

City of Oronoco
Special City Council Meeting
Thursday, July 25, 2024
@ 6:30 PM City Hall

<https://us02web.zoom.us/j/85903692269>

1) CALL TO ORDER

- a) The special city council meeting for the City of Oronoco was called to order by Mayor Eichhorst at 6:30 p.m. on Thursday, July 25th.

2) ROLL CALL

X	Mayor Ryland Eichhorst
X	Councilor Paul Pendergrass

X	Councilor Jim Phillips
X	Councilor Jim Richards
X	Councilor Erv De Vlaeminck

STAFF PRESENT:

X	City Administrator Jason Baker
X	Public Works Director Cain Dolan

X	Deputy Clerk Ranae While

Guest: Joe Palen- City Engineer- Stantec; Phil Carlson- City Planner- Stantec; Mike Flaherty- City Attorney- Flaherty & Hood; Ari Kolas- Hamilton Real Estate Group; Jamey Shandley- Hamilton Real Estate Group

3) ORONOCO PARK FLOOD DAMAGE REPAIR APPROVAL

The first agenda item was the Oronoco Parks flood damage repair approval. The quote from Nature's Plue ASTM safety surfacing for local park flood damage repair, specifically River Park. Mayor Eichhorst cited a quote of \$4,048.80.

- a) "Motion to approve the quote from Nature's ASTM compliant playground safety surfacing for River Park repairs at \$4,048.80."
 - i) **Motion Made By: _Eichhorst_ Seconded By: _Richards_**
 - ii) Discussion: Councilman Phillips asked if there was funding available in the budget. Mayor Eichhorst stated that there was budget for the costs. Councilman Pendergrass asked if there was filing an insurance claim was an option. City Administrator Baker said their office would look into it.
 - iii) **Result: Approved unanimously.**

4) FIRE RELIEF GAMBLING LICENSE

The council also considered a motion for a gambling license requested for a race held at the city's downtown area as part of its summer celebrations. This request pertained to a temporary off-site permit already communicated via email to city officials.

- a) "Motion to approve the fire relief gambling license on August 17th."
 - i) **Motion Made By: _Richards_ Seconded By: _Phillips_**
 - ii) Discussion: Councilman Pendergrass asked why the Fire Relief need to buy another gambling license if they already have one for the Pull Tabs. Councilman Richards advised him that it was a special event and they needed a different permit for it. Kent Johnson spoke about the need for the off-site permit and what it would be used for, hosting the Duck Race for Downtown Oronoco Gold Rush Days.
 - iii) **Result: Approved unanimously.**

5) HAMILTON DEVELOPMENT

Discussion: Mayor Eichhorst requested that the Hamilton Group speak about their project and provide any updates or changes. Councilman Phillips questions whether Hamilton should be allowed to speak about possible updates to their project. Back and forth discussion between Mayor Eichhorst, Councilman Phillips, and Councilman Pendergrass over the topic. Mayor Eichhorst questioned the process of P&Z pushing through the denial of findings. City Attorney Flaherty recapped past meetings and how only denial was requested. City Planner Carlson advised the work that he had been done. Explained options for City Council if they choose to approve.

- a) 2024-26 Resolution for denial of Land Use Plan Amendment
 - i) "Motion to approve the Resolution 2024-26 For Denial of Land Use Plan Amendment."
 - (1) **Motion Made By: _Phillips_ Seconded By: _Richards_**
 - (2) Discussion: The council discussed the proposed land use plan amendment, with findings and facts provided by both city staff and Stantec, indicating grounds for denial. Mayor Eichhorst asked if there were any comments on the findings of facts. Then discussing items #4 and 4a, he questioning validity traffic safety concerns. Councilman Phillips advised that he went to Oronoco Township and was told that 800 cars /day pass through that area on Minnesota Ave. Concerns for future traffic with development further south was discussed. Councilman Phillips stated that he wants a traffic study. Mayor Eichhorst brough up the sidewalk concerns. Councilman Phillips talked about WSB and possible coming changes for things such as sidewalks.
 - (3) **Result: Pendergrass- Yay; Richards- Yay; Phillips- Yay; De Vlaeminck- Yay; Eichhorst- Nay; Passed 4-1**
- b) 2024-27 Resolution for denial of Rezoning
 - i) "Motion to approve the Resolution 2024-27 For Denial of Rezoning."
 - (1) **Motion Made By: _Phillips_ Seconded By: _Richards_**
 - (2) Discussion: The council moved to discuss the denial of a rezoning request. The rezoning would have shifted a portion of the development area from B2 (Business) to R2 (Residential). Councilman Phillips discussed the FLUP map and how there is already an existing R-2 section. Mayor Eichhorst discussed the proposed lot sizes and how they follow what is proposed. Then discusses the current debt of the city and the need for population density as mentioned in the

previous comprehensive plan. Councilman Phillips states that people can move and live in Rochester if they want the density. Arguing that the citizens don't want density. Councilman Richards expressed concern that they are being forced to change their lot sizes by the developer. Knowing that lot sizes will probably be small eventually, but thinks that it should be up to the city and city council. Mayor Eichhorst discussed what the intention of having quadplex's and what they could do for the town. Councilman Pendergrass mentioned a common interest community plat.

- (3) Result: Pendergrass- Yay; Richards- Yay; Phillips- Yay; De Vlaeminck- Yay; Eichhorst- Nay; Passed 4-1**
- c) 2024-28 Resolution for denial of Variance
- i) "Motion to approve the Resolution 2024-28 For Denial of Variance."
(1) Motion Made By: Phillips Secoded By: Richards
(2) Discussion: The discussion proceeded to consider the denial of multiple variances, including lot dimensions and the use of private streets. Councilman Richards asks if there has ever been a private street in the city. Mayor Eichhorst advised that there had been, in one spot, and there were issues with upkeep and snow removal. Councilman Phillips stated that he believes that this type of issue can be addressed at a future time.
(3) Result: Pendergrass- Yay; Richards- Yay; Phillips- Yay; De Vlaeminck- Yay; Eichhorst- Yay; Passed 5-0
- d) 2024-29 Resolution for denial of Plat
- i) "Motion to approve Resolution 2024-29 For Denial of Plat."
(1) Motion Made By: Phillips Secoded By: Pendergrass
(2) Discussion: The discussion was related to the denial of the development plat, the council engaged in in-depth debates. Discussion that sewer was made in preparation for the development of dual-family homes. Also, lot sizes are of concern. Councilman De Vlaeminck asked what the expected time frame would be to get information back from WSB on what they learn from the survey. It was discussed that WSB had recently begun their process and could take up to a year to finish. Mayor Eichhorst asks the question of Mr. Kolas- what do you see happening, and what vision for considering differently? Mr. Kolas advised that he was looking for guidance from the council, and that hasn't been there. He requests solutions, not just stop gaps. No recommendations were provided to Mr. Kolas at this time.
(3) Result: Pendergrass- Yay; Richards- Yay; Phillips- Yay; De Vlaeminck- Yay; Eichhorst- Nay
- e) Additional Comments
- i) During the transactional proceedings, representatives from Hamilton conveyed frustration and sought concrete guidance following the multiple denials to develop more agreeable plans in future deliberations. The council pledged constructive future dialogues within a structured communicative frame primarily channeling through additional planning and zoning workflow.

6) ADJOURNMENT

- a) "Motion to adjourn the meeting."
 - i) **Motion Made By: Eichhorst Seconded By: Phillips**
 - ii) **Result: Approved unanimously.**

The meeting was adjourned at 7:55 p.m.

X

Jason Baker
City Administrator