

A regular meeting of the City Council was held on Monday, September 25, 2023, at 6:30pm in the Council Chambers with Mayor Kirby presiding. Council Members present: Huntington, Schlueter, Swanberg, Sullivan, Touhey, and Williams. Also participating: City Administrator, Joe Roby; Matt LeRoy, Tiller Place architect; Dale Winters; Dana Manske

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Approval of the Agenda:** Motion by Council Member Sullivan seconded by Council Member Swanberg to approve agenda as presented. Voting in favor: Huntington, Kirby, Schlueter, Sullivan, Swanberg, Touhey, and Williams. Voting no: None. Motion passed 7-0.
4. **Consent Agenda:** Motion by Council Member Williams seconded by Council Member Touhey to approve the consent agenda as presented:
 - 4A. City Council Minutes 09/11/2023
 - 4B. Disbursements Through September 25, 2023 Meeting
 - 4C. Payment Application #2 – Dobby Lane Improvements
 - 4D. Payment Application #21 – Composite Elevated Water Tower
 - 4E. Personnel Action – Zamboni Driver
 - 4F. Lions Club Request – 2023 Christmas Tree SaleVoting in favor: Huntington, Kirby, Schlueter, Sullivan, Swanberg, Touhey, and Williams. Voting no: None. Motion passed 7-0.
5. **Public Comment:** None.
6. **City Administrator Update:**

Administrator Roby updated City Council on the interview process for the Public Services Director and indicated that second interviews had been held with an interview panel that consisted of department heads from other city departments. Reminded City Council that the Future of City Forum will be October 14th from 10am to 12pm at LS-H. Planning Commission met last Thursday and held a discussion on the proposed apartment building at Ferry and 2nd Street. The Airport Commission will be holding a special meeting on October 4th, to discuss how to use their capital dollars. Will be attending a Veteran’s Memorial Meeting on September 28th and a Charter Commission was held on September 18th for their annual meeting.
7. **Regular Agenda:**
 - 7A. Resolutions R2023-033 & R2023-034: Tiller Place

Administrator Roby presented to City Council two resolutions that would allow for Tiller Place LLC to divide the property at 128 N. Second Street into two lots that would allow for the building of a 12-unit apartment complex. Resolution R2023-033 would approve the Conditional Use Permit application submitted by Tiller Place LLC., which is required in a R-3, medium density residential zone. Resolution R2023-034 would approve for the current parcel at 128 N. 2nd Street to be divided into two parcels with one parcel housing the proposed apartment complex and the other parcel would remain a parking lot for the adjacent mall. The Planning Commission is

recommending the approval of resolutions R2023-033 & R2023-034 with the following conditions: Trash must be maintained at all times consistent with current city code; no outdoor storage is permitted; no site drainage may be discharged across public sidewalks or roadways; easements shall be provided in the manner required by City Staff; all comments from the City Engineer, Public Works Department, City Attorney, and any other agency shall be addressed; the apartment units shall be maintained in a fashion consistent with city code at all time; park dedication fees must be paid; all fees related to utilities and development shall be paid prior to the recording of the plat and/or issuance of the building permit; and the plat shall be adjusted to remove the westerly two stalls in each row on lot 2 and replace spaces with spaces in the row to the north subject to review and approval by City Staff. Dale Winters, owner of Trustworthy Hardware, addressed to City Council his concern that if the apartment needs a minimum of 24 parking spots, where are the customers of the mall going to park. The apartments above the mall are already hindering customer parking. Dana Manske, owner of Wise Furniture, also voiced her concern with parking and overflow. She added that she doesn't think the needed housing should be in the downtown area and it could hinder any new potential businesses from wanting to get space in the mall. Matt LeRoy, architect of Tiller Place, spoke to City Council to address some of the concerns that business owners had. Motion by Council Member Schlueter seconded by Council Member Swanberg to adopt resolution R2023-033 approving the proposed Conditional Use Permit and Site Plan for Tiller Place with stated conditions. Voting in favor: Huntington, Kirby, Schlueter, Sullivan, Swanberg, Touhey, and Williams. Voting no: None. Motion passed 7-0.

Motion by Council Member Schlueter seconded by Council Member Swanberg to adopt resolution R2023-034 approving the preliminary and final plat for Tiller Place addition with stated conditions. Voting in favor: Huntington, Kirby, Schlueter, Sullivan, Swanberg, Touhey, and Williams. Voting no: None. Motion passed 7-0.

8. Comments/Reports/Items of Appreciation:

- Huntington: Nothing
- Schlueter: Attended County Emergency Management training module on the 13th, Planning Commission meeting the 14th, and the Le Sueur County Officials meeting is coming up.
- Sullivan: EDA meeting held tonight and discussed moving forward with reopening negotiations with Cambria to purchase EDA owned property.
- Swanberg: Nothing
- Touhey: Nothing
- Williams: Also attended the County Emergency Management training and also attended a HRA meeting.
- Kirby: Attended the Community Education meeting.

Motion Huntington to adjourn meeting at 7:22pm. Voting in favor: Huntington, Kirby, Schlueter, Sullivan, Swanberg, Touhey, and Williams. Voting no: None. Motion passed 7-0.