

MEDINA CITY COUNCIL SPECIAL MEETING MINUTES OF JANUARY 13, 2004

The City Council of Medina, Minnesota met in special session on January 13, 2004 at 6:07 p.m. at Medina City Hall. Mayor Phil Zietlow presided.

Members present: Workman, Lane, Zietlow, Smith, Brinkman

Members absent: None

Also present: City Administrator Chad Adams, Public Works Director Jim Dillman, City Attorney Ron Batty, Planning and Zoning Administrator Loren Kohnen

Hamel Legion Park Community Building

Adams provided an overview of budget & recent cost estimates for community building project.

Smith stated she was disappointed with the Bonestroo architect not making changes requested on the project without additional expense.

Eric Jungels discussed the proposal to finance the project by committing \$50,000 a year until the project cost is paid off. The project costs would temporarily be paid by the City of Medina, possibly through the Park Dedication Fund.

Workman advised that the Park Commission could be consulted to recommend an advance of Park Dedication funds.

Brinkman stated his concerns with the prices continually increasing on the building and site. He questioned if future development fees could pay for the project.

Workman noted that the project is chasing a deadline and questioned if the Council wanted a partner on this project. He stated the project would be a good use of advancing funds.

Brinkman commented that the project is not a Lions building, and that he is not satisfied with it not meeting a budget.

Smith addressed her concerns of the history of costs and how they have increased. She requested the Council to decide if it is appropriate to use park dedication fees for project.

Zietlow advised that the Council should decide if advancing money is acceptable first.

Workman expressed that \$100,000 is acceptable. Smith concurred.

Lane stated his concerns as a fiscal accountability/responsibility issue. He commented that the City should not be a lender/banker. Lane expressed his appreciation for the gift of money and spirit in which it was provided, but noted the gift now has a substantial funding contingency.

Smith moved, and Workman seconded to advertise for bids and advance up to \$100,000, with the Hamel Lions paying back the advance. Ayes: Workman, Smith. Nays: Lane, Zietlow, Brinkman. Motion failed.

Lane moved, and Brinkman seconded to delay the project until funds become available to fund construction. Ayes: Lane, Zietlow, Brinkman. Nays: None. Abstentions: Workman, Smith. Motion passed.

Staff was requested to review how money donated to City can be appropriately allocated.

DMJ & Intermit Use Permit Policy (6:45 p.m.)

Kohnen provided an overview of his memo.

Zietlow questioned the traffic issues that occur near the DMJ site.

Lane explained the property as a non-conforming use and that purpose of this discussion is to address the possibility of an interim permit zoning amendment to Business Park and negotiate a permit with the new owners. He cited reforestry, reclamation of land, truck traffic management, and length of permit as likely topics to be discussed for permit.

Smith stated her concern with storm water management and runoff. She suggested a MPCA storm water permit may be required.

Kari Huhn noted that Army Corps of Engineers and DNR signed off on wetland delineation.

Zietlow stated he has no objections to interim use permit if all issues are properly addressed.

Smith questioned if DMJ operation should be an acceptable use in City because it is Business Park zoned. She commented she would rather see the use change sooner rather than later.

Huhn commented that they are trying to work with City and subcontractors on controlling traffic. Huhn cited DMJ has locked their gates to west access from Pioneer Trail, they have instructed G&L contracting to use east entrance to access Trunk Highway 55, and included a right in/right out on north entrance on to TH 55. She also stated their recycling operation has grown.

Brinkman moved, Lane seconded, to direct staff to prepare a zoning ordinance amended to permit interim uses.

John Levy stated that it is Kari and Shannon's intention to be good corporate citizens and believes there is an interim solution to the problems discussed.

Smith requested an annual inspection be required as part of the permit when approved.

Unanimous approval of the motion. (7:10 p.m.)

Planning Commission/City Council Joint Meeting (7:35 p.m.)

Discussion was held on the communications on development projects, concept plan review process and success, developers contacting commissioners and councilors, and Uptown Hamel development. (See 1-13-04 Planning Commission minutes for additional detail).

Adjournment

The Council meeting was adjourned at 8:22 p.m.

Phil Zietlow, Mayor

Attest:

Chad M. Adams, City Administrator