

Minutes of Gem Lake City Council meeting, June 17, 2014

Mayor Uzpen called the meeting to order at 7:01 PM

Present: Mayor Uzpen, Council members Lindner, Artig-Swomley, Kuny, and Bosak. A sign in sheet was provided but only Sheila Waldoch signed in. Other people in attendance included city attorney Patrick Kelly, Paul Emeott, Brian Hansen, Jay Johnstone and female companion, Ben Johnson, Angie Gonzalez, Alejandro Ruiz, Sally Ackerman, and another female companion related to Hi Tech Auto.

June agenda

Mayor Uzpen asked for additions to the June agenda. Motion by Bosak and seconded by Artig-Swomley the agenda was approved 5-0.

May City Council minutes

Upon motion by Artig-Swomley and seconded by Bosak the May minutes were approved, with no corrections, 5-0.

Committee reports – Planning Commission chair Ben Johnson gave a summary of the June planning commission meeting, noting there was a request for additional information as to why auto repair and gas stations were being omitted from the revised Ordinance 107. Mayor Uzpen responded the change is a matter of pollution prevention with particular emphasis due to Gem Lake's private wells.

Old business

City newsletter for June, 2014. Artig-Swomley handed out drafts of the June newsletter and asked that reviews be done by tomorrow morning so it can be sent to the printer. Potential July topics include the 2015 budget and recent construction projects at the Hilary Farm site.

New business

Resolution 2014-09. Discussion centered on the pending lifting of the moratorium on new and redevelopment of the neighborhood center portion of the Gateway district and how to allow the planning commission to meet regarding their request for information as outlined in the Committee Reports section above. Upon a motion by Artig-Swomley seconded by Lindner, the council voted 5-0 to table Resolution 21014-09 until the July 15, 2014 city council meeting.

June claims. Upon motion by Lindner and seconded by Artig-Swomley the council voted to approve the claims for June 5-0.

Mayor Uzpen presented the May financial report and general discussion followed.

Hi Tech Auto. Angie Gonzalez and Alejandro Ruiz rose to speak on behalf of Hi Tech Auto. Mr. Ruiz handed the mayor and council a letter dated 6-17-2014 detailing their experience in attempting to

obtain a business license from White Bear Township. Council member Bosak asked Ms. Gonzalez if there was a contract in place to purchase Hi Tech Auto from its previous owner to which she responded in the affirmative. City attorney Kelly next provided background by listing the neighboring businesses that had obtained business licenses, then outlined the original conditional use permit (CUP) list of conditions that were associated with the original owner of Hi Tech Auto. Kelly then explained how that when the new owners attempted to obtain a new business license on 5-1-2014 from White Bear Township, it was the first knowledge the city had that the business had been sold to Mr. Ruiz by the original owner. Kelly stated that all records involving this business have been shared with counsel representing Mr. Ruiz. Kelly outlined the next steps: the current moratorium expires on June 30, 2014; Mr. Ruiz cannot apply for a CUP until after the moratorium expires; should the city council approve Resolution 2014-09 it would create a non-conforming use for Hi Tech Auto; the 2014 business license will expire on December 31, 2014. Per the May city council action, Hi Tech Auto is allowed to operate until August 1, 2014 at which time the city council will consider future actions relating to the business. Kelly concluded by listing possible actions the city council may take relating to Hi Tech Auto after August 1, 2014. This discussion tonight was for information purposes only, to make the city council aware that Hi Tech Auto is working towards resolving this issue.

Presentations from the public – Sheila Waldoch spoke on behalf of Hi Tech Auto and stated she recommends to her tenants that they follow Gem Lake city rules. She then asked about other auto-related businesses should Resolution 2014-09 be approved by the city council. Mayor Uzpen responded that existing auto-related businesses will be grandfathered into the new ordinance as existing businesses.

Paul Emeott advised the city council that the current draft of Ordinance 107A does not indicate the ordinance number on the cover and that a legend reflecting approved changes be included in the document.

Jay Johnstone of Second Hand Tools stated that he applied for a business license and wanted to know why a pawnshop license was also needed. Attorney Kelly responded that the Ramsey County Sheriff's office had approached the city regarding the need for a pawnshop license. Upon a motion by Artig-Swomley seconded by Kuny, the council voted 5-0 to ask Attorney Kelly to arrange a meeting with Mr. Johnstone, the Ramsey County Sheriff's office, and attorney Kelly's office to discuss the pawnshop issue and to report results to the city council.

Presentations from the council – Lindner advised the council of a discussion he had with Vadnais Heights city engineer Mark Graham regarding a possible change in ownership of the land parcel currently owned by Priority Couriers located in Vadnais Heights. Artig-Swomley asked about recent burglaries in Gem Lake, to which Mayor Uzpen responded that Ramsey County sheriff deputies will have increased foot patrols near Gem Lake Hills golf course due to recent burglary activities near there. Kuny suggested the council refrain from using the word "commercial" when referring to the "neighborhood center" portion of the Gateway District to avoid confusion. Mayor Uzpen talked briefly about those candidates who intend to file for city council office in 2014.

Adjourn

There being no further business upon motion by Artig-Swomley and seconded by Bosak, Mayor Uzpen adjourned the meeting at 8:21PM.