a. "Pledge of Allegiance"

The Pledge of Allegiance was recited.

Action

1b. Roll Call

All members present.

Action

AGENDA

Administrator Pechman stated he would like to add under item 7e. MaryJo Wiatrak for the EDA also wanted to be an alternate for the Park Commission and if we could do these at the same time.

Mayor Gustafson asked for a motion.

Council Member Rivers made the motion to approve the agenda, Council Member Dresel seconded, all in favor, all ayes, motion carried.

CONSENT AGENDA

3a. Minutes of March 26, 2024

Action

3b. Payment of Bills/Finance Information

Action

3c. Committee Reports

Discussion

3d. Pay Request #5 – 2023 Street and Utility

Action

Council Member Dresel made the motion to approve the consent agenda, Council Member Battles seconded, all in favor, all ayes, motion carried.

PUBLIC COMMENT/AGENDA PLACEMENT

Mayor Gustafson asked if anyone had any comments or concerns on anything which was not on the agenda.

PETITIONS, REQUESTS, COMMUNICATION

5a. Zach Reed – Fire Department Update

Fire Chief Reed stated he is present to discuss funding of the public safety and the state legislature had awarded \$246,000 which Reed thought were going forward to the radios. The department needs 25 radio's for \$195,000. Reed would like to council to approve using the public safety monies for the radios.

Council Member Rivers asked about the police also.

Fire Chief Reed said the money is meant for public safety in our city and the police are Lindstrom and Chisago City. But both entities need radios.

Administrator Pechman stated there is \$131,000 to go toward radios and with the capital monies we would be approximately \$37,000 short of what is needed.

Council Member Rivers asked where that would come from.

Administrator Pechman stated that is a good question. Fire Chief Reed, himself and Finance Director Gemuenden can get together and figure out the best way to do this.

Council Member Battles asked if they had to order all 25 at the same time or could they break down the amount ordered and not all at once.

Fire Chief Reed said this is the current minimum otherwise the price goes up 25%. They currently have applied for a SCBA grant and you can only apply for one grant at a time. Knowing they had the public safety money but the police need radios also the price keeps going up and will continue. Reed would like to mention there are a couple public works employees which have expressed interest in joining and would like council and administrator to look into this. The pancake breakfast is this Sunday from 8 to Noon.

5b. John Chouinard (requested to be placed on agenda on 4/16/24)

Administrator Pechman stated Mr. Chouinard came into city hall and asked to be placed on the agenda but is not here. Pechman stated if he comes in again he can be placed on the agenda again.

5c. Annual Financial Report for 2023 – Abdo, Rick & Myers, LLP – RES-24-04-02 Action

Finance Director Gemuenden stated Abdo has been retained as our city certified public accountants. They Have completed the annual audit of the City's general-purpose financial records for the year ended 2023. This year is a little different they have prerecorded the presentation Justin Nelson of Abdo will be presenting the audit for approval by the Chisago City Council. An annual audit helps maintain internal controls and gives reasonable assurance that the financial statements are free of material misstatement in compliance with U.S. Generally Accepted Auditing Standards and Government Auditing Standards. The Audit provides a

complete picture of Chisago City's financial position. Resolution #24-04-02 RES to approve the 2023 Annual Financial Report completed by Abdo.

Council Member Rivers made the motion to approve resolution 24-04-02, Council Member Dresel seconded, all in favor, all ayes, motion carried.

PUBLIC HEARINGS

None.

NEW BUSINESS

7a. Kichisaga Final Plat

Action

Associate Planner Nelson stated John Pechman, representing Chisago City EDA owner of PID 13.00048.35, has submitted a final plat application to develop three commercial/industrial lots. The property is in the Light Industrial (LI) district. The property is currently being used for agricultural purposes. The Planning Commission held a duly noted public hearing on 04/04/2024. Residents expressed concern regarding berming/screening between industrial and residential zones. Planning Commission voted to approve the Final Plat with city staff recommended conditions. A landscape plan shall follow the requirements of Zoning Chapter 6.10.2 Commercial and Industrial Landscaping Requirements. The landscaping plan has not yet been proposed. Any variation from the requirements must be approved by City Council through proper processes. No sidewalk is proposed at this time. Outlot A could be utilized for a future trail. Grading, drainage and utilities plans have been designed by the city engineer. Chisago City EDA is requesting the Water and Sewer Area fees be waived given they are a City entity. Water and Sewer Access fees are paid at the current rate. The WAC and SAC will be determined at the time a building permit is pulled.

Chisago City EDA is requesting the Park and Trail fees be waived given they provide \$40,000 annually for debt service on Ojiketa Regional Park.

Administrator Pechman stated as many of you know or may not know Council Member Rivers and Council Member Dresel are members of the EDA and we held a closed session earlier today. They meet to decide on lot pricing and lot sales; we have a good problem with there is some competition for lots that we are trying to sort out. It maybe that we have to tweak the plat but he is not positive right now. The council could approve it but it will not be filed and go through that expense until we are sure on the lots sales. If you approve it as long as the EDA is ok with that plat and if not we will have to go through this process again and we can deal with that at a later date.

Council Member Dresel made the motion to approve the final plat, Council Member Rivers seconded, all in favor, all ayes, motion carried.

7b. 13.00075.02 Rezone Application

Action

Associate Planner Nelson the city has received a petition for a rezone for the property located on the northwest intersection of Karmel Ave. and 292nd St. The applicant is requesting for a rezone to develop the land for R-3 Medium Density Residential single-family residential use. The property is currently zoned Light Industrial (LI) and is in the Shoreland Overlay District. The Planning Commission held a duly noted public hearing on 04/04/2024. No public comment was received. Planning Commissioners were concerned with the use and increased traffic that residential zoning would have as well as decreased in industrial zoning for future

development. The Planning Commission did vote to deny the rezone. Staff is seeking approval of the rezone. Staff has not prepared resolution for either decision but a resolution will be drafted for the next meeting.

Council Member Meyer made the motion to deny the rezone, Council Member Dresel seconded.

Council Member Rivers her only thought is there is already going to be housing on one side already but there is no more industrial area.

Mayor Gustafson said there is a motion on the table, all in favor, all ayes, motion carried.

7c. Lake Martha Overlook, Second Addition – Preliminary Plat Action

Associate Planner Nelson stated Don Skelly of High Pointe Land LLC has submitted a Final Plat to develop 25 detached villa townhomes called Lake Martha Overlook. The property is currently being used for agricultural purposes located at PID #13.00075.03. It abuts Lake Martha, a Recreational Development Lake. Nelson goes through the memo of the listed variances and requests. The Planning Commission held the duly notified public hearing on April 4, 2024. The Planning Commission made the motion to deny the plat.

Council Member Meyer made the motion to deny the preliminary plat, Council Member Dresel seconded, all in favor, all ayes, motion carried.

7d. Justin Kral – Peddlers Permit Rental – Aldrid Avenue Action

Administrator Pechman stated Justin Kral is requesting to again use the same site off of Aldrid Avenue, Russell Park Beach. The property would become taxable at a rate of approximately \$1,950 per year. Mr. Kral has agreed to pay the tax as well as the peddler fee. Staff has not heard of any complaints related to the operation of the boat rental business. Staff will check with LAPD prior to the meeting for additional review of potential complaints. Currently being allowed is 2 pontoons, 3 small fishing boats with tiller motors and a canoe/kayak rack. Mr. Kral would like to increase the rentals that will fit on his docks.

Council Member Meyer made the motion to approve the permit to a 2-year review and allowing 15 spots, Council Member Battles seconded, all in favor, all ayes, motion carried.

7e. EDA Commission Appointment Approval – MaryJo Wiatrak Action

Administrator Pechman stated the EDA Commission interviewed and accepted Mary Jo Wiatrak as a member at their regular meeting on April 8, 2024. EDA Commission is recommending City council appoint Mary Jo Wiatrak to the open term and she is also being added to Park Commission as an alternate.

Council Member Rivers made the motion to approve the appointment, Council Member Dresel seconded, all in favor, all ayes, motion carried.

UNFINISHED BUSINESS

None.

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ADJOURN

Council Member Rivers made the motion to adjourn, Council Member Dresel seconded, all in favor, all ayes, motion carried.

Respectfully Submitted by:

Paula Oehme,

Deputy City Clerk