

On Tuesday, February 14, 2023, Mayor Dave Johannes opened the public hearing for the closing or easement of the alleyway next to 8260 W. Main Street, at Stockton City Hall at 6:00 PM. Council members in attendance were Brian Koetz, Lisa Gibbs, Mark Potter and Carissa Blagborne.

The League of Minnesota City Information memo of Maintaining City streets state that once a city has opened a dedicated public street, it has a duty to maintain the street in a manner that is safe for public use and travel. The duty to maintain relates to both the actual physical condition of the street and to prevent and remove any obstructions that may be placed on the street, such as snow removal. Since the City placed 2 loads of gravel on the first 132-feet, it constitutes as an open street. Street and alleyway are universally used. Lisa Gibbs made a motion to close the public hearing, with a second from Brian Koetz. Motion passed unanimously; the public hearing was closed at 6:05 PM.

Mayor Dave Johannes opened the second public hearing at 6:05 PM for the PUD request from Tammy Wadsworth. Mrs. Wadsworth gave a petition for those in favor of the project, with 43 signatures to the Council. A letter from Mary & Larry Stiehl was read that are against changing the zoning. Another resident stated he was approached to sign the petition but felt he could not since he doesn't live in that area. One resident for the project stated since it's not for college kids, and the elderly need a place to live as well. One resident stated it wouldn't work well if she doesn't follow what she is requesting the use for it. Mayor Johannes asked 3 times for any concerns or opinions. Mark Potter made a motion to close the public hearing; motion seconded by Lisa Gibbs. Motion passed unanimously at 6:20 PM.

On Tuesday, February 14, 2023, Mayor Dave Johannes called to order the Stockton City Council meeting at Stockton City Hall at 6:20 PM. Council members in attendance were Brian Koetz, Lisa Gibbs, Mark Potter and Carissa Blagborne.

The Pledge of Allegiance was said.

Public Voice Forum: none

Mark Potter made a motion to accept the agenda, motion seconded by Brian Koetz. Motion passed.

Dave Johannes made a motion to accept the financial report and to pay all bills. Motion seconded by Brian Koetz; motion carried.

Brian Koetz made a motion to accept the January 10, 2023 council minutes with closed employee meeting; seconded by Lisa Gibbs. Motion passed.

OLD BUSINESS

Wacholz culverts: FEMA funding is available but grant funding begins in September, so the project will need to be a 2024 project. The Council will need to discuss and decide on which plan to do.

PUD request: Skip Wieser, City Attorney, was in attendance to discuss the PUD. He has reviewed the site plan, Zoning Ordinance, Comp Plan, Subdivision Ordinance, and Tammy's letters for requests. The underlying zoning needs to match the proposed use which it does not as its agricultural and R-1 which is single family. Mrs. Wadsworth is requesting R-3 which is multi-family. Which allows higher density of units, or cluster of units. There is a portion of the site plan for 11th street for drainage and water management, however, the city has not vacated the street for the drainage. The Council would need to rezone to R-3, and the next step would be preliminary planning and the subdivision ordinance would take effect. The roadway would need to be dedicated to the city, which means it would need to be up to the City code. Decision needs to be made by majority vote, which is 4 out of 5 needs to say yes to the project. However, the comprehensive plan does state that the zoning needs to be simplified which provides for uncomplicated realistic enforcement. 51% of the landowners need agreement for vacating the street, or if the

Council starts the process and would need a supermajority vote to vacate the street. Carissa Blagborne states that she is not in favor of the plan, since there are no amenities around, the EMS cannot take on more, and the city is a bedroom community not a retirement community. Dave Johannes did go to the Lewiston Fire department, and they are spread thin, since St. Charles lost their EMS department. Lewiston is covering for them; most EMS around the area is spread thin. Mark Potter is not in favor of the project, Mrs. Blagborne is not for the project, Mayor Johannes stated it's not the way the city is going for the future direction. Carissa Blagborne made a motion to deny the request for rezoning; motion seconded by Mark Potter. Motion passed unanimously. Mark Potter made a motion to the findings as follows: there is not a need for this type of housing in Stockton, a portion of the site plan is inclusive of the dedicated public street which has not been vacated; the proposed use is not indicative of the City's Comprehensive plan; the demand on the EMS services means a higher wait time for help; and the City does not feel it can monitor who the tenants are for the project to enforce. Lisa Gibbs seconded the motion of findings; the motion passed unanimously.

Closed/Easement of alleyway: Because the City placed gravel on the first 132-feet, they opened that section of the alleyway and will now need to maintain it. When the City snowplows, the pile will be at the end of the 132-feet.

NEW BUSINESS

Fire & Ambulance Service: Ambulance contract is \$8090 and fire contract are for \$5,934.67. Brian Koetz made a motion to accept the contracts; a motion seconded by Lisa Gibbs. Motion carried.

CITY MAINTENANCE

- MN Pump Works has quotes to replace 2 of the pumps, one for Lift Station #2 and one for Lift Station #3, at \$32,574.20 each. This is maintenance.

Mark Potter made a motion to close the Stockton City Council meeting, with a second from Lisa Gibbs. Motion passed unanimously; meeting adjourned at 7:03 PM.