City of Columbus
Regular City Council Meeting

October 23, 2025

ATTENDANCE SHEET

PLEASE PRINT

Name:	Address:
MARK GUENTHER	HUGO, MN
Jim Young	Columbus

CITY OF COLUMBUS
CITY COUNCIL MEETING
INTERACTIVE TECHNOLOGY MEETING FORMAT
STATUTES SECTION 13D.021
10-23-2024

The 10-23-2024 City Council Meeting was called to order at 6:05 p.m. Mayor Jesse Preiner at the City Hall. Present were City Councilmembers Ron Hanegraaf, Sue Wagamon, Rob Busch and Janet Hegland. Also present were City Administrator Jack Davis, City Attorney Megan Rogers, City Engineers Kevin Bittner and Brian Bachmeier, and Public Works Director Jim Windingstad, Mark Guenther, Jennifer Lattin, and Myron and Cindy Angel.

In attendance via interactive technology was Planning and Zoning Technician Eleanor Hahn.

The meeting was held in an interactive technology meeting format.

A. CITY COUNCIL REGULAR MEETING

1. Call to Order – Regular Meeting, 6:05 p.m.
2. Pledge of Allegiance
3. Adoption of Agenda

Motion by Councilmember Hegland to approve the 10.23.2024 agenda as presented. Seconded by Mayor Preiner. Roll call vote: Hanegraaf – Aye, Wagamon – Aye, Hegland – Aye, Busch – Aye, Preiner – Aye. Motion carries.

B. CONSENT AGENDA

1. Approval of Bill Payments as attached in the October 23, 2024 Payment Summary
2. Approval of August 14, 2024 City Council Minutes

Motion by Councilmember Hegland to approve the consent agenda as presented, with the removal of item 2: Approval of August 14, 2024 City Council Minutes. Seconded by Councilmember Busch. Roll call vote: Hanegraaf – Aye, Wagamon – Aye, Hegland – Aye, Busch – Aye, Preiner – Aye. Motion carries.

C. PRESENTATION(S) and ITEMS FOR COUNCIL ACTION

1. Public Forum

Nothing at this time.

2. Public Hearing – Hornsby St Easement Vacation

Planning and Zoning Technician Eleanor Hahn stated that a public hearing was formally called for this item at a previous City Council meeting on September 25, 2024. She explained that there is a

long-standing highway easement that was either surveyed or recorded incorrectly in 1960 and was only rediscovered in conjunction with the Mike Preserve Plat in 2021. The right-of-way easement was intended for Hornsby St NE; however, it is nearly 100 feet east of where the highway was actually built, and functionally renders two lots unbuildable. She stated that they are now going through the process of vacating the easement. Mayor Preiner asked if there was anyone who would like to speak on the matter, and hearing no comments, closed the public hearing.

Motion by Councilmember Wagamon to approve Resolution 24-18, A Resolution Vacation a Highway Easement in the City of Columbus, Minnesota. Seconded by Councilmember Busch. Roll call vote: Hanegraaf – Aye, Wagamon – Aye, Hegland – Aye, Busch – Aye, Preiner – Aye. Motion carries.

3. **Zoom Zone Non-Binding Concept Plan**

Mark Guenther with Fenway Land Company presented a concept plan for a proposed electric go-kart facility located off of Hornsby St NE. He stated that they have already presented the concept at the October 16, 2024 Planning Commission meeting. The plan would require a Text Amendment, as there is no consideration for outdoor recreation as a use in the General Business (GB) zoning district. Guenther stated that there was support for the project from the Planning Commission. The site in question is approximately 20 acres with 5 acres of wetland, which would be divided into 3 separate lots. The western lot would have a small office or warehouse facility, while the middle lot would have a larger warehouse with outdoor storage. The eastern lot would become the go-kart track ('Zoom Zone'), which would include a full-scale track designed by 360 Karting and a small building to accommodate the karts as well as indoor simulators. He stated that the karts themselves will be from Blue Shock, which can go up to 49 miles per hour. The facility would also hold weekend events for professional racers, who would provide their own karts. He stated that the parking would be sized to accommodate the race events, and that there would be no overnight parking allowed at the track. The electric karts run in the 65 to 80 decibel sound range, but the facility's proximity to busy roads such as Hornsby and the interstate assist in limiting the noise impacts. Finally, he stated that the nearest residential district is in Forest Lake and is separated by approximately 1500 feet of undevelopable wetland.

Councilmember Wagamon stated that there is a requirement in the Freeway Corridor that any development must have at least 7% building coverage, and that the proposed karting track will not fulfill that requirement. She stated that the two other proposed developments contain far more that 7% building coverage, and that a Planned Unit Development could be considered to allow the kart track. Councilmember Hegland asked if the typical customer would be amateur or professional racers. Guenther stated that the normal operations would host amateurs, and the events would host professionals. He stated that they are requesting up to 12 events a year. Hegland asks if there are often spectators at these events, and Guenther stated that it is typically just the racers.

Councilmember Hegland stated that the other two proposed lots do not have end users yet, and therefore there is no guarantee that the development will move forward. She asked Attorney Megan Rogers how to ensure that the other two sites are developed so that the building coverage averaging is fulfilled. Rogers stated that a condition can be added to the development agreement requiring that the other two lots must be developed within a certain time frame. Mayor Preiner asked for the proposed hours of operation. Guenther stated that races would be held between 5:00 pm to 10:00 pm Monday through Friday, and 8:00 am to 10:00 om Saturday through Sunday. City Administrator Jack Davis stated that the project is in line with the City's vision to attract tourism and recreation-based businesses.

Guenther also clarifies that Fenway would be the primary developer for the project, and would therefore be applying for the subdivision, as well as constructing the new road and utility extensions, but the new businesses, presumably the two warehouses proposed in this concept plan, would apply for their own CUPs. Rogers explained that the development agreement would set a timeline of infrastructure improvements and would be recorded against all three properties.

4. Rice Creek Water Management District Manager Appointment

City Administrator Jack Davis stated that the city received notification from Anoka County that Steve Wagamon's term as manager on the Rice Creek Watershed District (RCWD) Board is set to expire on January 17, 2025. Anoka County is accepting applications and or nominations for the position. To be eligible for appointment, the nominees must reside within the watershed district boundaries, be eligible to vote, and may not be a public officer of the county, state, or federal government. If the county board does not receive a list of three or more qualified nominees, one can be appointed by the County. Mr. Wagamon will be applying for reappointment; however, Davis recommends mailing a notice requesting applications to all residents in the Rice Creek Watershed. He stated that he does not need a motion to approve this action, and that this is an informational brief. The applicants will need to submit by November 11, 2024. Council directed Mr. Davis to send the notice to columbus residents in the RCWD.

5. Election Judge Part Time Employment for Direct Balloting

City Administrator Jack Davis stated that City Staff is requesting Council approval for the hiring of election judges to assist in the early voting by direct balloting from October 21, 2024 through November 4, 2024. The judges will be paid their normal rate of $14.00 an hour, totaling to an estimated $3000. The cost will be covered by the savings from two vacant staff positions that will not be filled until the end of November. Previously, the work was covered by Staff members but City staff is down by two positions and requires the extra help for the extended time of direct balloting requirements.

Motion by Mayor Preiner to approve the part-time employment of Election Judges for two (2) eight-hour shifts per day Monday – Friday; October 21 through November 4, 2024 to assist in the

early voting direct balloting at the City of Columbus Community Center. Seconded by Councilmember Busch. Roll call vote: Hanegraaf – Aye, Wagamon – Aye, Hegland – Aye, Busch – Aye, Preiner – Aye. Motion carries.

6. Set Agenda for the November 12, 2024 Work Meeting

City Administrator Jack Davis recommended discussing the upcoming Cannabis Management Ordinance, if necessary, and the reorganization of the City Hall office space at the upcoming November 12, 2024 Work Meeting. He stated that they will have an inspector come and give a report on the building's structural integrity to ensure that the building is safe prior to any improvements. He also recommended discussing a minor amendment to the Development Agreement with the Lackner's Woodlands Ponds. Councilmember Hegland suggests they decide whether or not to discuss the Cannabis Management Ordinance after the upcoming Joint Planning Commission and City Council meeting.

Motion by Mayor Preiner to approve November 12, 2024 Work Meeting Agenda. Seconded by Councilmember Hanegraaf. Roll call vote: Hanegraaf – Aye, Wagamon – Aye, Hegland – Aye, Busch – Aye, Preiner – Aye. Motion carries.

D. CONSULTANT, LIAISON & STAFF REPORTS

1. City Engineer

The City previously released 80% of the letter of credit for the Blaine Brothers, 3 Beacon Holdings development in August. City Engineer Kevin Bittner stated that Blaine Brothers has now met the requirements for release of the remaining balance, which is a balance of $150,000. The Council had no comments or questions.

Motion by Mayor Preiner to approve the release of the final amount of $150,000 for the Letter of Credit on this project for 3 Beacon Holdings, per the recommendation of the City Engineer. Seconded by Councilmember Hegland. Roll call vote: Hanegraaf – Aye, Wagamon – Aye, Hegland – Aye, Busch – Aye, Preiner – Aye. Motion carries.

2. City Attorney

Nothing at this time.

3. Mayor & City Council Report

Councilmember Hegland stated that she attended a public meeting for the Carlos Avery master plan on October 15, 2024 with Councilmember Hanegraaf and requested that staff put a link to their site on the City website. Carlos Avery will be taking public comments until November 1, 2024. Hegland gave an update on the Fall Fest meeting and stated that it looks like they will be underbudget thanks to the fundraising efforts of Lynn Carver-Quinn.

4. **Personnel Committee Report – Janet Hegland & Sue Wagamon**

Councilmember Hegland informed the Council that the selected candidate for the Assistant City Administrator unfortunately declined their offer. She continued by saying that they will be shifting focus to interviewing for the Permit Coordinator and Accounting Assistant positions and will be able to return to looking for an Assistant City Administrator after those positions are filled.

5. **Public Works Report**

Nothing at this time.

6. **City Administrator Report**

Nothing at this time.

E. ANNOUNCEMENTS AND REMINDERS

Mayor Preiner reminded the Council and public of the following upcoming meetings and dates:

- Local Government Officials Meeting; Wednesday October 30, 2024 at 6:00 PM at Coon Rapids Fire Department # 3
- Election Day; November 5, 2024 – Polls open 7 AM – 8 PM
- Planning Commission Meeting; November 6, 2024 at 6:00 PM
- City Council Workshop Meeting; November 12, 2024 at 5:30 PM
- City Council Meeting; November 13, 2024 at 6:00 PM
- Park Board Meeting; November 19, 2024 at 5:30 PM
- Planning Commission Meeting; November 20, 2024 at 6:00 PM
- EDA Work Meeting, November 21; 2024 at 5:30 PM – Running Aces
- EDA Regular Meeting; November 21, 2024 at 6:30 PM

F. ADJOURNMENT

Motion by Mayor Busch to adjourn. Seconded by Councilmember Hanegraaf. Roll call vote: Hanegraaf – Aye, Wagamon – Aye, Hegland – Aye, Busch – Aye, Preiner – Aye. Motion carries. Meeting adjourned at 7:21.

Respectfully Submitted: Recording Secretary Eleanor Hahn.