



Budget Workshop 5:00 p.m.  
Truth in Taxation 6:00 p.m.  
Regular City Council Meeting to follow Truth in Taxation  
Tuesday, December 21, 2021  
Lakeland City Hall

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## REGULAR CITY COUNCIL MEETING MINUTES

**City Council Present: Mayor Joe Paiement, Council Member Mike Thron, Council Member Robert Craggs, Council Member Pat Rivers & Council Member Doug Sand**

**City Staff Present: Acting City Clerk Michelle Elsner, Financial Consultant Roger Schanus  
Via Zoom: Financial Consultant Kim Guyer, City Engineer Erik Henningsgard, Zoning Administrator Jennifer Haskamp, & City Attorney Dave Snyder**

**TRUTH IN TAXATION WAS HELD – THE AVERAGE PROPERTY TAX PER THE 2022 LAKELAND BUDGET IS LESS THAN ½%**

1. **CALL TO ORDER 6:05PM**
2. **PLEDGE OF ALLEGIANCE- Recited**
3. **ADOPT AGENDA – Council Member Craggs motioned to adopt the agenda, seconded by Council Member Thron all ayes motion carries**
4. **CONSENT AGENDA - (Items may be pulled for discussion and/or separate action)** Council Member Craggs requested to pull items E and I. Council Member Rivers requested item A be pulled.  
Council Member Rivers made a motion to approve the remaining consent agenda, seconded by Council Member Craggs all ayes motion carries.
  - A. Approve November 15, 2021 City Council Meeting Minutes – 4 Corrections were made to the minutes, 8C change the wording to reflect that the work should be completed by the year 2023. Item D it was Mayor Paiement that determined staff should be moved to PH 2 not Council Member Thron. Add the name David Long in place of resident. Council Member Thron thinks that the number from the State Auditor Report for the amount spent on AV equipment is incorrect. Directly from the petition engagement on the bottom of page 2 - Of the \$213,344.19 in total expenditures identified by the OSA for the City Hall remodel, \$39,598.26 was for the purchase of furniture; \$4,250 was for labor to consult, install, and provide graphics creation for a new City Hall A/V system; and \$30,678.36 was for the purchase of a security system, fire and intrusion alarms, and access control system. Council Member Craggs made a motion to accept corrected minutes, seconded by Council Member Thron all ayes motion carries
  - B. Monthly List of Claims
  - C. Approve 2022 Liquor License Renewals
  - D. Approve 2022 Tobacco License Renewals
  - E. Resolution 2021-17 Certifying Special Assessment [Unpaid Water Bills] Council Member Craggs just wanted to point out that the City of Lakeland had unpaid bills totaling over 13k. The Council is approving a special assessment for the past due bills. Council Member Craggs made a motion to approve item E. Seconded by Council Member Rivers, all ayes motion carries.
  - F. Adopt the 2022 City Council Meeting Schedule
  - G. Approve 2022 Maintenance Agreement with Washington County for Raingarden maintenance
  - H. Adopt the summary of publication of resolution 2021-18 for the amended ordinance 159 section 159.112
  - I. Adopt Lakeland Planning Assistance Grant Extension FINAL' – Council Member Craggs noted this is our grant agreement to extend with the Met Council. He also requested to see a draft of the proposed Comp Plan for Council to review before we get to the point of having the public comment period. Council Member Craggs made a motion to adopt the grant extension. Seconded by Council Member Thron, all ayes motion carries.
  - J. Adopt Resolution 2021-19 2022 Budget and Property Tax Levies- Mayor Paiement made a motion to adopt the final levy, seconded by Council Member Craggs all Ayes motion carries

**5. AGENCY REPORTS**

- A. Law Enforcement Report - In Packet
- B. Fire Department Report - In Packet
- C. Animal Control Report – In Packet
- D. Building Permit Report – Andy Schreder - Rum River Construction Consultants - In Packet
- E. Engineering Report – Erik Henningsgard – SEH - In Packet - Mayor Paiement asked where the Quality Avenue billings are standing. Erik confirmed there are potentially more billings coming in from this project. Erik confirmed that we will have money leftover in the Quality Avenue project that will be able to be reallocated to other street projects. Mayor Paiement commented that the Council needs to have a CIP meeting with Engineering and Public Works to make sure that there is enough money allocated for any other street projects for 2022.
- F. Public Works/Water Department Report – People Service – In Packet
- G. Zoning Report – Jennifer Haskamp – Swanson Haskamp Consulting, LLC – In Packet - Council Member Craggs asked about an update on the Comprehensive Plan for the January meeting. Jennifer stated that the Comp Plan should be ready for Council to review in February.
- H. Financial Report – Roger Schanus – Carlson SV – In Packet – Roger Schanus stated that we are going to do better than budget by the end of the year. Roger confirmed that if a City is under 2500 people and you have a Clerk and a Treasurer that you are not required to have an audit. However since Lakeland has not had a Treasurer for a long time they will be required to have an audit for 2021. The Treasurer needs to be a City employee it cannot be a subcontractor. The Council asked Roger to come up with a list of possibly 5 tasks that a treasurer could perform for the City of Lakeland.

**6. OPEN FORUM (Public Comments, Presentations and Petitions)**

Shawn Bunch 530 Quinlan Avenue – This is the first Council meeting I have been to, as a citizen here you hear a lot of rumors on how things are working around town. What are the thresh holds for plowing of the streets? Do you have any large projects coming up around town? What is the Council doing for the Citizens of Lakeland? I was just here to see how the meetings run

Nancy Mallard – 16051 Quality Court – I just have a couple of things The City needs some transparency financially. I think the City needs to be upgraded to Community standards and get the Video system updated with the ability to share the screens. Just a concern I have been reading books by David Triemert who claims he is a sovereign citizen. He has written in his books how he is looking to harass and do damage to City staff and Council. He put a large financial investment into our last election and I think we need to be mindful of that.

**7. PUBLIC HEARING – (Discussion and Action by the City Council will follow each Public Hearing after closing)**

- A. Public Hearing to Consider an Amendment to the CUP for St. Croix Business Center – Jennifer Haskamp shared a presentation for the CUP amendment for 44 St. Croix Trail The St. Croix Business Center. Jacki Aldrich and Dan Aldrich were both present for the interest of the SCBC. The request is to allow up to 3 additional tenants and to permit internal division of the warehouse space To add new loading dock accessible to semi-trucks. Proposed amendment does NOT change any operations, except the additional option for three tenants in the warehouse space. Staff Review Comments – Dimensional Standards: All proposed improvement including new loading dock meet standards; parking ratios are acceptable Confirm Impervious with updated site plan Clarification to operations should be added to CUP (e.g. showroom, exterior storage standards should be defined, etc.) Site Plan must be updated to include auxiliary lot and all improvements must be shown – needs to demonstrate adequate space for loading dock and impervious calcs. I suggest we spell out the showroom activities and the exterior storage in the auxiliary lot we need to make sure those remain orderly. Complete the fencing around the auxiliary lot and add a security gate to secure storage. Julie Thron 16411 Division St – I am very concerned about a number of things in this project. I am very concerned about the drainage to the west is flowing right to the drainage pond. Everything slopes to the

west. Adding a loading dock is going to add to the run off and I worry about where all the water is going to go.

Right now almost all of the businesses in the building are inside business so it is low impact to the neighborhood. The only business that does anything outside is Anchors Aweigh and that is seasonal so in the winter there is no activity.

I am concerned about the lighting how much of an impact are the semi's coming in going to be on the lighting. With all the homes in the area are split level and when you are in your upper level you can see over the fence and currently there isn't a lot going on back there.

I am very concerned about the noise from idling trucks and the beeping of backing up. How are the residents supposed to handle repetitive situations with those issues?

I think this is going to be a big game changer and I am not for it because I think it is going to change a lot. This property has always been very low impact on the neighborhood.

Jennifer Haskamp there is a couple of pieces in 1999 and 2001 there was a pond area that was approved with those plans to be on the west side of the property. So I put in my staff report that that pond was actually completed and that it is functioning the way it was supposed to. The applicant would be required to work with Engineering and the WMO to make sure that it is up to the current standards for the drainage and managing surface water on sight. We need to make sure it is draining properly through the ponding area.

Lighting was not addressed in the submittal package. We need to understand what the applicant is proposing in terms of lighting and then we can address the concerns of the neighbors in the requirements of the amendment to the CUP.

The Council would be within their rights to address the number of semi's allowed per day.

Art Doyle 73 Quehl Ave – The volume of traffic is a concern needing numbers and times allowed are important. Semis are a big presence it will be something that affects more than just our neighborhood it will affect all of 18 and the roundabouts. What about the trucks not being able to go through the roundabouts and driving over curbs instead?

No idling is a big consideration because I am not sure the drivers will be happy about not being able to idle. The beeping sound could be very irritating if there is more than a couple a day. I am concerned about the delivery times and the lights from the trucks.

The 3 warehouse spaces the included semi traffic in a residential district are concerning. I would like to be sure there is no idling, no overnight storage and I would like to know what would be considered low or high volume of semi traffic.

Patty Bell 33 Quehl Ave – My concerns are about the lighting and that being a big factor, when they are doing snow removal on that property if we don't have our bedroom door shut the truck lights do come right into our bedroom. They have been good neighbors I can't complain but I could see that changing with the semis coming in and the increased traffic and possible increased lighting.

Dennis Lund 16555 1<sup>st</sup> St S Lakeland Shores – I am completely across St Croix Trail there is already one loading dock on the building the current CUP says no exterior changes but they want to add 3 new awnings for the businesses themselves as well as an awning for the loading dock itself. It would be a disadvantaged site to get into taking into consideration the size of the loading dock and the length of the semis. Does Lakeland consider a gravel surface to be an impervious surface? The watershed district allows a maximum of 65% impervious surface.

## 8. CITY BUSINESS

A. Discussion and Action on Amendment to the CUP for St. Croix Business Center – Jennifer Haskamp has her recommendations in the packet she is not precluding that the council deny this action if that is what we elect to do. Since 1999 the warehouse space has been occupied by one tenant the front of the building is office space, the owner wants the ability to occupy the warehouse space with additional tenants and reconfigure the warehouse to allow for that.

Dan Aldrich from the St. Croix Business Center – I want the neighbors to be rest assured many of their concerns are our concerns as far as who we have in our building and what the impact would be to the rest of the businesses in the building. We need to be concerned about traffic and noise for the neighborhood and our other residents. I just want to point out that our line of thinking is the same as the neighbors that have property adjoining with the same concerns. Lakeland allowed me to work with engineering when the changes to Co Rd 18 were completed, the curb in front where the median is, and it is called a surmountable curb. The round abouts are designed to handle a full size tractor trailer with a sleeper. Our business model does not allow for a high impact trucking business and allow for the professional office space that we

already offer to our residents. The South lot is a designated parking lot for 92 parking spaces but it has not been used as a designated parking lot. We are planning on maintaining the distribution space to the existing west door that is already there and would be distributed to the tenant that would need the product. I really do not think we will ever need more than 1 semi stall. Dan Aldrich asked about breaking up the application and having the Council only address the additional 3 tenants for tonight discussion that the loading dock would not be part of tonight's application. I predicated my comments for separating the 2 I have immediate tenants now asking if I can offer them warehouse space without a dock requirement. Jennifer Haskamp recommended that the applicant give in writing to the City that they are withdrawing the loading dock piece of the application or the City Council denies that portion of the application and approve the changes to the warehouse space with the condition that no outside changes including awnings. Dave Snyder advised that a document in writing with a withdrawal of all exterior changes be presented to the City within the next few days to comply with the 60 day rule. Art Doyle 73 Quehl Avenue S stated that he can't imagine any interior changes would not impact any of his concerns over drainage and such.

Dennis Lund 16555 1st St S Lakeland Shores I am not clear on exactly what the Council is looking to approve. It is very complicated to piece meal this together per a paragraph by paragraph basis.

Julie Thron 16411 Division St – Per item 3 on the general description it states that they have been clearing brush to the south and east to expand the solid surface and construct a security fence all around. This sounds like they are planning on paving that lot

Kevin Bell 33 Quehl Ave – With the semi's and things being higher and the drainage piece we don't want water in our house and yard.

Dan Aldrich stated that the St. Croix Business Center was pulling all exterior changes to the application at this time.

Mayor Paiement – made a motion to amend the CUP limited to interior changes to the warehouse space, altering it into 3 flexible spaces per the letter dated October 28, 2021 signed by Jacki Aldrige as owner. This motion will be granted by the applicant withdrawing all other points of the application including all exterior changes in writing within 5 business days of this Council Meeting.

Seconded by Council Member Sand, all ayes motion carries.

B. Update on City Clerk job posting – Personnel Committee – Council Member Craggs – We have received multiple applications for the City Clerk position and to move forward with interviews. We are going to ask someone outside of the City to sit in on the interviews, another City Clerk or staff person locally to sit in and give feedback on the interviews.

C. Discussion on the Conservation Partners Legacy Grant Program for Quixote Ave N native plant restoration – Tabled per the WMO representative

**9. CITY STAFF REPORTS**

**10. CITY COUNCIL AND MAYOR REPORTS A listening session on the City Hall has been scheduled for January 22<sup>nd</sup>, 2022 at 10:00am**

**11. ADJOURN** – Council Member Rivers made a motion to adjourn, seconded by Mayor Paiement, all ayes meeting was adjourned at 9:12PM