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November 21, 2022

VIA EMAIL: Elizabeth Mursko, City Administrator
(cityadministrator@ci.columbus.mn.us)

Mayor and City Council
and Elizabeth Mursko, City Administrator
City of Columbus
16319 Kettle River Blvd. N.E.
Columbus, MN 55025

Re: Commercial/ Industrial (“C/I”) District Planning Study

Dear Mayor, City Council and Ms. Mursko:

Our law office represents Northeast Property Holdings, LLC (“NPH”) and David Rybak, Sr., owner of NPH. Mr. Rybak is unable to attend the Monday November 21, 2022 City Council Meeting.

NPH is owner of 13915 Lake Drive NE (PIN#: 33-32-22-21-0003, 33-32-22-11-0002 and 33-32-22-12-004). For reference, 13915 Lake Drive NE is located on the east side of Lake Drive. The property is subject to a Conditional Use Permit, as amended per Order Granting A Conditional Use Permit Amendment, dated April 8, 2010.

Please be advised that NPH strongly opposes inclusion of the its properties as well as other properties located east of Lake Drive as part of the “C/I Light” initiative currently under consideration by the City. Current C/I zoning provides adequate zoning criteria/regulation for existing and future uses thereon.

In addition, it is our assumption that the NPH property will continue to operate subject to the current CUP and that any change requested by the City with respect to the existing CUP uses be attended to separate and apart from the proposed change to the C/I district currently under consideration by the City.

Please include this letter into the City’s records on this matter.

Mayor, City Council and Ms. Mursko
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Very truly yours,

James R. Walston

cc: David J. Rybak, Sr.



November 21, 2022

VIA EMAIL

Elizabeth Mursko
City Administrator
City of Columbus
16319 Kettle River Blvd. N.E.
Columbus, MN 55025

Via email:
cityadministrator@ci.columbus.mn.us

Re: Proposed “West Side of Lake Drive C/I – Light District” and Newly Proposed “East Side of Lake Drive C/I – Light District” along Lake Drive NE, in Columbus, Minnesota.

Dear Councilpersons:

John and I want to address the proposed zoning changes – the so-called “West Side C/I – Light District” that is targeted at the Waldoch property (New Industrial Park) located along Lake Drive at 137th and also the newly proposed “East Side of Lake Drive C/I – Light District” along the East side of Lake Drive NE, in Columbus, Minnesota which targets the property of my company Waldoch Crafts Inc. Our concerns are as follows:

Lake Drive NE – Proposed West Side C/I – Light District

1. The Waldoch Family strongly opposes reducing the ability to have outdoor storage from 50% coverage to 30% coverage. This is a huge over-reach and will dramatically reduce the value of the industrial lots that are currently for sale. The reasons why are as follows:
 - A) Potential Buyers will now have to purchase more land to accommodate the same outdoor storage needs. With the price of building materials, this will be extremely cost prohibitive.
 - B) The City already requires the potential buyers to go through a Conditional Use Permit Process. Why is the city restricting potential buyers even more?
 - C) The City already is restricting the outdoor storage uses (No heavy construction)...why limit us even more?

Park Board Report-11.15.22

Park Master Plan

The Park Board kicked off the start of their master park planning process with a presentation by Associate Planner Frank Koenen. Mr. Koenen reviewed the results of the 2021 Park Survey and the language in Columbus' Comprehensive Plan committing to a master planning process and providing the framework for the plan (excerpt provided below).

Columbus will develop a Parks and Trails Master Plan that evaluates current city, county, and regional resources, identifies potential needs, identifies partners for parks and trails coordination, establishes plans for park and trail improvements, and creates a timeframe and budget for implementation. Columbus is interested in maximizing the potential development of local and regional trail corridors through the city that connect existing and planned trails, existing parks and recreation facilities, existing neighborhoods, and commercial destinations. The City will also examine the potential parks and pedestrian circulation needs in the Freeway Corridor

Identifying and implementing a fiscal planning process to continue the excellent maintenance of the City Park and for establishing a replacement schedule of Park assets will be a high priority of the plan. Also discussed was developing a strategy and vision to provide upgrades to the park, to develop connections to existing trails and existing natural resources such as Lamprey Pass and Carlos Avery, and to identify potential funding opportunities. The next Park Board meeting on January 26th will include an outline of the main sections of the plan, a more detailed timeline for development (estimated at 9-12 months), reviewing a draft vision statement, and establishing plan goals/priorities. Staff will report on setting up meetings with other entities (e.g., Anoka County Parks, Anoka County Transportation, DNR, and surrounding communities) to ensure our plan aligns with other surrounding projects that may be leveraged. A schedule of "field trips" to allow the Park Board to review our existing park assets (City Park and Hidden Park) as well as the DNR properties will also be developed. The Park Board will increase the frequency of their meetings to every other month to complete the plan within the desired timeframe.

Disposal of Howard Lake Dr. Park Property

At the last Park Board Meeting staff was directed to investigate when the prior park on Howard Lake Dr. was dedicated, to determine whether the land was eligible for sale. The Park was removed from the city's most recent Comprehensive Plan and Ms. Mursko reported that it had been at least 30 years since that land was dedicated as parkland, so it was eligible for sale.

Requested Action

The Park Board requests direction from the City Council to explore the disposal of the Howard Lake Property, similar to the process that was followed for the sale of Hagert Park property.

Field and Park Fee Schedule

Ms. Spangler presented updated data on the reservations for the Ball fields and Picnic shelter to date in 2022. Ball field reservations through October numbered 348. There were 29 reservations for the Picnic Shelter, all but 6 of them coming from Columbus Residents. Revenue from these reservations totaled \$7,500.

The Park Board reviewed the park fees with the intent of ensuring they would cover the increased costs of maintenance (RVS) and portal toilets (Jimmy's Johnnys). Using the 2022 reservation numbers, the approved contracts for RVS and Jimmy's Johnnys, and a survey of surrounding community park fees, the Park Board passed a motion to increase the field reservation fee (4 hours) from \$20 to \$27, to increase the Tournament fee from \$350 (Fri, Sat. & Sun) to \$375, and to leave the Picnic Shelter fee for residents (N/C + \$50.00 refundable deposit) and Non-resident (\$40.00 + \$50 refundable deposit) at the 2022 rate.

Requested Action

The Park Board recommends the City Council accept the proposed 2023 fee schedule for the Ball Field, Tournament and Picnic Shelter as follows:

Field Fee: \$27.00/4 hours

Tournament Fee: #375.00/Fri. Sat & Sun.

Picnic Shelter Resident: N/C + \$50.00 refundable deposit.

Picnic Shelter Non-Resident: \$40.00 + \$50.00 refundable deposit.

Pedestrian Bridge Concern

Several members of the Park Board noticed that the pedestrian bridge support appears to be washing away on the east side of the bridge and requested that Public Works conduct an inspection to determine if repairs are in order.

Janet Hegland

Columbus City Council Liaison to Park Board



TO: Mayor & City Council Members

FROM: Elizabeth Mursko, City Administrator

DATE: November 21, 2022

RE: Auditing Services – City of Columbus FY 2022

During our audit presentation in October of this year Andy Hering, from Redpath Companies, indicated that his firm would not be able to continue to provide audit services to the city due to a loss in staffing resources. The City Administrator asked for firm recommendations from Redpath Companies and CLA (Clifton Larson Allen) to engage auditing services for FY2022. From those lists, five (5) firms were contacted for auditing services proposals. The City received two (2) proposals in the agenda packet, one from Smith Schafer for a term of three (3) years and a second from MMKR for a term of one (1) year.

The City Administrator reviewed both proposals for auditing services. Both firms have the qualifications for auditing services, professional staffing and the number of hours allocated are very similar to complete the FY2022 city audit. Smith Schafer currently works with two of our neighboring communities (Linwood and Hugo) and is proposing a three (3) year term with first year services at 33,950. MMKR currently works with many surrounding cities and is proposing a one (1) year term with services at 32,500.

Action:

Award contract for Auditing Services for FY2022

Proposed Motion:

Approve proposal and award contract to MMKR for auditing service for FY2022 in the amount of 32,500.