

ROCKVILLE CITY COUNCIL MEETING MINUTES
June 13, 2018
Rockville City Hall

Item 1) Call to Order

The meeting was called to order at 5:30 p.m. by Mayor Duane Willenbring.

Item 2) Temporary Recess to Council Workshop

Workshop Agenda

- a. Planning Commission Opening Interview
- b. Other

Reconvene Council meeting 6:00 p.m.

Motion by Schaefer, second by Tippelt, to close the Workshop and reconvene Council meeting at 6:00 p.m. Motion passed unanimously.

Item 3) Pledge of Allegiance

Item 4) Roll Call

Roll call was taken and the following Members were present: Duane Willenbring, Vince Schaefer, Don Simon, Rick Tallman, and Jerry Tippelt.

Staff members present: City Administrator, Martin Bode; Bolton & Menk Engineer, Justin Kannas; Public Works Director, Gene Van Havermaet.

Others present: Various members of the public.

Item 5) Additions/Approval of Agenda

Request to add Pleasant Road Water Extension to Item 10 d). and Resolution 2018-23 to Item 12 b).

Motion by Simon, second by Tallman, to approve the agenda as presented with the additions as noted. Motion carried.

Item 6) Public Comment

Bruce Conrad, Cold Spring, expressed concern about the future public storage building near Grand Lake and rainwater runoff.

Jim Bartelme, 21917 Agate Beach Road, expressed concerns regarding impervious surface and water runoff for the new proposed CUP for Grand Rental LLC.

Item 7) Resolution 2018-20 Acceptance of May 2018 Donation

Motion by Schaefer, second by Simon, to approve Resolution 2018-20 Acceptance of May 2018 Donation. Motion carried.

Item 8) Consent Agenda

- a) Acknowledge Review of the May 2018 Bills Paid
- b) Approval Rockville City Council Minutes of May 9, May 24 and June 06, 2018
- c) Acknowledge May 2018 Sheriff's Report
- d) Approve Grand Lake Owners Association Fireworks Permit July 4, 2018
- e) Approve Rockville Area Sportsman's Club Gambling Permit October 20, 2018

Motion by Simon, second by Schaefer, to approve the Consent Agenda as presented. Motion passed unanimously.

Item 9) 2017 Audit Bergan/KDV

Janel Bitzan, Bergan/KDV, presented council with an overview of the 2017 Audit Report.

- a) Resolution 2018-21 Acceptance of the Year End 2017 Audit Report

Motion by Simon, second by Tippelt, to approve Resolution 2018-21 Acceptance of the Year End 2017 Audit Report.

Item 10) Department Reports:

a) **Planning Commission**

Administrator Bode reviewed with the Council the following two applications that the Planning Commission has held the required public hearing for and the Planning Commission unanimously approved both applications and now forwards these applications onto the City Council for their consideration.

- 1) Public Storage Building Conditional Use Permit– David Kuefler dba Grand Rental LLC

Staff Report

Owner: David J. Kuefler

Property Address: 21986 County Road 8, Rockville MN 56369

Parcel I.D. No. 76.41638.0010

Request:

To construct and operate a second public storage building in a B-2 General Business District, Shoreland Overlay District, Grand Lake a General Development Lake.

Relevant Information:

- 1. Property is zoned B-2 General Business District in a Shoreland Overlay District.
- 2. Property is 1.66 +/- acres.
- 3. 19 Notices of public hearing were sent out.
- 4. Property already has one established storage structure.

Recommendation:

- 1. Consider approval with the following Conditions:

- a) Maintain landscaping standards per Rockville City Ordinance.
- b) No outside storage **until Storm water management plan is in place**
- c) **No storage of hazardous materials**
- d) Meet all setback requirements including from Residential Zoning District of 100 feet.
- e) **Installation of 5 foot tall trees spaced every 12 feet on the South and West property line.**

Following discussion, motion by Tippelt, second by Simon, to approve the David J. Kuefler; Grand Rental LLC Conditional Use Permit Application with noted conditions. Motion carried unanimously.

- 2) Lot Coverage Variance- Michael Hornung

Staff Report

Re: Impervious Surface Variance Request From:

Owners: Michael L. Hornung Rev Trust

Property Address: 21537 Agate Beach Road

Parcel No. 76.41800.0012

Variance Requested:

- 1. To exceed the 20 percent impervious surface requirement in a R-1-Shoreland Overlay District on Grand Lake, a General Development Lake
(Section 33; subv 12(b) A 3 On a General or Recreational Development lake, 15%, except that a lot of record may contain up to 20% impervious surface, without a variance.

Section 32; subv 10, I - Maximum coverage by all impervious surfaces shall be as provided in Section 33 Stormwater Management. If no standard applies, the maximum impervious surface shall be twenty-five percent)

Relevant Information:

1. Owners propose to construct a new home and install new driveway
2. Property contains 31,300 square feet+/-

Impervious Service:

- 15% is 4,695 sf
- 20% is 6,260 sf
- 25% is 7,825 sf
- Proposed is 7,486 sf (23.92%)
- 12 notices of public hearing were sent out

Recommendation:

1. Consider Approval with stipulation of installation of a rain garden for mitigation of up to 3,130 sf of run off.

Following discussion, motion by Simon, second by Tallman, to approve the Michael L. Hornung Rev Trust Impervious Surface Variance Application with the noted condition. Motion carried unanimously.

3) Building Permits May 2018

4) Resolution 2018-22 Planning Commission Appointment Term expires 12/31/2021

Motion by Tallman, second by Simon, to approve Resolution 2018-22 Planning Commission Appointment of Cory Schreifels with term expiring December 31, 2021. Motion carried unanimously.

b) **Public Works** - Director Gene Van Havermaet reported the following:

- 1) Reviewed written report.
- 2) It was noted that tree trimming may be needed at the intersection of Lena and Lake Road.
- 3) SCADA antenna may have been hit by lightning, looking into needed repairs and if necessary, file a claim with LMCIT.

c) **Engineering Report** – City Engineer Justin Kannas

- 1) Reviewed the progress of the 2018 Street project, noting that the contractor will begin reclaiming this coming Friday. Contractor is hoping to have the majority of the project complete by the week of July 4th. With the hope of total project completion by middle of July.(Weather permitting)
- 2) Newsletters were sent out to the residents that live in or near the project limits.
- 3) Reminder that the project is not a full reconstruct type project but rather a mill and overlay. This allows the City to do more road repairs but sacrifice longevity of the road repaired.
- 4) Discussion of the removal of 82 Street from the project which saved the City approximately \$140,000 and use some of that saving with the following adjustments to the project:
 - (1) Widen Chestnut Street trail from 6' to 8' – Request from Central Specialties to use 8' wide paver instead of 6' wide paver. Cost of widening is for mostly materials – extra labor associated with widening being covered by contractor. City receives benefit of added trail width = +\$6,000
 - (2) Add patch on Ahles Road (East of Rausch Lake Road) = +\$8,300
 - (3) Delete patching on 210th St. = -\$4,500
 - (4) Add Chapel Road reclaim and overlay - East End = +\$25,000, West End = +\$25,000
 - (5) Add reclaim of 230th St. to change road from pavement to gravel (from driveway for 1st site on the west end on south side of road to Rausch Lake Rd) = +\$13,000
 - (6) Regrade west end of alley for improved drainage = +\$7,000

- (7) Repair/fix culvert on the north side of Chapel = +\$6,000 (Work done by Herberg Construction, not part of Central Specialties Inc. Contract)

Total of above items = ~~+\$86,000~~ **85,800.00**

Motion by Tippelt, second by Tallman, to approve the above seven items estimated at \$86,000. Motion carried unanimously

- d) **Pleasant Road Water Extension** – City Engineer reviewed the following memo he prepared for the Council:

(Very) approximate numbers for a watermain extension along Pleasant Road:

- Estimated Cost for Watermain Extension from existing watermain west of wellhouse to the Voigt Plat = \$105,000
- Estimated Cost for Watermain Extension from existing watermain west of wellhouse to end of Pleasant Road = \$650,000 (does not include any street or restoration costs)
- Approximate number of lots = 50
- Cost per lot = \$650,000 / 50 = \$13,000 per lot (does not include any street or restoration costs)

If the council wanted to consider a watermain extension project along Pleasant Road to the end of the road at 100% assessment for the cost of the watermain and the City covering the cost of the street and restoration costs without assessing street costs, each property owner would be responsible for the following costs:

- \$13,000 per lot
- + Current City WAC Charge
- Property owner responsible to hire their own contractor and pay for costs to install a water service from the right of way line to their home (within a time frame to be determined by the City – suggested 5 years)

If the council wanted to consider a watermain extension project along Pleasant Road to the Voigt Plat, the following funding mechanism could be considered:

- Assess 2 lots within the Voigt Plat at \$13,000/lot = \$26,000 total
- Assess 2 lots within the Voigt Plat current WAC charge of \$3,017.04/lot = \$6,034.08
- City to cover remaining cost of watermain extension until such time that watermain extension to end of Pleasant Road is completed = \$72,966

It was the consensus of the Council to take the proceeding information under advisement but to also state that, new and existing property owners on Pleasant Road and on 80th Avenue that the City, one day, will install city water in those areas.

Item 11) Administration

- a) Annexation – Ordinance 2018-91 Annexing Property

Administrator Bode stated that this action is the final step in the annexation process of the annexation of the Harstad and Yanta properties just west of the new water tower along Interstate 94. Bode also stated that the City Attorney is working on drafting the legal agreement between the City of Rockville, Harstad and Yanta outlining that the Yanta and the Harstad Property shall be subject to a rural tax rate equivalent to the rate assessed by St. Joseph Township until such time as the particular property is developed, sold or otherwise transferred by the respective owner and the Yanta Property will not be required to hook up to City utilities until such time as the Yanta Property is developed, sold or otherwise transferred, or the failure of the existing well or septic system on the Yanta Property.

Motion by Tallman, second by Simon, to approve Ordinance 2018-91 Annexing Property. Motion carried unanimously.

- b) Tri City Cable 1st Qtr. 2018

Item 12) Appropriations, Allocations and Transfers

- a) Council Action – None presented.
b) Resolution 2018-23 Stearns County Gun Range CUP

The Rockville City Council wishes to go on record that the City is opposed to the proposed CUP that is being considered by the Stearns County Planning Commission and then onto the Stearns County Commissioners for a shooting range that is proposed to be located just north of County Highway 6 approximately 1 ½ mile east of Highway 23 in St. Joseph Township. Councilmembers and City Staff have received numerous calls from city residents that live in that area expressing their concern over a gun shooting range being put in their neighborhood.

Motion by Simon, second by Tallman, to approve Resolution 2018-23 Stearns County Gun Range CUP. Motion carried unanimously.

Item 13) Mayor/Council Reports

- a) RTCB
b) Ordinance Review Task Force
- It was noted that three of the four committees have completed their respective ordinance reviews and turned in their recommended changes to city staff.
 - Council directs City Administrator to advertise for a separate volunteer committee to research and provide a recommendation on adding as a permitted use in the City's Ordinance vacation rental home and bed and breakfast type businesses.
- c) SCML Meeting – Member Simon attended the meeting.
d) Sauk River Repair
- Two quotes were received for this project. During the preconstruction meeting with the low bidding company (Herberg Construction) a mutual agreement with the project designers (Stearns County Soil and Water Conservation District - SWCD) on how to accomplish the project was unable to be made. Therefore Herberg Construction removed themselves from the project. The next lowest bidder (Lange Trenching) was contacted and awarded the project. The project is expected to be completed by the first week in July. Additionally the City of Rockville has applied for and is receiving a grant from SWCD for this project. Estimated Grant amount is \$7,300.00.

Item 14) Other

- Annual LMC Conference. Member Schaefer will be attending.
- The City of Rockville has been awarded a grant of \$2,500.00 from the RoCoRi Area Community Foundation (RACF). The grant is to be applied to the City of Rockville Trail Head Pavilion which with the Council blessing is hoped to be part of the current Community Park concession stand. The Rockville Lions Club has also indicated they would be helping funding this project, specifically a bike service station.

Item 15) Future Agenda Items

Item 16) Adjourn

Motion made by Simon, second by Tallman, to adjourn the meeting at 8:12 p.m. Motion carried.

Respectfully Submitted,

Martin M. Bode
City Administrator