

City Council Work Session

June 24, 2024

Work Session started at 6:45pm

Councilmembers present: Cindy Stelten, Jody Orbeck, Steven Dahlager, and Kyle Christensen; Karla Davis absent

Others present: none

The Council reviewed the proposed changes by the Deputy Clerk to City Ordinance 800 and determined that section 800.14 should remain. They determined a section 800.15 should be added to the ordinance listing when an exception should be allowed for properties to drill a well. The discussion concluded that if a property has an acre or more of harvestable crops to irrigate, a permit must be applied for through the City and receive City Council approval before applying for permits through MDH and the DNR. This exception would only apply to non-residentially utilized properties.

The Council reviewed the proposed changes by the Deputy Clerk to City Ordinance 815 and determined that there should be an addition of Subd. 2. (and the existing Subd. 2. shall become 3) listing exceptions for lawn irrigation. The Deputy Clerk should ask the Public Works Lead what the size amount for irrigation should list/when he becomes concerned in regard to water supply and use of the City's treatment system; would he be concerned if a church, business, school, homeowner, etc. wants to irrigate their lawn that is larger than 1 acre, 2, 10, etc. Staff should look to see what the City of St. Cloud's sand point allowance limit is.

The proposed ordinance on Native Landscapes and an Employee Wellness & Recognition Policy are not yet ready. The Council wants to review these at the next meeting. The State Statute governing native landscapes took effect July of 2023.

The Council discussed WAC/SAC fees; they are currently at \$2,250 and \$2,500 respectively for all use types. Among the items discussed were adding a charge of \$XXX amount for additional units in a building (i.e., apartments) and whether commercial uses should be based on the Met Council schedule or another one similar. Councilmember Christensen will speak with the City Engineer about this and have an update at the August meeting.

The City Clerk provided an update on the question from the last council meeting on the covenants in the Scheeler Addition and whether verbiage can be included so that all the houses do not look the same. She read the email received back from the City Attorney (attached).

The City Clerk asked if the Council wants to rezone the property at the fire hall and future public works building so that it is not dually zoned once the lots are combined at the next meeting. The consensus was that the zoning ordinances should be updated first to include all land use types as laid out in the comp plan and then it can be rezoned to what it is listed in the future.

Those present reviewed the information regarding LGA and Small Cities Assistance Funds payments for 2024.

The workshop ended at 8:15pm

Respectfully submitted by Nicole Pilarski

RE: Kimball - Scheeler Addition

Susan Dege <Susan.Dege@jdalaw.net>

Sat 6/8/2024 11:01 AM

To: Nicole Pilarski <nicole.pilarski@ci.kimball.mn.us>

Cc: Brenda Wolbeck <Brenda@jdalaw.net>

Correct, there would be new covenants for the new Scheeler additions. To amend for current development, the lot owners would have to sign off.

I'm not sure how we would work that about the houses not looking the same. I suppose "The Development shall contain a mixture of housing styles and finishes in each block such that no more than 2? 3? houses per block will be identical in style and exterior finish color and material."

PLEASE NOTE I WILL BE OUT OF THE OFFICE FROM JUNE 19TH THROUGH JULY 11TH WITH LIMITED ACCESS TO EMAILS.

Susan Dege

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MSBA Board Certified Real Property Specialist

From: Nicole Pilarski <nicole.pilarski@ci.kimball.mn.us>

Sent: Friday, June 7, 2024 2:35 PM

To: Susan Dege <Susan.Dege@jdalaw.net>

Cc: Brenda Wolbeck <Brenda@jdalaw.net>

Subject: Kimball - Scheeler Addition

Sue,

The mayor had a question at our meeting on Monday evening regarding the Covenants for the Scheeler Addition. She wants to know if it can be added to the covenants that the house CAN'T all look the same.

As I read through the attached, it's my understanding that it could be IF the existing lot owners wanted to amend the covenants for the existing phase since it states: these protective covenants apply to each of the above Lots in SCHEELER Addition, except for Outlots A, B, C and D.

It could be something that is written into the covenants for the Second Addition, if the developer was in agreement?

Nicole Pilarski, MCMC

Clerk/Treasurer

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