

ROCKVILLE CITY COUNCIL MEETING MINUTES
July 8, 2020
Rockville City Hall

Item 1) Call to Order

The meeting was called to order at 5:00 p.m. by Mayor Duane Willenbring.

- a) Closed Session - Per State Statute 13D.05, subd. 3(b) Attorney-Client Privilege, to discuss active and pending litigation.

Reconvene at 6:43 p.m.

Summarize Closed Session

City Attorney Dege stated that the Council met in closed session per State Statute 13D.05, subd. 3(b) Attorney-Client Privilege, to discuss active and pending litigation. No action was taken.

Item 2) Recess to Council Workshop

Workshop Agenda

- a) General Business

City Engineer, Justin Kannas discussed with Council the progress on the newly installed Trapezoidal Flume for the Stickney Hill project.

- b) Council Interaction

- c) 5:45 p.m. Public Comment

Reconvene Council Meeting 6:00 p.m.

Item 3) Pledge of Allegiance

Item 4) Roll Call

Roll call was taken and the following members were present: Duane Willenbring, Bill Becker, Brian Herberg, Don Simon, and Jerry Tippelt.

Staff members present: City Administrator, Martin Bode; City Attorney, Susan Dege; City Engineer, Justin Kannas; and Stearns County Sheriff Lieutenant, Kellan Hemmesch.

Others present: various members of the public.

Item 5) Additions/Approval of Agenda

Motion by Becker, second by Simon, to approve the agenda as presented. Motion passed unanimously.

Item 6) Approval of June 2020 Bills Paid

Motion by Becker, second by Simon, to approve the June 2020 bills paid. Motion passed unanimously. It was noted that Herberg abstained from check numbers 019911, 019940, and 019955.

Item 7) Consent Agenda

- a) Approval Rockville City Council Minutes of June 10, 2020 and June 29, 2020
- b) Approval Closing/Final 2019 and 2nd Qtr. 2020 Journal Entries
- c) Acknowledge June 2020 Building Permits
- d) Acknowledge June 2020 Sheriff's Reports
- e) Resolution 2020-25 - LG220 Exempt Permit Great Northern Theatre Company Raffle

Motion by Becker, second by Tippelt, to approve Consent Agenda items a) through d) and remove item 7e for separate action. Motion passed unanimously.

Motion by Becker, second by Simon, to approve Resolution 2020-25 LG220 Exempt Permit Great Northern Theatre Company Raffle, noting that 10% of the net proceeds are to be donated to the City of Rockville Fire Department equipment/truck fund. Motion passed unanimously.

Item 8) Department Reports

a) Sheriff's Report

Lt. Kellan Hemmesch reviewed the monthly sheriff's report with Council.

b) Emergency Management – no report.

c) Planning Commission (Chairman Bill Becker)

1. Resolution 2020-26 Approving Preliminary Plat Rockville Crossing

Member Becker introduced and reviewed the following Preliminary Plat and related Rezoning and Conditional Use Permit (CUP) applications of Rockville Crossing with the City Council and the public. Becker stated that the Planning Commission is recommending approval of all three applications.

Staff Report

Re: Property Subdivision/Preliminary Plat, Rezone, and CUP

PIN: 76.41720.0452 - Section 35, Township 123, Range 029

Owner: Creative Capital Holdings LP

Property address: Intersection of State Highway 23 and Interstate 94

Plat known as: Rockville Crossing

Request:

1. Preliminary Plat application to sub-divide 130.3 +/- acres
2. Rezone Parcel A of Block 1 Lot 1 from Ag-40 to B-2 and amend City Comprehensive Plan
3. Conditional Use Permit to operate a travel plaza/gasoline service station in a B-2 Business District

Relevant Information:

1. Property is zoned Ag-40.
2. Total plat area is 130.3 +/- acres.
3. Purpose is commercial development.
4. City utility (water/sewer) extension to service development to be completed late 2020.
5. Property was annexed into the City of Rockville on June 15, 2018.
6. 12 Public Hearing notices were mailed out.
7. Developers Agreement will be drafted prior to Final Plat.

Recommendation:

Consider Approval of:

1. Preliminary Plat
2. Rezone lot from A-40 to B-2
3. Conditional Use Permit to operate a travel plaza

Member Tippelt asked the City Engineer Justin Kannas why he was recommending no curb and gutter on this development. Kannas replied that up front there is no cost to the City as it would be the developer who would pay the initial cost of street improvements including the cost of curb and gutter if it was required. However, in the long term it will be a little less expensive to the City for road repairs without curb and gutter. This project is more rural density with more ROW as opposed to an urban setting with less ROW and more of a need for a curb and gutter storm sewer management.

Motion by Herberg, second by Willenbring, to approve Resolution 2020-26 Approving Preliminary Plat Rockville Crossing. Motion passed unanimously.

2. Ordinance 2020-109 Rezoning A-40 to B-2

Motion by Tippelt, second by Simon, to approved Ordinance 2020-109 Rezoning Partial A of Block 1, Lot 1 of the Preliminary Plat known as Rockville Crossing from A-40 to B-2. Motion passed unanimously. Note that this approval is contingent on the approval of the Final Plat.

3. Resolution for Conditional Use Permit

Motion by Herberg, second by Becker, to postpone acting on the Resolution to approve of the Conditional Use Permit to allow City staff to finalize the conditions. Motion passed unanimously.

- d) Engineering
 - 1. Stickney Hill - No report.
- e) Public Works – No report.

Item 9) Administration – No report.

Item 10) Council Action

- a) Stickney Hill Interim Permit

A motion was made by Becker, second by Herberg, authorizing an Interim Significant Industrial User Permit for Stickney Hill Dairy, LLC for a period of 90 days and authorizing the City Administrator to issue the permit provided that the Mayor and City Administrator concur in the method by which the amount of the industrial discharge flow from Stickney Hill's plant into the City's sanitary sewer system will be determined during the 90-day period of the permit. Motion passed unanimously.

Item 11) Other

- a) LMC 2020-2021 Dues - FYI

Item 12) Adjourn

Motion by Becker, second by Tippelt, to adjourn the meeting. Motion carried. Meeting adjourned at 6:33 p.m.

Respectfully submitted,

*Martin M. Bode
City Administrator*