

MAYER CITY COUNCIL MEETING MINUTES –NOVEMBER 12, 2019

Call Regular meeting to order at 6:30 p.m. by Mayor Dodge

PRESENT: Mayor Dodge, Council Members Butterfield, Boder, McNeilly and Stieve-McPadden

ABSENT: None.

STAFF: City Administrator McCallum, and City Engineer Martini.

ALSO PRESENT: Don Wachholz,

The meeting was opened with the Pledge of Allegiance.

APPROVE AGENDA

A MOTION was made to approve the agenda as presented. Motion Carried 5/0

PUBLIC COMMENT

None

APPROVE CONSENT AGENDA

A MOTION was made by Council Member McNeilly with a second by Council Member Butterfield to approve the Consent Agenda. Motion Carried 5/0.

1. Approve the Minutes of the October 28, 2019 Regular Council Meeting.
2. Approve Claims for the Month of May 2019. Check numbers 22591-22617, E-Check numbers 5452E to 5468E, 50102.
3. Request for November 29, 2019 Off – Day After Thanksgiving
4. Liability Coverage Waiver – League of Minnesota Cities Insurance Trust – Resolution 11.12.19.40
5. West Ridge Parking Lot – Pay Request #1

ADMINISTRATION

1. MnDOT Presentation – 2020 Highway 25 Project

Diane Lagenbach, South Area Engineer, for MnDOT provided a presentation for the 2020 Highway 25 Improvement Project. Curt Kobilarcsik, Senior Project Manager for MnDOT was also present.

Lagenbach summarized that the project would be a resurfacing project from County Road 30 in Mayer to State Street in Watertown. The project would include, within Mayer, the constructing of American with Disabilities Act (ADA) improvements to meet current standards, update guardrails, and add some “complete street” elements.

Langebach informed that the Main Street Funding was acquired for the project to help create the “complete street” designs in the downtown areas of both cities.

She informed that more emphasis will be placed on sidewalk improvements, curb ramps and drainage issues. She also stated that instead of the movement of 3 street lights originally proposed, there would be 28 moved in Mayer.

The project will include widening sidewalks. The existing 12 foot driving lanes would remain, but the parking along the edge of the road would go down to 10 feet instead of the 12+ foot parking lanes currently.

Langenbach informed that a new trail connection between 5th Street and 7th Street would be constructed to create a new connection to the school and enhance connectivity. She stated that the City has expressed desire in the past to install an Enhanced Pedestrian Crossing Sign at 4th Street and that this improvement could be made with the project.

The project itself according to Langenbach will have minimal impact in Mayer for the resurfacing of the Highway. No road closure is expected in Mayer. Nonetheless, Watertown will have closure and therefore have some rerouting. Access to residential properties, the fire station, etc. will remain open at all times. She informed that most impact will be seen with the improvements made to sidewalks and curb ramps.

Langenbach explained that the planning process for the project has been years in the making with several public involvement events. She informed that they will continue to educate and provide methods of communication for the project as it comes forth.

She stated that the project is expected to start in June and go to October 2020.

Some of the City's responsibilities will be to assist in the lighting relocation design (City Engineer), make a decision on the Rapid Flashing Beacon at 4th Street, provide a Limited Use Permit for the trail installation and provide a Cooperative Construction/Agency Utility Agreement.

Langenbach informed that the resurfacing of Highway 25 south of County Road 30 is now projected to state in 2021, instead of 2023. They will be starting the planning and meetings soon.

Mayor Dodge asked what costs the City would be responsible for related to the light design work.

Langenbach informed that the City would pay for the engineering costs for the relocating plans and that MnDOT would pay for the actual construction and movement of the lights.

Dodge asked about how the staging process for the project would look and that if anything could be done to make sure there was less impact to the businesses.

Martini suggested that a timeframe be put in place for the contractor so that businesses are aware of a the timeline.

McNeilly expressed concern about the parking impact in the downtown area.

2. Collective Bargaining Agreement – Local 49

McCallum introduced this item for discussion. She informed that over the past several months, the City's negotiation team has been negotiating a collective bargaining agreement with the International Union of Operating Engineers Union, Local 49.

McCallum stated that a review of the agreement was done in a closed session at the October 28, 2019 City Council meeting. She said that the City Attorney was present and that it was then that the Council reviewed and discussed the contract.

She stated that as of November 8, 2019, the agreement had been finalized and voted on by the employees represented by the contract.

McCallum informed that the next step in the process would be for the Council to move on approving the agreement between the City of Mayer and the Union. She informed that the new date range of the contract is January 1, 2020 to July 31, 2021.

She also recommended that the Council consider moving the allow the Mayor and City Administrator to sign the contract on behalf of the City.

Stieve-McPadden moved to approve the Collective Bargaining Agreement between the City of Mayer and the International Union of Operating Engineers Union, Local 49. Butterfield seconded. Motion passed 5-0.

Butterfield moved to allow the Mayor and the City Administrator to sign the contract on behalf of the City. McNeilly seconded. Motion passed 5-0.

PLANNING

1. Site Plan Review for New Building – 185 7th Street NW & Parking Variance

McCallum introduced this item to the Council. She informed that the Council was being asked to approve or deny a site plan for a new commercial building and parking lot for Excel Mechanical to be located at 185 7th Street NE.

In addition, the Council was being asked to approve or deny the request for a variance to reduce off-street parking requirements for the new building.

McCallum informed that the off-street parking is shown on the site plan, but that the number of proposed off-street stall is less than the required number because the applicant does not need the number of required stalls at this time for the use of the building.

Generally, for the size of the building, in this case 4,960 square feet, a total of 17 spaces are identified by the code to be required. The applicant proposed 7 on the site plan (to be paved) with room for the additional 10 spaces if needed in the future.

McCallum reviewed additional details, requirements and conditions proposed by the City for the applicant. She said that they are listed in the resolution for consideration. Therefore staff proposed to Council approving the site plan and variance with Conditions of approval.

McCallum informed that the Planning Commission approved the site plan and variance at their November meeting with a 6-0 vote.

There was discussion by the Council about the request for a variance for parking. Stieve-McPadden stated that the plan does show where the off-street parking could be placed if needed in the future.

The Council asked the applicant why they felt a variance was needed. Jeremey Scheuble, the applicant, informed that he does not need the extra parking at this time for the plumbing business that will be using the building. He informed that he has a small number of employees. But reiterated that the there is available space if needed in the future.

Stieve-McPadden moved to approve resolution 11.12.19.41 approving the site plan for a new commercial building to be located at 185 7th Street in the C-1 General Commerce District. Boder seconded. Motion passed 5-0.

Boder Moved to approve resolution 11.12.19.42 approving and granting a variance to allow to reduce the required number of off-street parking from the seventeen (17) stalls to seven (7) stalls to allow for the construction of new commercial building in the C-1 General Commerce District at 185 7th Street NW.

2. Site Plan for New Building – 856 Shimmcor and Parking Variance

McCallum introduced this item to the Council. She informed that the Council was being asked to approve or deny a site plan for a new commercial building and parking lot for Waconia Roll-Off to be located at 856 Shimmcor Street.

In addition, the Council was being asked to approve or deny the request for a variance to reduce off-street parking requirements for the new building.

McCallum informed that the off-street parking is shown on the site plan, but that the number of proposed off-street stall is less than the required number because the applicant does not need the number of required stalls at this time for the use of the building.

Generally, for the size of the building, in this case 4,500 square feet, a total of 14 spaces are identified by the code to be required. The applicant proposed 4 on the site plan (to be paved) with room for the additional 10 spaces if needed in the future.

McCallum reviewed additional details, requirements and conditions proposed by the City for the applicant. She said that they are listed in the resolution for consideration. Therefore staff proposed to Council approving the site plan and variance with Conditions of approval.

McCallum informed that the Planning Commission approved the site plan and variance at their November meeting with a 6-0 vote.

There was discussion by the Council about the request for a variance for parking.

The Council asked the applicant why they felt a variance was needed. Randy Peitz, the applicant, informed that he does not need the extra parking at this time for business and how they will be using the building. He informed that he has a small number of employees and need at this time. He stated that there will be 3-4 trucks on site at a time; to be used for construction debris disposal, nonetheless that the trucks will only be on site for storage.

Butterfield moved to approve resolution 11.12.19.43 approving the site plan for a new industrial building to be located at 856 Shimmcor Street in the C/I Commercial/Industrial District. Stieve-McPadden Seconded. Motion passed 5-0.

McNeilly Moved to approve resolution 11.12.19.44 approving and granting a variance to allow to reduce the required number of off-street parking from the fourteen (14) stalls to four (4) stalls to allow for the construction of new industrial building in the C/I Commercial/Industrial District at 856 Shimmcor Street.

COUNCIL REPORTS

- Stieve-McPadden informed that at the Planning Commission meeting, the City Planner, John Anderson, provided an update on the Fieldstone Development and how there was interest in a company to start the development process again.
- Stieve-McPadden stated that after the approval of the 2040 Comprehensive Plan, the Planning Commission will start looking at the parking requirements ordinance to see if any changes could be made since so many businesses are asking for variances.
- Stieve-McPadden asked McCallum to look into a concern that was presented for a property on Shimmcor that has yet to meet the pavement requirements of its approved site plan.
- Butterfield informed that there is an upcoming Community Education meeting got Watertown-Mayer Schools.
- McNielly informed that the Park Commission meeting will be on November 13, 2019.

ADJOURN

There being no further business, a MOTION was made by Council Member Butterfield and seconded by Council Member Stieve-McPadden to adjourn the meeting at 7:39 p.m. Motion Carried 5-0

Mike Dodge, Mayor

Attest: _____
City Administrator, Margaret McCallum