

**ROSEMOUNT CITY COUNCIL
REGULAR MEETING PROCEEDINGS
June 2, 2020**

CALL TO ORDER

Pursuant to due call and notice thereof a regular meeting of the Rosemount City Council was held on Tuesday, June 2, 2020, at 7:00 p.m. in Rosemount Council Chambers 2875 145th Street West.

Mayor Droste called the meeting to order with Council member Block, Essler, Weisensel, and Freske attending. Staff present included the following;

- City Administrator Martin
- City Clerk Fasbender
- Community Development Director Lindquist
- Director of Public Works Erickson (via Zoom)
- Director of Parks & Recreation Schultz (via Zoom)
- Chief of Police Dahlstrom
- Senior Planner Klatt
- Director of Finance May

The Pledge of Allegiance was recited.

APPROVAL OF AGENDA

Motion by Essler **Second by** Weisensel

Motion to Adopt the Agenda as presented.

Ayes: 5

Nays: None. Motion carried.

Mayor Droste took a moment to recognize the current events surrounding the George Floyd death that are taking place. Chief Dahlstrom made a statement regarding the events.

PRESENTATIONS, PROCLAMATIONS, & ACKNOWLEDGMENTS

3.a Recognition - Rosemount Class of 2020

City Administrator Martin took a moment to recognize the class of 2020 and noted to keep an eye on social media for a video including the council members sharing a special message to the class of 2020. Mayor Droste proclaimed June 5, 2020 as a Time of Appreciation for the Dedication of the Rosemount High School Class of 2020 who have worked hard and risen to the challenges before them.

3. b. Presentation and Acceptance of 2019 Comprehensive Annual Financial Report (CAFR)

Director of Finance May introduced Aaron Nielsen of Montague, Karnowski, Radosevich, & Co., P.A. (MMKR) whom presented a PowerPoint of the City of Rosemount's Audited 2019 Comprehensive Annual Financial Report (CAFR).

Motion by Block **Second by** Weisensel

Motion to adopt a Resolution Accepting the 2019 Comprehensive Annual Financial Report.

Ayes: Weisensel , Block, Droste, Essler , Freske
Nays: None. Motion carried.

PUBLIC COMMENT

No comments

CONSENT AGENDA

Motion by Weisensel **Second by** Essler

Motion to Approve the Consent Agenda item 6.c. removed

- a. Bills Listing
- b. Minutes of the May 19 2020 Regular Meeting Proceedings
- c. ~~Amendment to a Community Solar Garden Subscription~~
- d. Request by Builder Jones for Final Plat Approval of Doolin Heights
- e. 2020 3.2% Liquor License Renewals
- f. 2019 Street Improvement Project - Phase 2, City Project 2019-01, Declare Costs and Set Assessment Hearing
- g. Deepwoods Court Improvement Project, City Project 2020-03, Declare Costs to be Assessed and Set Assessment Hearing
- h. Autumn Path Extension Project, City Project 2019-07 Declare Costs and Call Assessment Hearing

Ayes: Block, Droste, Essler, Freske, Weisensel
Nays: None. Motion carried.

6.c. Amendment to a Community Solar Garden Subscription

Councilmember Block pulled this item for further information. Community Development Director Lindquist further elaborated on the savings the City derives from the subscription. The overall projected savings are over 2 million over 25 years.

Motion by: Block **Second:** Freske

Motion to approve the Subscription Agreement Amendment.

Ayes: Droste, Essler, Freske, Weisensel, Block
Nays: None. Motion carried.

PUBLIC HEARINGS

7.a. Request by The Morrison Partners, LLC.

Community development director discussed the request that the existing easements be vacated in order to facilitate the redevelopment of the site as the sanitary sewer and

utility easements within the redevelopment area of The Morrison will no longer align with the needed infrastructure following redevelopment.

Mayor Droste opened the public hearing at 7:44 p.m.

No public comment was made.

Motion by Droste **Second by** Weisensel

Motion to close the public hearing at 7:44 p.m.

Ayes: 5

Nays: 0

Motion by Freske **Second by** Essler

Motion to adopt a resolution approving the vacation of utility and sanitary sewer easements over portions of the redevelopment site of The Morrison

Ayes: Essler, Freske, Weisensel, Block, Droste

Nays: None. Motion carried.

**7.b. Biscayne Avenue Improvement Project, City Project 2020-01, Assessment
Hearing and
Adopt Assessment Roll**

Assistant City Engineer Smith discussed the City Project 2020-01 which is currently under construction and will convert Biscayne Avenue from the existing rural gravel section to a paved section. Ms. Smith noted the costs and funding of the project and the City funding will include a combination of MN State-Aid funds, utility core funds, development fees and special assessments of benefitting properties

The construction is to be completed this Fall with the last lift of layer to be completed next year.

Mayor Droste opened the public hearing at 7:53 p.m

No public comment was made.

Motion by Droste **Second by** Essler

Motion to close the public hearing at 7:53 p.m.

Ayes: 5

Nays: 0

Motion by Essler **Second by** Freske

Motion to adopt a Resolution Adopting the Assessment Roll for Biscayne Ave Improvement Project, CP 2020-01.

Ayes: Essler, Freske, Weisensel, Block, Droste
Nays: None. Motion carried.

NEW BUSINESS

9.a. 20-14-SP, 20-23-CUP Request by David Schmitz for a Conditional Use Permit and Simple Plat to establish a microbrewery and taproom in an AG-Agricultural zoning district.

Senior Planner Klatt provided an overview of the request from David Schmitz to facilitate the construction of a microbrewery with taproom on property Schmitz owns at 12296 Bacardi Avenue in Rosemount. The application includes the following specific requests: a simple plat to divide the existing 19.83-acre parcel into two separate lots so that the microbrewery will be located on a separate parcel and a conditional use permit (CUP) to establish a microbrewery in an AG - Agriculture zoning district. The facility will be limited to the overall amount of beer that can be brewed over the course of a year and is the smallest of the brewery categories defined by the code.

Mr. Klatt stated Bacardi Avenue does not follow the adjacent section line like other roads in the City, and there is a gap between the edge of prescriptive road right-of-way and properties to the east. This gap is currently owned by the property owner on the west side of the road, the owner has signed off on the application to permit the review process to proceed and the applicant has indicated that he has a signed purchase agreement for the gap property.

Mr. Klatt addressed several of the issues that have been brought to staff and planning commissioner's attention; property value - no dramatic decrease in comparable data, traffic impacts - counts should fall within 50-100 week day trips and 200-500 in weekend trips, traffic study to be completed once conditions allow and MN Department of Natural Resources manages and reviews permits for large water users in the community.

Mr. Klatt also shared public comment received in favor of the request; i.e. good for economic growth and a unique setting.

Councilmembers suggested the hours of operation for the patio match the indoor hours on Saturdays and Sundays.

Councilmember Block noted anything to diminish any noise would be helpful, i.e. trees and also noted the speed limit on Bacardi Avenue should be less than 50 mph.

Councilmember Essler questioned the status of the land to the north of which is owned by the City of Rosemount. Parks & Recreation Director Schultz stated the Wildlife Preserve is a 16-acre parcel that was donated to the city in 2006 by Ms Aina Wiklund.

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The applicant, David Schmitz, was present and gave an overview of his plans for the microbrewery and noted the timelines for construction has been moved to spring of next year given COVID-19 and ideally open for business Fall 2021. Mr. Schmitz noted he was willing to accommodate to the city's request and stated his ultimate goal is to have this microbrewery become a hub for people to gather with friends and family and enjoy the scenery. Mr. Schmitz intends to brew beer approximately once a week.

At 9:00 p.m. Mayor Droste allowed for questions and comments from public for 20 minutes.

**Dale Cody
2275 126th Street**

Mr. Cody stated he is against the request for a brewery at this location. Mr. Cody is concerned about traffic and noise.

**Fred Ruppe
12050 Bacardi Avenue**

Mr. Ruppe stated he is against the request for a brewery at this location. Mr. Ruppe's main concerns are the traffic issues the microbrewery may cause and the amount of dust the traffic will create. Mr. Ruppe urged for a traffic and noise test to be completed.

**Lori Lucke
2145 126th Street West.**

Ms. Lucke expressed concern regarding maintaining the gravel road and the expense of maintaining the road. The road way safety and noise are also a concern of hers.

Mayor Droste confirmed at this time there is no plan to pave this road as the road is rural.

**Lori Geller
12575 Biscayne Avenue**

Ms. Geller stated not all neighbors are against the microbrewery request. Ms. Geller stated she walks this area frequently and stated there are not many walkers as stated earlier even with the current events of most residents being home during COVID-19. Ms. Geller is in fully support of this request.

**Tim Beaudette
13454 Coachford Way**

Mr. Beaudette expressed his support of the microbrewery and would love for a place to gather within Rosemount.

Councilmembers took a moment to express their views on the project; Councilmember Essler stated he is in favor of the project and that this request is unique and special for the residents of Rosemount. Councilmember Block understands the neighbor's concerns, but also noted a Winery in Red Wing had similar concerns at the beginning of the process and now the winery is functioning well in the neighborhood. Councilmember

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Freske thanked the Community Development staff for the work staff completed to get here tonight and how lucky Rosemount is to have a Rosemount resident invest in the community. Mayor Droste also noted it says a lot when the request is from a Rosemount resident, it shows the applicant is committed to the community.

Motion by Weisensel **Second by** Freske

Motion to adopt a resolution approving a Simple Plat for North 20 Brewery Addition subject to the conditions.

Ayes: Freske, Weisensel, Block, Droste, Essler
Nays: None. Motion carried.

Motion by Weisensel **Second by** Block

Motion to adopt a resolution approving a Conditional Use Permit to establish a microbrewery and ancillary taproom on Lot 1, Block 1 of the North 20 Brewery Addition subject to conditions including revision condition regarding Friday and Saturday patio hours to 10 p.m. to match the hours of operation

Ayes: Weisensel, Block, Droste, Essler, Freske
Nays: None. Motion carried.

ANNOUNCEMENTS

10.a. Staff Updates

City Administrator Martin highlighted; thanked police department for all of their efforts during this time and urged folks to tune back to the beginning of the council meeting to hear Chief Dahlstrom's remarks on the latest events, and the Parks & Recreation Department is tracking the regulations on opening the splash pad.

10.b. Upcoming Community Calendar

Mayor Droste reviewed the calendar of events and upcoming meetings.

ADJOURNMENT

There being no further business to come before the City Council at the regular council meeting and upon a motion by Droste and a second by Essler the meeting was adjourned at 9:42 p.m.

Respectfully submitted,



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Erin Fasbender
City Clerk