



**Meeting of the City Council
Held at the Elk River City Hall
Monday, April 1, 2024**

Members Present: Mayor John Dietz, Councilmember Jennifer Wagner, Councilmember Mike Beyer, Councilmember Matt Westgaard, Councilmember Cory Grupa

Members Absent: None

Staff Present: City Administrator Cal Portner, Economic Development Director Brent O'Neil, and Records Specialist Katie Porath

I. CALL MEETING TO ORDER

Pursuant to due call and notice thereof, the meeting of the Elk River City Council was called to order at 6:32 p.m.

2. PLEDGE OF ALLEGIANCE

3. CONSIDER AGENDA

Moved by Councilmember Westgaard and seconded by Councilmember Grupa to approve the agenda. Motion 5-0.

4. CONSENT AGENDA

Mayor Dietz asked about Item 4.8, Change Order for the 2023 Street Improvement Project, if the city should wait to get easements and do the whole thing at the same time.

Mr. Portner explained that the item was extending the contract to maintain prices.

Moved by Councilmember Beyer and seconded by Councilmember Grupa to approve the consent agenda. Motion Carried 5-0.

4.1 Approve the Check Register as outlined in the staff report.

4.2 Approve an amendment to the city Code of Ordinance 24-08 for park trail closure.

4.3 Appoint Joy Goodwin to the Parks and Recreation Commission with a term ending 2/28/26.

4.4 Approve the hiring of David Dahl to the position of Street Maintenance Operator effective April 2, 2024.

4.5 Approve a grant agreement with the Minnesota Department of Public Safety from April 15, 2024, through June 30, 2025, for a traffic safety vehicle. Resolution 24-19

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- 4.6 Approve the Solid Waste Facility License for Waste Management's Elk River landfill Agreement 24-07
 - 4.7 Approve the 2024 Sherburne County SCORE Grant funding Agreement 24-08 for the operation of the Elk River yard waste site.
 - 4.8 Approve Change Order 3 for the 2023 Street Improvement Project.
5. OPEN FORUM
No one appeared for Open Forum.
 6. PRESENTATIONS, AWARDS, AND RECOGNITION
There were no presentations, awards, or recognitions.
 7. PUBLIC HEARINGS
There were no public hearings.
 8. GENERAL BUSINESS
 - 8.1 Discuss Work Session Items
Mayor Dietz presented the staff report. There were no additions to the work session items.
 9. COUNCIL LIAISON UPDATES
 - 9.1 Council Liaison Updates
The Councilmembers provided updates as outlined in the respective advisory board's minutes.

Councilmember Westgaard commented that he would not be at the April 15, 2024 City Council meeting. He added that he would not be seeking re-election for another term as councilmember.

Mayor Dietz invited the council to the Annual Boy Scout breakfast May 16, 2024 from 7:00 a.m.-8:00 a.m.
 10. MOTION TO ADJOURN REGULAR MEETING
Moved by Councilmember Beyer and seconded by Councilmember Grupa to adjourn the regular meeting of City Council. Motion carried 5-0.

The regular meeting adjourned at 6:43 p.m.

Councilmember Wagner arrived following the Closed HRA Meeting.

Mayor Dietz called the work session to order at 6:54 p.m.
 11. WORK SESSION – UPPER TOWN CONFERENCE ROOM

11.1 Policy: Tax Increment Financing for Housing

Mr. O'Neil presented the staff report. He sought direction for the Council's position for the use of TIF for housing projects.

Councilmember Westgaard stated he prefers TIF for economic development purposes the increase the tax base and creates jobs.

Councilmember Grupa agreed with Councilmember Westgaard.

Councilmember Westgaard added that for housing use like the former Saxon property its use was due to it being a blighted property.

Councilmember Wagner stated that housing should be built on its own merits. Until we have a new housing study that shows a need.

Councilmember Beyer echoed other's comments and agreed the Saxon property was an eyesore.

Mayor Dietz indicated we currently didn't have a need to subsidize housing.

The Council consensus was there was no desire to use TIF for housing projects.

11.2 Tax Increment Financing Reimbursement: Main Street & Gates Avenue

Mr. O'Neil presented the staff report. He asked the Council's opinion on looking into a TIF district or abatement to recover the \$1.3 million used by the HRA to prepare the Main Street and Gates Avenue project area for development. The time limit of creating a TIF district to recover these costs (three years) has passed, so a statutory exception would need to be pursued through a legislative request.

Mayor Dietz asked why this was not brought before the Council before the three-year period was up. Mr. O'Neil responded that a project in had was required. Without a project, the clock was ticking.

The Council was supportive of looking at options to recover costs. Staff will prepare a written request to legislators asking for an extension and have the Council sign it.

11.3 Direction on Affordable Housing

Mr. O'Neil presented the staff report. Duffy Development asked if the city would consider developing a formal community development initiative for housing addressing goals based on geographic needs and affordability. This is not something that the Comprehensive Plan addresses.

Councilmember Westgaard noted that a housing plan could go into more detail regarding specific locations and types of housing as well as discussing a full spectrum of housing costs that would meet the needs of all levels of employees within a company.

Mr. O'Neil presented the option of partnering with the third party who is conducting the housing

study for Sherburne County. He could reach out to the county to discover what type of data they are collecting, assess if it would be helpful in answering Elk River housing related questions, and ask if extra money could be added to go more in depth on areas that are of interest to the city.

12. MOTION TO ADJOURN

Moved by Councilmember Beyer and seconded by Councilmember Westgaard to adjourn the meeting of the City Council. Motion Carried 5-0.

The meeting adjourned at 7:24 p.m.

Minutes prepared by Katie Porath.


John J. Dietz, Mayor


Tina Allard, City Clerk