



Frazee City Council Minutes

June 6, 2020 6:00 p.m.

Fire Hall Truck Bays

also

ZOOM AUDIO & VISUAL

Instructions below

Public Hearing & Regular Council Meeting – ZOOM AUDIO & VISUAL

Meeting ID: 832 5091 6324

Password: 225733

PUBLIC HEARING CITY OF FRAZEE, MINNESOTA ORDINANCE #156

An Ordinance Amending Code of Ordinances Title 10 – Update of Zoning Regulations

Mayor Ken Miosek called the meeting to order at 6:00 p.m.

Present: Mayor Ken Miosek, Council Members Mike Sharp, Nicole Strand, Mark Kemper and Mark Flemmer

City Staff- Denise Anderson/City Administrator, Nancy Kiehl/Deputy City Clerk, Tyler Trieglaff/Chief of Police, Kris Carlson/City Engineer, Tom Winters/City Attorney
Also present: Barbie Porter, Brian Rossum, Andy Paulson, Tamara Beebe, Traci Totland, Amanda Gerdes, Trisha Jarud, Chris Peluso, Don Trieglaff and Lee Amundson
Zoom: Tyler King

Business of Meeting

Consideration of Ordinance 156 – an Ordinance Amending Code of Ordinances Title 10 (Zoning Regulations) and Zoning Map Identifying Eight (8) Zoning Districts

Anderson outlined the purpose of the Public Hearing was to consider the proposed Zoning Ordinance 156 and to approve the 2020 Zoning map. She explained that the Planning committee after several months of extensive creation and review of the Ordinance had recommended the Zoning Ordinance 156 to the Council and that the Council reviewed the ordinance and Zoning Map at the May 2020 Council meeting and all voted in favor to hold a Public hearing on the issue. At this time Miosek opened the floor to the residents for their comments.

Public Forum

Brian Rossum questioned why and who propose the 4 lots in red Willow be Zoned for Multi-family use and if there are any other options available he opposes any plan for multi-family dwellings. Miosek stated that the Zoning Map is basically a map of where

they are going to allow certain proposed plans. There is nothing currently planned for those 4 lots. Sharp stated that right now the planning Commission has recommended that those 4 lots be zoned R1 which is for single family home or twin homes and if that is what the general consensus is that will probably stay with that zoning. Kemper stated that this Zoning Map is nothing new, it's been in the planning phase for the past 5 years and that the Council is proposing that area be zoned single family or Twin home area and that is what this map is reflecting.

Andy Paulson stated that he purchased in Red Willow knowing that only single-family homes would be allowed he fully supports R1 Zoning for the 4 lots in question.

Tamara Beebe – Agrees with Paulson and only wants R1 Zoning.

Tracy Totland – Only wants to see the lots zoned as R1.

Amanda Gerdes- wants to be assured that the lots will only be zoned R1 or would move.

Trisha Jarud – Wants the lots zoned R1, does not want to be around rentals.

Chris Peluso – Presented the Council with signed petitions stating that the neighborhood and lots 10,11,13 and 14 should only be zoned R1.

Don Trieglaff – Spoke about an issue not on the Public Hearing. He had questions and concerns he presented to council regarding the proposed Wannigan Park plans and the multi-use trail to be constructed along Lake Street (Hwy 87) in 2022.

Lee Amundson – Stated that he would like to see R1 zoning for Red Willow .

Close Public Hearing – with no further comments from the public in attendance or from the zoom platform Miosek closed the Public hearing at 6:20 p.m.

**CITY OF FRAZEE
REGULAR COUNCIL MEETING
June 6, 2020**

Open Regular Meeting – Miosek opened the regular meeting at 6:20 p.m.

Consent Agenda

- a. Minutes – May 11, 2020 Regular Council Meeting
- b. Approval of Claims
- c. Review of City Cash Accounts
- d. Staff Reports Submitted
- e. Contract to Complete Design for MN DOT Highway 87
- f. Payment Request (Water Treatment Plant) – Rice Lake

A motion to approve the consent agenda was made by Sharp, seconded by Strand. All in favor, motion carried.

New Business

Ordinance 156 – an Ordinance Amending Code of Ordinances Title 10 (Zoning Regulations) Sharp stated that there needs to be a 10 day public notice before voting on this ordinance so this is only up for Council discussion and that Council may vote after publication at the July 13, 2020 meeting.

A motion to proceed with the Zoning and map as is to be voted on after publication at the July 13, 2020 meeting was made by Strand, seconded by Kemper. All in favor, motion carried.

City of Frazee Rental Density Study – Introduction

Sharp stated that in October of 2019 a moratorium was passed on new rental registrations to allow time for the City to study rental densities in single family neighborhoods. Findings of the rental study are rentals have risen substantially in the past few years and are above the state average. Mostly due to older homes being purchased and converted into rental units. The need to study this issue was outlined and expressed in the Frazee Comprehensive Plan, Sharp also quoted from a literature review from the City of Wenona which the study outlined very negative impacts and also stated that homeownership results in higher property values. Data from Frazee shows that high rental density areas in the City require higher amounts of Police calls and Police action.

Recommendations are.

- The City pursue a rental density limit.
- Definition of what constitutes a Block.
- The City look at an option for temporary rental registration in the event that a homeowner wishes to sell their home and is unable to sell quickly that they be allowed a temporary registration to enable them to rent their property for one year, which could be renewed once for a maximum of two years with the understanding it has to return to homeownership at that time.

Ordinance #157 An Ordinance Amending Sections 9-2-6 and 9-2-7 of the Frazee City Code – Introduction

Strand stated that as a single parent looking for affordable 1st time homeownership she feels this moratorium will open up more affordable housing stock in Frazee. Flemmer feels this will be beneficial for all. Miosek had questions regarding the calibration of density in a block or blocks and feels it may be difficult to manage. There was a discussion of densities on different blocks however Sharp stated that a block is defined to have a minimum of 6 homes on it. Also, discussion of temporary rental in the event that a homeowner is unable to sell their home quickly or homes that have existing rental registrations which would be able to keep and maintain their registration. Sharp pointed out that areas in the city where the density is low there are not police calls but in higher densities there is. Flemmer said that he would like to hear from current landlords and receive their opinion as to what number would work for them.

A motion to hold a Public Hearing on Ordinance 157 on July 13, 2020, at 6:00 p.m. after which hearing, Publication issued that the Council would vote on Ordinance 157 on August 10, 2020 was made by Flemmer, seconded by Strand. All in favor, motion carried.

Opening Town Beach Area

Anderson asked council for their direction for the Town Beach Area. She stated that there are many swimmers in the area, however; it is her understanding that the League has not given clear direction for swimming areas during COVID-19. Anderson would like to place beach personnel on staff and place appropriate signage that states the facilities are not cleaned or disinfected regularly and use with caution.

A motion to open Town Beach was made by Strand, seconded by Kemper. All in favor, motion carried.

Old Business

Rental Registration Update

503 Hill Drive and 108 Oak Avenue – Have not Submitted Renewal Form or Fee

Kiehl reported that 2 of 3 registration have been completed after the notification letter was sent out last month of the one remaining she has received nothing. Council discussed how tenants would be notified. Winters suggested a letter of revocation be sent to the owner first.

Staff Reports

Jolene Tappe – Event Center

Discussion of the quotes to repair the roof, current amount remaining on the loan of the Event Center, and price and timeline to replace the flooring in the Event Center.

Further discussion amongst Council as to who owns the building, process to begin to have that paid off and transferred into the City and should not the roof be repaired before the floor. Winters questioned how started the financing for the loan and who is currently involved with the remaining balance of the loan. (*compressor started inaudible*) Miosek stated he will contact Mr. Daggett and get clarification.

Flemmer made a motion to repair the floor from this year's fund and reimburse that back with the money from next year's budget, seconded by Strand.

Miosek called for discussion

Miosek asked if Tappe and Council if they feel that the floor is over and above the roof. Kemper asked how much more damage would be incurred by not fixing the roof, it was stated that Stephenson informed them that the roof needs to be replaced sooner than later. There was a lengthy discussion of which to repair and replace first. Tappe stated that water only leaks in on the floor in the bar area which is water-proof and electrical room. No flooring will be replaced in the bathrooms because they need an upgrade. Anderson explained that the city does have an option of Bonding for all the repairs, however; is the center capable of supporting payments for that bond or would there be a tax levy? Further discussion of timelines to complete projects.

Miosek called for a vote on the motion on the floor. All in favor, none opposed, motion carried.

Liquor Store - reports

Tyler Trieglaff – Police Department

Trieglaff reported his department had 97 call in May of which 26 were Traffic related. His day officer is currently gone for guard duty. Unfortunately, Trieglaff's squad blew an engine so it is in for replacement. He feels if a squad needs to be replaced the first will be Officer Seeger's squad. New decals have been placed on the Charger and City cameras should be installed by the end of the month. The departments AED's are outdated and will not be serviced any longer

Tyler Trieglaff – Rescue Squad

Trieglaff reported there were 26 calls in the month of May of which 12 were in town. He stated that their trainings and meetings are scheduled to begin, and they are hoping to have their annual pancake feed.

Joe Nelson – Fire Department submitted letter

Larry Stephenson – Public Works submitted letter

Frazee WTP pumped 4,185,000 gallons of water for the month of May, 13 gallons of Fluoride added to the water.

The WWTP pumped 2.63 to plant for treatment.
Started our annual discharge for the year YTD. 9.51 MG was discharged to RI basins.
Precipitation for May was .46 of an inch.

There was a discussion of fundraising ideas for repairs for the community Center possibly before considering looking at Bonding for the funds.
A motion to accept the staff reports was made by Strand, seconded by Sharp. All in favor, motion carried.

Council Member Reports

EDA – April 28, 2020 Minutes reviewed. Also reported was a design has been selected for the downtown infill building, revolving funds discussed for businesses and that the EDA has received a grant for the turkey sign.

Public Safety – no meeting

Planning and Zoning – no meeting

Personnel and Finance – no meeting

Parks and Trails – no meeting

LARL – See report

Administrator Report

Audit – Grant – COVID Plan – CARE’s Act – Downtown Infill (lending & Audit)

Water/Sewer Rate Study – User Fee for Water Treatment Plant

Comments – Miosek stated that a motion should be made for a special meeting for the COVID-19 Preparedness Plan Review.

A motion was made by Stand for a special meeting to be held on June 22, 2020 at the Event Center at 6:00 p.m. to review and adopt a COVID-19 Preparedness Plan, seconded by Flemmer. All in favor, motion carried.

With no further business to discuss a motion to adjourn at 7:32 p.m. was made by Strand, seconded by Sharp

Respectfully Submitted



Denise Anderson

Administrator