

CITY OF ST. FRANCIS
CITY COUNCIL AGENDA
St. Francis City Hall 3750 Bridge Street NW
August 4, 2025
6:00 p.m.

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE

The regular City Council meeting was called to order at 6:00 p.m. by Mayor Mark Vogel.

2. ROLL CALL

Members Present: Mayor Mark Vogel, Councilmembers Kevin Robinson, Amy Faanes, and Joe Muehlbauer.

Members Absent: Sarah Udvig

Also present: City Administrator Kate Thunstrom, Deputy Administrator-City Clerk Jenni Wida, Assistant City Attorney Dave Schaps (Barna, Guzy & Steffen), Deputy Administrator-Public Works Director Paul Carpenter, Police Chief Todd Schwieger, Finance Director Darcy Mulvihill, Liquor Store Manager Joe Pfeifer, and City Planner Beth Richmond (HKGi).

3. APPROVAL OF AGENDA

MOTION BY: ROBINSON SECOND: FAANES APPROVING THE REGULAR CITY COUNCIL AGENDA.

A roll call vote was performed:

Mayor Vogel	aye
Councilmember Muehlbauer	aye
Councilmember Robinson	aye
Councilmember Faanes	aye

Motion carries: 4-0

4. CONSENT AGENDA

A. City Council Minutes - July 21, 2025

B. LMC Grant Navigation Acceptance Resolution

Resolution 2025-38 Accepting Grant Navigator Funding from the League of Minnesota Cities

C. Authorization Not to Waive Statutory Liability Limits

D. Application for Exempt Permit - Raffle

E. Application for Exempt Permit - Raffle

F. Approval of Change Order No. 1 for the 2025 Street Reconstruction Project

G. Rental License Approvals

H. Payment of Claims

MOTION BY: ROBINSON SECOND: MUEHLBAUER APPROVING THE REGULAR CITY COUNCIL CONSENT AGENDA.

Further discussion:

Faanes asked about the \$116 to the City of Coon Rapids for seal coating on page 37 of Item H. Public Works Director Carpenter shared that this is part of a consortium for seal coating and line painting, and Coon Rapids is the main facilitator of this.

Faanes asked about the Charger repairs for \$14,253 on page 70 of Item H. Finance Director Mulvihill shared that this was for an insurance claim on one of their Chargers.

A roll call vote was performed:

Mayor Vogel	aye
Councilmember Muehlbauer	aye
Councilmember Robinson	aye
Councilmember Faanes	aye

Motion carries: 4-0

5. MEETING OPEN TO THE PUBLIC

None.

6. SPECIAL BUSINESS - NONE

7. PUBLIC HEARINGS - NONE

8. OLD BUSINESS

A. The Bluffs of Rum River - Second Reading

Ordinance 301 - approving rezoning 23925 St. Francis Blvd NW from R-3 and B-2 to The Bluffs of Rum River PUD

Resolution 2025-39 - authorizing the summary publication of ordinance 301

Resolution 2025-40 - approving a preliminary plat amendment for The Bluffs of Rum River Development

Resolution 2025-41 - approving a conditional use permit for The Bluffs of Rum River Development for the construction of public roads within the Rum River Management District

City Planner Richmond reviewed the Staff report in regard to The Bluffs of Rum River development. She shared the Planning Commission's recommendation of approval of the preliminary plat and CUP requests.

Faanes asked when this project would start construction. Todd Christenson, the applicant, shared that they plan on starting right away after closing on the property

on September 5.

Mr. Christenson explained that the reason for these change requests are due to the evolution of the market. He said they are ready to get started on the first phase.

Faanes asked what phase the apartment building is a part of. Mr. Christenson said they have not really started marketing the apartments yet, but hope to do so before the end of the year.

Robinson asked what they anticipate having in the commercial area of this development. Mr. Christenson explained that this is open for discussion, as they have also not marketed this area. He said they will be discussing different uses with the City.

Mayor Vogel asked Carpenter if Public Works is comfortable with these roads being public streets and if it is preferred that these roads be public or private. Carpenter said yes and explained that it depends on the situation whether they would want the roads to be public or private. He noted that in this situation, they have no issues with these roads being public.

MOTION BY: MUEHLBAUER SECOND: ROBINSON TO ADOPT ORDINANCE 301 APPROVING REZONING 23925 ST. FRANCIS BLVD NW FROM R-3 AND B-2 TO THE BLUFFS OF RUM RIVER PUD.

A roll call vote was performed:

Mayor Vogel	aye
Councilmember Muehlbauer	aye
Councilmember Robinson	aye
Councilmember Faanes	aye

Motion carries: 4-0

MOTION BY: ROBINSON SECOND: FAANES TO ADOPT RESOLUTION 2025-39 AUTHORIZING THE SUMMARY OF PUBLICATION OF ORDINANCE 301.

A roll call vote was performed:

Mayor Vogel	aye
Councilmember Muehlbauer	aye
Councilmember Robinson	aye
Councilmember Faanes	aye

Motion carries: 4-0

MOTION BY: ROBINSON SECOND: FAANES TO ADOPT RESOLUTION 2025-40 APPROVING THE PRELIMINARY PLAT AMENDMENT FOR THE BLUFFS OF RUM RIVER DEVELOPMENT.

A roll call vote was performed:

Mayor Vogel	aye
Councilmember Muehlbauer	aye
Councilmember Robinson	aye
Councilmember Faanes	aye

Motion carries: 4-0

MOTION BY: MAYOR VOGEL SECOND: ROBINSON TO ADOPT RESOLUTION 2025-41 APPROVING A CONDITIONAL USE PERMIT FOR THE BLUFFS OF RUM RIVER DEVELOPMENT FOR THE CONSTRUCTION OF PUBLIC ROADS WITHIN THE RUM RIVER MANAGEMENT DISTRICT.

A roll call vote was performed:

Mayor Vogel	aye
Councilmember Muehlbauer	aye
Councilmember Robinson	aye
Councilmember Faanes	aye

Motion carries: 4-0

9. **NEW BUSINESS**

A. Walk-In Cooler Upgrade

Liquor Store Manager Pfeifer reviewed the Staff report concerning the request for a walk-in cooler upgrade at the municipal liquor store.

Muehlbauer asked if the current cooler had been replaced during the remodel. Pfeifer said no and that this cooler is original to the store.

Robinson thanked Pfeifer for all of the great work he has done since taking over at the store. Mayor Vogel agreed.

MOTION BY: FAANES SECOND: MUEHLBAUER APPROVING STAFF TO PROCEED WITH THE WALK-IN COOLER UPGRADE AND USE BRITZ STORE EQUIPMENT INC. WITH THE LOW QUOTE OF \$49,949.98.

A roll call vote was performed:

Mayor Vogel	aye
Councilmember Muehlbauer	aye
Councilmember Robinson	aye
Councilmember Faanes	aye

Motion carries: 4-0

B. MWOA Operator Award

Carpenter reviewed the Staff report and announced that Parish Barten was nominated and received the 2025 Class A Outstanding Operator of the Year from the Minnesota Wastewater Operators Association. He congratulated Barten on this lifetime achievement.

The Council congratulated Barten for this outstanding achievement and thanked him for his over 20 years of service with the City.

Barten thanked the City as well as the team he works with every day for always supporting him.

C. Work Session Request

City Administrator Thunstrom shared the request for a Work Session meeting on Monday, August 25, to discuss the Bethel and St. Francis Shared Fire Service.

The Council was in agreement to schedule a Work Session meeting for Monday, August 25, at 5:30 p.m.

10. MEETING OPEN TO THE PUBLIC - NONE

11. REPORTS

A. Public Works Quarterly Report

Carpenter reviewed the second quarter Public Works report. He gave updates on projects completed throughout the quarter, including the new copper roof on the gazebo at Woodbury Park, the culvert replacement on 238th Avenue, and the new flowers that were planted at Woodbury Park with the St. Francis Ambassadors. He shared that they will be making some changes to their recycling program and are in the process of interviewing for a new Recycling Coordinator.

Barten reviewed the second quarter report for the water and wastewater treatment plant. He shared the volume of what has increased this year over last year. He noted that the Minnesota Department of Health conducted an inspection of the facility in May, and they were given very good reviews. He said they have added security cameras at the water treatment plant. He shared that the Staff was able to rent two portable samplers for the collection of chloride data, and they found that there were parts of town that were lower or higher than expected. He explained that they will have pamphlets out at the National Night Out to encourage residents to cut down on the hardness level on their water softeners to 10. He said this will reduce both salt and water use for residents. He noted that if they do not get their chloride levels in check, then the long-term impacts would include a modification at the water treatment facility, which could cost up to \$20,000,000. He explained that the MPCA is the governing agency over anything having to do with wastewater, and they are given parameters that they have to comply with, including chlorides. He noted that these chlorides can affect aquatic life.

Robinson asked if other cities in the area are also struggling with chloride. Barten said yes and noted that this is a Statewide issue.

Robinson asked how long they have been given to get the chlorides under control. Barten explained that they have not been given a true timeline; however, they are getting ready to submit their new permit request to the MPCA for review, and he assumes that they will see new language in this permit pertaining to their chlorides.

Robinson asked if they are still looking into offering vouchers for homeowners who switch to a new water softener. Barten said yes.

Faanes asked about the City's chloride levels compared to other similarly sized cities. She asked what residents can do to help with chloride levels. Barten explained that chloride can be a detriment to groundwater and those who are on private septic tanks. He said it is hard to compare their chloride numbers to other cities, as there are a lot of factors at play. He noted that they certainly do not have the highest chloride levels.

Muehlbauer asked about fluoride in the water and why it is added. Barten explained that they are mandated by the State to maintain a certain fluoride level in the water. He noted that there is a naturally occurring amount of fluoride in the water, and they only add a very minimal amount.

Muehlbauer shared that he has gotten questions from residents on the landscaping that has been torn up at City Hall. Carpenter explained that it was brought to his attention that the landscaping at City Hall was subpar, and he is working to get this issue corrected. He said that the work should be done soon.

Faanes shared that she believes that the original contractor for the landscaping should have stood behind their work and helped correct this issue. She said she is happy with the company that they chose to fix this, as they have done a great job so far.

The Council thanked Carpenter and Barten for their great work.

12. COUNCIL MEMBER REPORTS

The Council shared the meetings and events they attended in the past few weeks, as well as highlighting upcoming events.

Muehlbauer shared that he has been engaging with several residents on social media, and he is glad to see an increase in this engagement. He thanked the residents who have been getting involved and encouraged others to get involved as well.

Mayor Vogel shared that he refuses to engage with residents on social media, as it is not possible for someone to gather all of the needed and relevant information from social media alone. He noted that residents need to go directly to the source of information and not just to social media for their information.

13. UPCOMING EVENTS

August 05 - National Night Out - 5:00 pm -7:00 pm
August 13 - Stay Home Safe for Kids - 4:00 pm - 6:00 pm
August 14 - Parks Commission - 7:00 pm
August 18 - City Council Meeting - 6:00 pm
August 20 - Planning Commission Meeting - Cancelled
August 21 - Cone with a Cop - 4:00 pm

14. ADJOURNMENT

MOTION BY: FAANES SECOND: ROBINSON TO ADJOURN THE MEETING.

A roll call vote was performed:

Mayor Vogel	aye
Councilmember Muehlbauer	aye
Councilmember Robinson	aye
Councilmember Faanes	aye

Motion carries: 4-0

There being no further business, Mayor Vogel adjourned the regular City Council at 6:58 p.m.

Jennifer Wida, City Clerk