

## **North Branch City Council**

### Work Session

*Date of Meeting:* February 6, 2014

*Present:* Councilmembers: Ronald Lindquist, Theresa Furman, Kathy Blomquist, Joyce Borchardt, and Trent Jensen.

*Also Present:* City Administrator Konrad, Public Works Director Williams, GIS Specialist Sondrol

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#### ***I. Call To Order***

The meeting was called to order at 6:30 p.m.

#### ***II. Park Swap***

Sondrol provided an update on the proposed park site swap. The Park Commission reviewed this at their meeting and residents spoke in favor of and against the proposal. Concerns were: conflicts with the funeral home, parking, staging for midsummer parade, etc. There was also concerned with the history of the park having been located in that spot for 170 years. The Park Commission has made a motion to leave the current park in its present location. Jensen said he attended the meeting. Lindquist said he thinks that the City needs to see what Peterson's would do with the property in concept. Blomquist would like to address some of the issues such as parking availability and there would need to be a property purchased for parking. There was someone from the Legion, someone from the Chamber, and several residents do not want it changed. Blomquist said that she did not hear anyone who wants the park changed. Jensen would like to let Petersons know that the City is looking for a concept plan. Blomquist would like in the Peterson park to keep Central Park and she would like a splash park on the Petersons property. Blomquist said she is not interested in a plan that simply moves everything on the site to the new property. Staff will contact Peterson's and let them know that a concept is required before the City will consider the request further.

#### ***III. ESSBY Property***

Konrad explained that the City has been contacted by two companies interested in property in ESSBY. This one business is interested in 40 acres. They are proposing a sand trans-loading facility. Sand is brought to this facility where there are five silos for storage and then it is loaded into rail cars and heading up the rail track. This company would have 12 to 15 employees with wages in the \$17 to \$25 an hour range and they would have 60 contract trucking outfits that they would need. There are a few concerns including the 200 trucks coming through town may necessitate a bypass and they have, in concept, agreed to participate financially in a bypass. The EDA has recommended that Staff work with the Company to come up with a purchase agreement that is acceptable to the Company and the City but retains rail access for future companies in the business park. Jensen would love to have this come to fruition and would like to know what the property tax reduction would be. Borchardt would like to know if the TIF residential area could be moved down to allow access to the north end. Konrad would have to discuss that with Springsted. Furman if this gets to a serious discussion she would be abstaining because she would have personal interest. Blomquist would like to ask how many rail cars are going to be used.

#### ***IV. Interim Use Permits***

Planner Roberts outlined the interim use permits ongoing discussion. The Planning Commission reviewed this in January and does not think the Council should add interim use permits to the code but would like the Council to firm up language for conditional use permits. Jensen has been in favor of this because it would provide another tool to bring jobs and add commerce to the City. He is not sure why it would not be a good idea to have

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this available. Blomquist said that she is in favor of these and has been because these are temporary uses. Lindquist said that the Planning Commission contains a number of small business owners and they are concerned that the zoning could change or a new Council comes in and then the permit can be revoked or cancelled. Council discussed whether the Council could change the terms or conditions of the Interim Use permit if it has already been issued. Planner Roberts indicated that an Interim Use may be terminated by a change in zoning regulations. Lindquist asked if the Council can put a time limit on the permits. Staff indicated that it is possible to establish a time limit. Jensen would like to see a sample ordinance establishing an interim use permit option. This item will go to the Planning Commission and then come to Council. Blomquist said that the attorney has drafted interim use permits and she would like the attorney to review it. Council agreed.

Konrad reported she received the first design concept for the website and then showed it to Council.

Lindquist said the Assistant Manager for the Liquor Store turned in his resignation.

Motion by Borchardt, seconded by Furman, to adjourn.

Adjourned at 7:31 p.m.

Respectfully submitted,

Bridgitte Konrad, City Administrator  
jrl/TOSS