

CMBA Cities/Counties Update: 9/23/21

ST. CLOUD:

August 9, City Council –

- Approved: 2021 Bituminous Resurfacing Improvements – [Phase 3 - Kilian Boulevard and 9th Avenue SE](#).
- Public Hearing and Approved: Ordinance [rezoning 601 Franklin Avenue NE from C5, Highway Commercial District to I1](#), Light Industrial District.
- Discussed: [Large vehicle and trailer parking](#)

August 23, City Council –

- Approved: Setting public hearing for September 13, 2021, on the [Preliminary 2022 Governmental Funds Budget and Tax Levy](#).
- Approved: Setting public hearing for September 13, 2021, on the [2022 Special Tax Levy and Budget for the St. Cloud Economic Development Authority \(EDA\)](#).
- Approved: Setting public hearing for September 13, 2021, on the [2022 Special Tax Levy for the St. Cloud Housing and Redevelopment Authority \(HRA\)](#).
- Approved: Resolutions determining the value of [easements needed to complete the Cooper Avenue S](#) from University Dr to 22nd Street S improvements.
- Approved: Setting public hearing for September 13, 2021, on an [ordinance vacating drainage and utility easements in Quarry Woods Addition](#) (Location: 3554 & 3544 and 3534 & 3524 36th Street South).
- Approved: Setting public hearing for September 13, 2021, on an [ordinance rezoning 501 & 502 2nd Street South and 118 6th Avenue South](#) from C3, to Planned Unit Development (PUD), and a [resolution amending the 5th Avenue Live PUD General Development Plan](#) to allow a drive-thru coffee shop.
- Approved: Setting public hearing for September 13, 2021, on an [ordinance rezoning 539 East St. Germain Street](#) from I2, General Industrial District, to C4, Fringe Central Business District.
- Approved: Setting public hearing for September 13, 2021, on an [ordinance rezoning 275 and 315 74th Street South from I3](#), Planned Industrial District to Planned Unit Development (PUD); a [resolution adopting PUD #119 General Development Plan](#); and an [ordinance vacating a drainage and utility easement between Lots 1 and 2, Block 1, St. Cloud I-94 Business Park 13](#). To accommodate large AWG grocery distribution warehouse.
- Approved: Setting public hearing for September 13, 2021, on [preliminary and final plats of Jubilee Second Addition](#) (3143 County Road 74); and an [ordinance vacating drainage and utility easements](#) at Lot 2, Block 1, Jubilee Addition.
- Approved: Setting public hearing for September 13, 2021, on an [ordinance granting Connexus Energy an Electric Franchise to furnish electric energy](#) to the City of St. Cloud; and an [ordinance implementing an Electric Service Franchise Fee on Connexus Energy](#) for providing electric service in St. Cloud.
- Public Hearing & Approved: Amended the [2007 Code of Ordinances Section 1050 Noise Control Regulations](#).
- Approved: Setting September 27, 2021 for Public Hearing on the [Proposed Adoption of a Modification to the Development Program for Economic Development District No. 3, and the](#)

[Proposed Establishment of Associated Wholesale Grocers Economic Development Tax Increment Financing District](#); and on the Proposed Business Subsidy.

September 13, City Council –

- Public Hearing & Approved: [Preliminary 2022 Governmental Funds Budget and Tax Levy](#).
- Public Hearing & Approved: [2022 Special Tax Levy and Budget for the St. Cloud Economic Development Authority \(EDA\)](#).
- Public Hearing & Approved: [2022 Special Tax Levy for the St. Cloud Housing and Redevelopment Authority \(HRA\)](#).
- Public Hearing & Approved: [Ordinance Granting Connexus Energy an Electric Franchise](#) to Furnish Electric Energy to the City of St. Cloud.
- Public Hearing & Approved: [Ordinance Implementing an Electric Service Franchise Fee on Connexus Energy](#) for Providing Electric Service within the City of St. Cloud.
- Public Hearing & Approved: [Ordinance vacating drainage and utility easements in Quarry Woods Addition](#) (Location: 3554 & 3544 and 3534 & 3524 36th Street South).
- Public Hearing & Approved: [Ordinance rezoning 501 & 502 2nd Street South and 118 6th Avenue South](#) from C3, to Planned Unit Development (PUD), and a resolution amending the 5th Avenue Live PUD General Development Plan to allow a drive-thru coffee shop.
- Public Hearing & Approved: [Ordinance rezoning 539 East St. Germain Street from I2, General Industrial District](#), to C4, Fringe Central Business District.

- Public Hearing & Approved: [Ordinance rezoning 275 and 315 74th Street South from I3, Planned Industrial District to Planned Unit Development \(PUD\)](#); a [resolution adopting PUD #119 General Development Plan](#); and an [ordinance vacating a drainage and utility easement between Lots 1 and 2, Block 1, St. Cloud I-94 Business Park 13](#). To accommodate a large AWG grocery distribution warehouse.

- Public Hearing & Approved: [Preliminary and final plats of Jubilee Second Addition](#) (3143 County Road 74); and an [ordinance vacating drainage and utility easements at Lot 2, Block 1, Jubilee Addition](#).

- Public Hearing & Approved: [City of St. Cloud Community Development Block Grant Program Year 2020 Consolidated Housing and Community Development Annual Performance and Evaluation Report \(CAPER\)](#).

SARTELL:

August 9, City Council –

- Approved: [Sartell Mobile Home Park Agreement](#) (safety and utilities) (pg. 22-24)
- Approved: [Savanna Oaks Plat 1 Agreements](#) - Viking Dev. Group (adding one new owner/developer, Jason Stock: Lot 15, Block 1 w/ conditions) (pg. 70-86)
- Preliminary Assessment Hearing and Approved: [2021 Scout & Dehler Drive Improvements](#) (pg. 110-112)
- Approved: [Sartell-LeSauk Township Orderly Annexation Agreement](#) (pg. 115-132)
- Approved: [Park Improvement Plan](#) (pg. 133-164)

August 23, City Council –

- Approved: [Various house-keeping ordinance amendments](#) (not related to development and building) (pg. 67-173)

- Approved: [Sartell Re-Branding Survey results](#) (pg. 174-192)

September 13, City Council –

- Approved: [Annexation Request for 32752 River Oaks Lane](#) (pg. 83-90)

SAUK RAPIDS:

August 9, City Council –

- Approved: [G&J Awning and Canvas site plan](#) - new 24,000 sq. ft. warehouse/office (*Rice Companies Inc.*) (pg. 21-23)
- Approved: Authorize SEH to prepare [feasibility study re: 2022 Industrial Boulevard Improvements](#) (pg. 34-35)
- Approved: Authorize SEH to prepare [feasibility study re: 2022 & 2023 Street Overlay Improvements](#) (pg. 36-37)

August 23, City Council –

- Public Hearing & Approved: [Preparation of plans and specifications for 2022 2nd Avenue North Improvements](#) (pg. 5-6)
- Packet: [2022 2nd Avenue North Improvements \(SEH\)](#)

September 13, City Council –

- Approved: Authorized [obtaining detailed estimate on undergrounding power lines for 2022 2nd Avenue North Improvements](#) (pg. 8-26)

ST. AUGUSTA:

August 3, City Council –

- Approved: [Final Plat - Country Square, Plat 5](#) (pg. 50-52)
- Approved: [Variance, CUP and Easement Vacation, Country Square Plat 4 - A&E Storage](#) (pg. 56-71)

September 7, City Council –

- [Council Agenda](#)

ST. JOSEPH:

August 2, City Council –

- Approved: Setting Public Hearing for Sept. 7 on proposed [Block 7 Alley Vacation](#) (pg. 10-11)
- Approved: [Sign Ordinance Amendment](#) prohibiting electronic (dynamic displays) downtown (pg. 16-46)
- Approved: [HGA as architect for Community Center](#) (pg. 62-63)

August 16, City Council – [Nothing of particular interest to CMBA]

August 24, City Council – Work Session

September 7, City Council –

- Approved: [TIF District 2-2 decertification](#) (pg. 17-20)
- Public Hearing & Approve: [Vacation of alleyway on Block 7](#) (pg. 35-39)
- Approved: Adoption of [Preliminary 2022 Budget](#) (pg. 81-100)
- Approved: [Community Center project](#) items (pg. 102-146)

September 20, City Council –

- Public Hearing & Approved: [Northland Business Center](#) (East of 21st Ave NE and West of future 24th Ave NE) - 2 vacations; final plat (pg. 28-48)

WAITE PARK:

August 2, City Council –

- Approved: [Miller Lot Property - City lease to purchase](#)

- Approved: [Determination of Adequacy of Environmental Impact Statement \(EIS\)](#) of Martin Marietta North Quarry Reduction & Rainbow Quarry Expansion
August 30, City Council – {Nothing of particular interest to CMBA}

CLEARWATER:

August 9, City Council –

- Considered: [Preliminary Budget/Levy Overview](#) (includes proposed sewer and water fee increases) (pg. 80-113)

September 13, City Council –

- Approved: Partial release of [security payments for Mississippi Ridge and Clearwater Estates developments](#) (*Gohman Development*) (pg. 50-53)
- Approved: [Preliminary 2022 Budget and Tax Levy](#) (pg. 65-66)
- Approved: Vacation of [drainage and utility easements, plat approval and development agreement for Clearwater Estates Plat 9](#) (*Gohman Development*) (pg. 67-109)
- Approved: [Site lease agreement with Arvig](#) (*Arvig Communications*) (pg. 138-157)

FOLEY:

August 17, City Council –

- Reviewed: [2022 Preliminary Budget Overview](#) (pg. 22-24)

September 7, City Council –

- Approved: [Rezoning from A1 to I1 for Triple E Secure Storage facility](#) (pg. 15-42)
- Public Hearing & Approved: [Preliminary 2022 Budget and Levy](#) (pg. 47)

STEARNS COUNTY:

August 24, County Board –

- Approved: Conditional Use Permit (CUP) for [Fox Ridge Properties](#) (South Haven)
- Approved: Conditional Use Permit (CUP) for [Major Shoreland Revision, Angela G. Larson Revocable Trust](#) (St. Joseph)
- Reviewed: [IUP for USS Great River Solar LLC and Meadowbrook Dairy Farm](#) (Sartell)
- Reviewed: [2022 Fee Changes](#): Shoreland Alteration Permit, Certificate of Plat Correction (decrease), Final Registered Land Survey (increase)
- Discussed: [Solar farms](#) and Planning Commission recommendation
- Approved: [Subdivision Agreement Amendment](#), Jacob and Matthew Imdieke (St. Cloud)

September 7, County Board –

- Public Hearing & Approved: [2022 Fee Changes](#): Shoreland Alteration Permit, Certificate of Plat Correction (decrease), Final Registered Land Survey (increase)
- Received: [2022 Preliminary Budget](#)

September 21, County Board –

- Approved: Conditional Use Permit (CUP) for [retaining wall within Shore Impact Zone](#) (21166 Fruitwood Rd. Richmond, MN)
- Approved: After-the-fact [CUP for retaining walls Major Shoreland Alteration](#) (20935 Eastway Rd. Richmond, MN)
- Approved: [Rezoning 10 acres from A40 to R10](#), Al & Laura Theisen, (St. Joseph Township)
- Public Hearing and Approved: [IUP for USS Great River Solar LLC and Meadowbrook Dairy Farm](#) (38545 County Rd 1, Sartell, MN)
- Public Hearing & Approved: [2022 Preliminary Budget](#)

BENTON COUNTY:

August 17, County Board –

- Approved: Certificates of Correction to the [plats of Country Hillside Acres 1 and 2](#) (pg. 11-23)
- Approved: [Rezone 2.78 acres in Watab Township](#) from R1 to Agricultural, Keith and Kristina Dierkes (pg. 60-78)

September 7, County Board –

- Discussed: [Building Inspection Services contract](#) (pg. 150)

September 21, County Board – [Nothing of particular interest to CMBA]

As always, contact me with any questions or concerns. Thank you!

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