

City of Long Prairie
7:00 P.M., Monday August 21st, 2023
City Council Meeting Held in Person & Via-Teleconference

The Long Prairie City Council met in person and by phone at City Hall, 7:00 pm, on Monday August 21st, 2023. Mayor Dixon called the meeting to order with the following present by phone or at City Hall: Council members, David Wright, Jim Kreemer, Clint Krueger, Lilah Gripne and City Administrator Ted Gray. Others present Police Chief Ryan Hanson, Kent Louwagie, Fire Chief Dan Laumeyer, City Attorney Joseph Krueger, Amanda Hinson, Officer Justin Gothier, Officer Joseph Rivera, Sandy Weinhold, Jody Bebault, Dan Bebault, Troy Fritzler, Crystal Fritzler, John Fritzler, Lisa Wright, Bob Klick, Carl Buchinger, David Paskach, Rick Utech, John Tiegen, Leslie Lawerance, Officer Trevor Larson, Tammie Barber, Dave Ruda, Christy Ruda, Amy Woeste, Don Rassmussen, Humberto Luna, Lorena Luna, Peria Cosme, Audrys Fernandes, Tim Zastrow, Roger Warner, Greg Standafer, Gary Schroeder, Bobbi Schroeder, Skip Duchesneau, Andrew Duchesneau, David Jones, Gerard Spieker, Randy Mechels, Kris Mechels, Shelly Grothen, Bob Stein, Daiv Freeman, Denise Welters, Ethan Fearing, Alyssa Fearing, Rosanne Spieker, Dan Spieker, Bob Byers, Luan Brunkhorst, Pat Schultz, and Jennifer Panuska

Council member Gripne motioned Kreemer seconded to approve the consent agenda:

- (a) Approve Agenda for August 21st, 2023. With the addition of New Business item #7: Review ATV Ordinance.**
- (b) Approve Council Meeting Minutes from August 7th, 2023.**
- (c) Approve Bills from July-August 17th, 2023.**

Motion carried unanimously.

(Public Comment)

Perla Gosme addressed the council regarding the new business items for re-zoning and construction of an apartment on parcel 36-0001302. She explained her issues with trying to finding housing in Long Prairie and that an apartment was needed.

Dave Ruda addressed the council regarding concerns with the Conditional Use Permit for the 2nd Ave Apartments and that the conditions had not been met. Dave also expressed concerns regarding the proposed apartment development.

Jody Bebault addressed the council regarding concerns with the proposed apartment development, citing that the original layout had changed. Jody expressed additional concerns regarding the Viking Hotel in comparison to the apartment development and that the development would be too close to the school.

Crystal Fritzler addressed the City Council regarding concerns with the proposed apartment development. Crystal cited city ordinance 16.107 (1) and 16.202 (1) which reference the responsibilities of Planning and Zoning and General Zoning Provisions to protect the public health, safety, and general welfare. Crystal provided reports from the Alexandria police department regarding the Viking Hotel and the issues that had occurred at the location over the last 18 months. She also provided reports on other apartments in town for comparison. Crystal

urged the council to promote the general public health and welfare and vote no for apartment re-zoning and conditional use permit.

Troy Fritzler addressed the City Council regarding concerns with the proposed apartment development. Troy referenced ordinance 16.327 (B) 5, stating that overall needs are not met by this apartment and the that proposed development is conflicting with what has been developed in this area. Troy referenced the lack of green space, that families would not be living in quality housing. Troy questioned the quantity of apartment buildings already located in this area.

Lorena Luna addressed the City Council describing her struggles in finding a place to live when she moved to Long Prairie for employment at Long Prairie Packing. She referenced that she and her family had to stay in a hotel for many months until they found a place. There are many other individuals who are in this same situation and need a place to live as they search for employment.

Humberto Luna addressed the City Council describing the struggles shared by Lorena Luna. Humberto stressed the need for housing to assist in building a stronger community.

Greg Standafer addressed the City Council and questioned the location of the apartment. He referenced housing studies that had been provided to the planning and zoning commission at a previous meeting. Greg shared examples from those studies in to discourage the construction of this apartment at this location, stating it would affect properties values and not have a tax benefit for the area.

Gerard Spieker addressed the City Council expressing concerns with the apartment due to the location and referenced incidents that occurred at the Viking Hotel in Alexandria. He expressed concerns with storm water runoff, issues at the school, and taxes.

Audrys Fernandes addressed the City Council and described the need for housing. She explained her struggles trying to find a home in Long Prairie. Audrys expressed her investment to the community and is happy to have raised her family here.

Bob Stein addressed the City Council referencing an email he had shared with the City Council and expressed that this issue needed more attention from the Planning and Zoning Commission.

Randy Mechels addressed the City Council and referenced the economic impact of this apartment building being constructed at this location. The location is not the place for this construction. Randy explained that he and his neighbors have invested in this area.

John Fritzler addressed the City Council on various concerns related to the proposed construction of this apartment. He referenced concerns within Long Prairie and Alexandria, the schools, and downtown areas.

Leslie Lawrence addressed the City Council and questioned what this apartment would be like, who be living in the units provided. It was explained that it would be for workers at Long Prairie

Packing, which could include both families and single individuals. Leslie questioned the safety concerns of this apartment being constructed in this area.

After the public comments were completed, the following motion was made to move the New Business items ahead of council reports.

Council member Wright motioned Kreemer seconded to approve the moving of New Business items ahead of council reports. Motion carried unanimously.

(New Business)

The City Council discussed new business items for the re-zoning request of parcel 36-0001302 and the conditional use permit. Council member Wright referenced the comprehensive plan and city ordinance that addressed multi-dwelling units. Wright questioned the location and reasoning for the comprehensive plan to have listed this area as a multi-dwelling district. Wright read to the council city ordinance 16.630 (4) (2) referencing the establishment of a conditional use will not impede the normal and orderly development of surrounding land and the uses primarily in this area. Wright acknowledged the need for housing in this area, but the establishment of single-family homes in this area would be more beneficial. Council member Gripne agreed with the concerns raised by council member Wright.

Skip Duchesneau from DW Jones Inc addressed the council and read the City's Comprehensive Plan, providing the goals and vision for the city's future development. Skip explained that in this location, across the street, there is location that is currently zoned R-2 for multi-dwelling purposes/assisted living. Parcel 36-0001302 according to the comprehensive plan was designated for a multi-dwelling purpose. Skip continued to provide information from the plan describing economic impacts by providing housing for the work force in Long Prairie. The planning and zoning commission recommended approval of the re-zoning referencing the land use map provided in the comprehensive plan.

Council member Kreemer referenced the approval at the Planning and Zoning meeting, that the commission approved the re-zoning request referencing the comprehensive plan.

Council member Gripne referenced city ordinance 16.202 of the general zoning provisions and purpose. In 16.202 (1) the purpose of zoning is to promote the general public health, safety, morals, comfort, and general welfare to the inhabitants of the City of Long Prairie. Gripne explained the city concern for the volume of traffic that will be created by this apartment. Gripne also referenced 16.327B. a. (6) that proposed use will be designed in such a manner as to not to create an unreasonable safety hazard for vehicular traffic or for pedestrians, this is regarding the lack of an additional route to Highway 27.

Mayor Dion asked if there was any other discussion from the council regarding this. The dre being no more discussion Mayor Dixon asked for a motion regarding the rezoning request.

Council member Wright motioned Kreuger seconded to deny the re-zoning request for parcel 36-0001302. Roll Call Vote: Yes: Wright, Kreuger, Gripne, Dixon. No: Kreemer. Motion carried 4 to 1.

Council member Wright motioned Gripne seconded to deny the conditional use permit for Marquette Street Apartments. Roll Call Vote: Yes: Wright, Kreuger, Gripne, Dixon. No: Kreemer. Motion carried 4 to 1.

The council reviewed a request to purchase a 2012 Jetter Vacuum truck. Due to budgeting concerns, the request is made to purchase a used truck, which will fulfill the needs of the public works department.

Council member Kreemer motioned Gripne seconded to approve the quote from AMB Equipment to purchase 2012 Vac-Con V312 Truck in the amount of \$141,500, with a 90-Day Warranty. Motion carried unanimously.

Administrator Gray presented to the City Council a proposal for technology updates required by the BCA. These updates would be added to the Police Department over time.

Council member Wright motioned Gripne seconded to approve the quote from XS Consulting in the amount of \$15,232.00 to completed technology updates per BCA requirements. Motion carried unanimously.

Mayor Dixon motioned Kreemer seconded to approve the Mobile Food Unit License for the Sugar Shack for 2-Days. Motion carried unanimously.

Mayor Dixon motioned Kreemer seconded to approve resolution 23-08-21-18, a resolution adopting the building code standards and fees for building permits. Motion carried unanimously.

RESOLUTION 23-08-21-18

RESOLUTION ADOPTING THE BUILDING CODE STANDARDS AND FEES FOR BUILDING PERMITS

Fee Schedule. Extracted from the 1997 Uniform Building Code. The fee for a building permit shall be as set forth in the following schedule:

Table No. 3-A - Building Permit Fees.

<u>TOTAL VALUATION</u>	<u>FEE</u>
\$1.00 to \$500.00	\$23.00
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00 or fraction thereof, to and including \$2,000.00.

\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00.
\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00.
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00.
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00 or fraction thereof to and including \$500,000.00.
\$500,001 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00 or fraction thereof to and including \$1,000,000.00.
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.15 for each additional \$1,000.00, or fraction thereof.

PLAN REVIEW FEE

- (1) The City shall charge a plan review fee in addition to the building permit fee for all new residential housing structures, commercial additions and new commercial structures.
- (2). The plan review fee shall be equal to 50% of the building permit fee.

OTHER INSPECTION FEES

- (1) Re-inspection fee assessed under provision of Section 305 (g)
.....\$15.00 each.
- (2) Inspection for which no fee is specifically indicated.....\$15.00/hour.
(Minimum charge - one-half hour)
- (3) Additional plan review required by changes, additions, or revisions to approved plans.....\$15.00/hour.

(minimum charge - one-half hour)
(Ordinance 4/2/84)

- B. **15.105 3B Storage Shed Permit Fees.** Storage Shed - Permit Required - fee based on building permit fee schedule
- C. **Conditional Use Permit Fee.**
\$300.00
- D. **Variance Permit Fee.**
\$300.00
- E. **Sign Permit Fee.**
\$25.00
- F. **Sewer and/or Water Hook Up Permit Fee.**
\$300.00/hookup
- G. **Demolition Permit Fee.**
\$50.00
- H. **Swimming Pool Permit Fee.**
Permit required for swimming pools of a permanent nature - fee based on building permit fee schedule

Re-shingling Permit Fee.

\$30.00 for structures greater than 120 sq. ft. (no permit for structures under 120 sq. ft.)

15.106. Violations, Certain Acts Prohibited. No person shall erect, construct, enlarge, alter, repair, move, improve, remove, construct or demolish, equip. use or occupy any building or structure in the city or cause the same to be done contrary to or in violation of any provisions of this Code or of any provision of the codes adopted by reference in Sections 15.101 and 15.102.
(No prior Ordinance)

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF LONG PRAIRIE, MINNESOTA THAT: The City Council of the City of Long Prairie approves the building codes standards and fees for the building permits to extracted from the 1997 Uniform Building Code.

Adopted this 21st, day of August 2023 by the City Council of the City of Long Prairie.

ATTEST:

Theodore Gray
City Administrator/Clerk

Jodi Dixon
Mayor

The City Council reviewed and discussed the proposed updates to the City's ATV Ordinances.

Mayor Dixon motioned Kreemer seconded to approve the first reading of the proposed ordinance and set a hearing date for September 18th, 2023. Motion carried unanimously.

(Council Reports)

Public Works: Clint Krueger presented the council with the Public Works report. Public works has been busy painting, mowing/trimming, and patching streets. In the next few weeks, they will be patching streets, repairing hydrants, and painting.

EDA: Council member Wright started the EDA report by refuting a claim that was made during the public comment section regarding our Downtown Community. This area has seen recent growth with the Downtown Revitalization grants that have been taken advantage of by property owners. Council member Wright reported on the August 16th EDA meeting. The Burger King lot has been reduced to \$240,000. The group is looking at tentative dates in October for the Business Appreciation Breakfast. There will be a Childcare update meeting on August 24th.

Public Safety: Council member Wright reported on the Police and Fire Departments. The Fire Department will be having EAM on site, doing maintenance and rebuilding of pumps for Unit 140 and 148. The Chicken and Corn Feed that was held on August 10th served close to 700 meals. The Fire Department participated in Bike and Trike Rally events. The Police Department has had 133 calls over the last two weeks. The department has received two new applicants for full-time officer positions.

Liquor Store: Council member Kremer provided an update on the Fire Department fundraiser that the liquor store is having.

Library: Council member Gripne reported that there will be Classics Book Club starting on September 7th from 4 to 5 pm.

Health: Council member Gripne reported on the last Wellness Meeting that was held on August 11th. The city will be working with Magnifi Financial on city wide leaf and brush clean up day. The date for this event is October 9th.

Community: Mayor Dixon reported on the Annual Community Concern for Youth Picnic. The first day of school for Long Prairie will be on September 5th. The Lions Senior Picnic served around 250 people. Mayor Dixon provided an updated TNR for council review.

Administration: Administrator Gray addressed the council regarding 2024 budget preparation and the completion of the 2022 audit.

Kent Louwagie from Bolton and Menk provided the council with a road project update. The utilities work on Riverside Drive has been completed. They will be working on rebuilding Riverside Drive for pavement, which is estimated to be completed in the first week of September. The work on 1st Ave S, the alley way and 1st Ave SW will begin mid-September. Kent has revised the newsletter which was mailed to all residents affected by this project.

There being no further business, motioned by Gripne seconded by Wright to adjourn the meeting at 8:36 p.m.

Ted Gray, City Administrator

Jodi Dixon, Mayor