



ALBERTVILLE CITY COUNCIL

REGULAR MEETING MINUTES

March 18, 2024 – 7 pm
Council Chambers
Albertville City Hall

1. Call to Order

Acting Mayor Olson called the meeting to order at 7 pm.

2. Pledge of Allegiance – Roll Call

Present: Mayor Hendrickson, Councilmembers Cocking, Hayden, Olson and Zagorski.

Mayor Hendrickson arrived at 7:03 pm

Staff Present: City Administrator Nafstad, Fire Chief Bullen, City Attorney Couri, City Planner Brixius, Finance Director Lannes, and City Clerk Luedke.

3. Recognitions – Presentations – Introductions – None

4. Public Forum

Wright County Commissioner Holland provided background information on the Missing Middle Housing Bill and what was included in it. She reported on Senator Lucero's amendment to the Bill which would limit cities' ability to mandate specific aesthetics on residential building permits. She said some of the Wright County Commissioners and local City leaders met with the Senator to ask him to remove the amendment from the Bill but he said because it was part of the Omnibus Bill, he did not believe it could be taken out. She answered questions from Council.

City Administrator Nafstad provided additional information and said the Bill would eliminate the City's ability for zoning approvals on lot size requirements, design elements and other components for residential developments. He said some neighboring cities had sent letters to the legislators stating they do not support the Bill and added City staff could prepare one if Council would like them to. He answered questions from Council.

City Planner Brixius reported that his previous partner and himself prepared a position paper on the item stating that the Bill would take away the City's authority to make local planning and zoning decisions. He answered questions from Council.

There was Council discussion regarding the Bill and the Senator's amendment.

5. Amendments to the Agenda

Mayor Hendrickson requested to add item 9I3. Under Administration entitled "Discuss Residential Housing Bill Letter"

MOTION made by Councilmember Olson, seconded by Councilmember Zagorski to approve the March 18, 2024, agenda as amended. Ayes: Cocking, Hayden, Hendrickson, Olson and Zagorski. Nays: None. The motion carried.

6. Consent Agenda

All items under the Consent Agenda are considered to be routine by the City staff and will be enacted by one motion. In the event an item is pulled, it will be discussed in the order listed on the Consent Agenda following the approval of the remaining Consent items. Items pulled will be approved by a separate motion.

- A. Approve the March 4, 2024, regular City Council Meeting minutes as presented.
- B. Authorize the Monday, March 18, 2024, payment of claims as presented, except bills specifically pulled which are passed by separate motion. The claims listing has been provided to City Council as a separate document and is available for public view at City Hall upon request.
- C. Approve renewal of liquor licenses for licensee listed in the staff report for the period of April 15, 2024, through April 14, 2025, contingent upon successful Wright County Sheriff's Department review for liquor law violations.
- D. Authorize the purchase of two HVAC Rooftop Units and additional ductwork for the Fire Department.
- E. Approve renewal of Consumption and Display Permit for the Church of St. Albert's for the Parish Center located at 11400 57th Street NE and further subject to receipt of licensing approval from the State of Minnesota.

MOTION made by Councilmember Cocking, seconded by Councilmember Hayden to approve the March 18, 2024, consent agenda as submitted. Ayes: Cocking, Hayden, Hendrickson, Olson and Zagorski. Nays: None. The motion carried.

7. Public Hearing – None

8. Wright County Sheriff's Office – Updates, reports, etc.

The Wright County Sheriff's deputy who was present reviewed the incidents that occurred in the City of Albertville within the past few weeks.

9. Department Business

A. City Council

- 1. **Committee Updates** (*STMA Ice Arena, Planning, JPWB, Parks, Fire Board, FYCC, etc.*)

Councilmember Hayden reported he had attended the March 12 Planning Commission meeting and said the items would be discussed later in the agenda.

B. Building – None

C. City Clerk – None

D. Finance – None

E. Fire – None

F. Planning and Zoning

1. Medart Industrial Development Applications

City Planner Brixius presented the staff report which included background information the previous Albertville Self-Storage Facility development applications which did not proceed. He reported Medart Inc. was pursuing development applications of the property now. Planner Brixius said the approval would include the combination of two lots, the vacation of a certain easements within the lots, approval of the development and said the plans included a future phase two warehouse expansion. He reported the Planning Commission held a Public Hearing on the applications and recommended approval. He answered questions from Council regarding the landscaping plan and development applications .

City Attorney Couri reported a Stormwater Maintenance Agreement would be required and said the City would do the vacation of easements once the new legal description was provided.

City Administrator Nafstad provided additional information on the curb cuts and answered questions from Council.

There was Council discussion regarding the Medart Development, the future warehouse expansion project, and the landscape plan. Council directed City staff to amend the Resolution to include the following item 5 under the Conditions: “The applicant shall enter into a stormwater pond maintenance agreement.”

MOTION made by Councilmember Cocking, seconded by Councilmember Hayden to adopt Resolution No. 2024-12 addressing the development applications for Medart to allow for the construction of a 105,257 sq. ft. warehouse/distribution industrial building in the City of Albertville as amended. Ayes: Cocking, Hayden, Hendrickson, Olson and Zagorski. Nays: None. The motion carried.

2. Amend City Code Sign Regulation to allow Playfield Signs in P/I Zoning District

City Planner Brixius presented the staff report which included background information on the proposed Ordinance to allow the Albertville Sport Associations to sell advertising signs to be placed on the inside the City’s playfield. He reviewed the temporary playfield sign design standards and said the Planning Commission held a Public Hearing on the Ordinance amendment and recommended approval. Planner Brixius answered questions from Council.

City Administrator Nafstad answered questions from Council regarding the intent of the amendment which would allow for an agreement with the Albertville Sports Associations for temporary signage on specific ball fields.

There was Council discussion regarding the Ordinance amendment, the Albertville Sports Associations and they directed City staff to update the Ordinance to indicate only the Albertville nonprofit baseball and softball associations would be eligible to apply.

MOTION made by Councilmember Olson, seconded by Councilmember Hayden to adopt **Ordinance No. 2024-02** approving amendments to City Code Title 10, Chapter 7 Sign Regulations, Section 10-7-6 establishing regulations and standards for allowing temporary signs within Central Park playfields as amended. Ayes: Cocking, Hayden, Hendrickson, Olson and Zagorski. Nays: None. The motion carried.

G. Public Works/Engineering – None

H. Legal – None

I. Administration

1. Cooperative Construction Agreement between MnDOT and City of Albertville

City Administrator Nafstad reported the Cooperative Construction Agreement was for the I-94 GAP project and added this agreement was specifically related to a portion of the trail from the east side of County Road 19 from the ramps on the south side to the ramps on the north side. He said with this agreement, the City could extend the trail into the Kwik Trip property and then connect it to the Albertville Mall’s property and then later the City could further extend the trail into Towne Lakes. He answered questions from Council.

MOTION made by Councilmember Cocking, seconded by Councilmember Hayden to adopt **Resolution No. 2024-13** approving a Cooperative Contract between Minnesota Department of Transportation and the City of Albertville. Ayes: Cocking, Hayden, Hendrickson, Olson and Zagorski. Nays: None. The motion carried.

2. City Administrator’s Update

City Administrator Nafstad reviewed the City’s Administrator’s Update and updated the Council on the MS4 Audit.

City Clerk Luedke reported on the March 5 PNP Election which included the City’s overall election turnout, a thank you to City staff, Public Works and the City’s Election judges for all their hard work and the reimbursement process for the PNP election.

3. Discuss Residential Housing Bill Letter

The Council discussed submitting a letter to legislators regarding the Bill but decided to wait and monitor the issue at this time.

10. Announcements and/or Upcoming Meetings

- March 25 Joint Power Water Board, 6 pm
 Parks Committee, 7 pm
- April 1 City Council, 7 pm
- April 8 STMA Arena Board, 6 pm
- April 9 Planning Commission, 7 pm
- April 15 City Council, 7 pm
- April 22 Joint Powers Water Board, 6 pm
 Parks Committee
- April 29 Joint Governance Meeting, 6 pm (Albertville City Hall)

11. Adjournment

MOTION made by Councilmember Cocking, second by Councilmember Hayden to adjourn the meeting at 8:06 pm. Ayes: Cocking, Hayden, Hendrickson, Olson and Zagorski. Nays: None. The motion carried.

Respectfully submitted,



Kristine A. Luedke, City Clerk