

- b. Side yard: None, unless abutting a residential district, then a landscaped buffer approved by the City Council is required.
 - c. Rear yard: None, unless abutting a residential district, then a landscaped buffer approved by the City Council is required.
 - d. Height: Maximum height of three (3) stories or 45 feet.
2. Lots created after June 1, 2014:
- a. Minimum Lot Size: 10,000 square feet.
 - b. Minimum Lot Width: 100 feet.
 - c. Front/Corner Yard Setback: 20 feet.
 - d. Interior Side Yard Setback: 10 feet, plus landscaped buffer approved by the City Council if abutting a residential area.
 - e. Rear Yard Setback: 10 feet, plus a landscaped buffer approved by the City Council if abutting a residential area.
 - f. Maximum Height: Two stories or 35 feet.
3. Maximum Structural Coverage: Fifty (50) percent of lot area.

500.31 C-2, Community Commercial District

Subd.1 Intent

The purpose of the C-2 Community Commercial District is to provide space for general business and commercial activities dependent upon high volumes of vehicular traffic. The intent of this Subsection is to provide locations where the vehicular-oriented activities can be maximized with minimal infringement on residential neighborhoods and with minimal conflicts with uses allowed in the C-1 Central and Neighborhood Commercial District.

Subd.2 Permitted Uses

- 1. Auto accessory stores.
- 2. Automobile (truck, snowmobile, motorcycle, and marine) sales and service.
- 3. Commercial recreational services.
- 4. Farm implement sales and services.
- 5. Motels and hotels.
- 6. Tourist oriented retail stores.
- 7. Residences when occupied in connection with the commercial use and part of the principal structure.
- 8. Restaurants, cafes, taverns, and grocery stores.
- 9. Drive-in restaurants, drive-through banks, and other drive-in services.
- 10. Cannabis Retailer.
- ~~9.~~—11. Lower-Potency Hemp Edible Retailer.

Subd.3 Permitted Accessory Uses

- 1. All permitted accessory uses in the “C-1” Central and Neighborhood Commercial District.
- 2. Off-street parking and loading facilities including semi-trailers as provided for under Subsection 500.43 of this Code.

2. Light industrial uses including light manufacturing, fabrication, assembly, and production.
3. Building materials, storage yards, lumber yards.
4. Contractor equipment and storage yards.
5. Food processing and distribution facilities.
6. Wholesale business and warehousing.
7. Industrial research laboratories.
8. Machine shops, public and private garages.
9. Public utility and service buildings and gas regulator stations.
10. Outdoor recreational facilities.

Subd.3 Permitted Accessory Uses

1. Off-street parking and loading as regulated by Subsection 500.43 of this Code.
2. Open and outdoor storage, as regulated by Subsection 500.475 of this Code.
3. Offices clearly subordinate and accessory to a principal use.
4. Residences when on the same parcel as the principal use which are clearly subordinate to the principal use and which are occupied by an individual employed by the principal use.
5. Signs, as regulated by Subsection 500.35 of this Code.

Subd.4 Conditional Uses

The following uses will require a conditional use permit based on the procedures set forth in Subsection 500.63 of this Code:

1. Industrial storage and material recycling.
2. Manufacturing of cement, concrete, lime gypsum, or plaster.
3. Grain elevators and storage subject to height restrictions set forth as part of the conditional use permit.
4. Livestock feeding yards, slaughtering of animals or stock yards.
5. Other heavy industrial uses, except for the following:
 - a. Distillation of bone, coal, tar, petroleum, refuse, grain, or wood.
 - b. Explosive manufacture or storage.
 - c. Garbage, offal, dead animals, refuse, rancid fats, incineration, glue manufacturing, size or gelatin manufacturing where the processes include the refining or recovery of products from animal refuse or offal.
 - d. Petroleum or asphalt refining, manufacturing or storage.
 - e. Smelting or refining of metals from ores.
 - f. Steam and board hammers and forging presses.
 - g. Storing, curing and tanning of raw, green, or salted hides or skins.
 - h. Corrosive acid manufacturing or bulk storage thereof.
 - i. Junk yards.

5. Cannabis Wholesaler.

6. Cannabis Transporter.

7. Cannabis Testing Facility.

8. Cannabis Delivery Service.

9. Cannabis Microbusiness.

10. Cannabis Mezzobusiness.

11. Cannabis Cultivator.

- 12. Cannabis Manufacturer.
- 13. Lower-Potency Hemp Edible Manufacturer.
- i- 14. Medical Cannabis Combination Business

Subd.5 Lot, Yard Area and Height Requirements

		Setbacks (ft.)		
Lot Area	Lot Width	Front and Corner	Side	Rear
1 Acre	100 ft.	40	15	20

Lot structural coverage shall not exceed 50%.

500.35 Signs

Subd.1 Findings

1. Exterior signs have a substantial impact on the character and quality of the environment.
2. Signs provide an important medium through which individuals may convey a variety of messages.
3. Signs can create traffic hazards, aesthetic concerns, and detriments to property values, thereby threatening the public health, safety, and welfare.
4. The City has previously regulated signs in an effort to provide adequate means of expression and to promote the economic viability of the business community while protecting the city and citizens from a proliferation of signs of a type, size, location, and character that would adversely impact the public health, safety, and welfare.

Subd.2 Purpose and Intent

1. Regulate the number, location, size, type, illumination, and other physical characteristics of signs within the city in order to promote the public health, safety, and welfare.
2. Maintain, enhance, and improve the aesthetic environment of the city by preventing visual clutter that is harmful to the appearance of the community.
3. Provide an effective means of communication, consistent with constitutional guarantees and the City’s goals of public safety and aesthetics.
4. Provide for fair and consistent enforcement of sign regulations under the zoning authority of the city.
5. It is not the purpose or intent of this sign ordinance to regulate the message displayed on any sign, to regulate any building design or display not defined as a sign, or any sign which cannot be viewed from outside of a building.

Subd.3 Effect

1. Allow a wide variety of sign types in commercial zones and a more limited variety of signs in other zones subject to the standards herein.
2. Allow certain small, unobtrusive signs incidental to the principal use of a site in all zones when in compliance with the requirements of this Section.
3. Prohibit signs whose location, size, type, illumination, or other physical characteristics negatively affect the environment and where the communication can be accomplished by

obtained only after the Commissioner of the Department of Natural Resources has issued a permit for work in the beds of public waters.

Subd.6 Subdivision Provisions

1. Land may not be subdivided that is held unsuitable by the City for the proposed use because of flooding, inadequate drainage, soil and rock formations with severe limitations for development, severe erosion potential, unfavorable topography, inadequate water supply, or sewage disposal capabilities, or any other feature likely to be harmful to the health, safety, or welfare of future residents of the proposed sub-division, or of the City.
2. Plats that are inconsistent with the shoreland district must be reviewed by the Commissioner of Natural Resources before approval by the municipality may be granted. The review requires that the proposed plats be received by the commissioner at least ten days before a hearing is called by the City for consideration of approval of a final plat.
3. Copies of all plats within shoreland areas, must be submitted to the Commissioner within ten days of final approval by the City.

Subd.7 Administration

1. Copies of all notices of any public hearings to consider variances, amendments, or conditional uses under this Subsection must be received by the Commissioner at least ten days prior to such hearings.
2. A copy of amendments and final decisions granting variances or conditional uses under this Subsection must be received by the Commissioner within ten days of final action or amendment.

500.38 Cannabis Industry Regulations

Subd. 1 Outdoor Storage and Display

1. Outdoor displays are prohibited. Outdoor display is an outdoor arrangement of objects, items, products, or other materials, typically not in a fixed position and capable of rearrangement, designed and used for advertising purposes or identifying a business, product, or service.
2. Outdoor storage of goods and hazardous materials is prohibited. Outdoor storage of equipment must be in compliance with this ordinance. Outdoor storage areas shall be limited to the rear or side yards. At no time shall the storage of equipment extend beyond the front building line of the principal structure. Outdoor storage areas shall be fenced and screened in conformance with this ordinance.

Subd.2 Operations and Management Plans

1. An operations plan addressing air quality, dust management, sound attenuation, and vibration damping shall be submitted for approval.
2. An environmental management plan, including a water and sewer management plan addressing the use of water and the treatment of waste on-site, and a storm water and

drainage plan addressing the impact of the facility on the environment, shall be submitted for approval.

3. A waste disposal plan shall be submitted addressing storage, handling, use, and potential hazards shall be submitted for approval. Solid waste shall be stored, collected, transported, and disposed of in conformity with Federal, State, and local laws.
4. A plan for proper ventilation and filtration for odor control, in conformity with Federal, State, and local laws, must be submitted for approval.

Subd. 3 Setbacks

Cannabis Industries and businesses shall meet the following setbacks as measured in a straight line from the closest point of the property line of the parcel upon which the cannabis industry or business is located, to the property line of the following uses:

- a. 1,000 feet from a school
- b. 500 feet from a day care
- c. 500 feet from a residential treatment facility
- d. 500 feet from an attraction within a public park that is regularly used by minors, including a public ground or athletic field.

Subd. 4 Retail Sales

Retail sales are prohibited from 9:00 p.m. to 10:00 a.m. for businesses with a retail endorsement for retail cannabis, medical cannabis, and low potency hemp products.

Subd. 5 Licensed Cannabis Events

On site consumption of adult-use cannabis flower, adult-use cannabis products, lower-potency hemp edibles, hemp-derived consumer products, or any combination of those items, at licensed cannabis events is not permitted.

500.39 General requirements

The intent of Subsections 500.41 to 500.46 is to establish general development performance standards. The regulations provided herein apply equally to all districts except where special provisions provide otherwise.

500.43 Off-Street Parking

Subd.1 Purpose

The purpose of this Subsection is to assist in alleviating or preventing congestion of the public right-of-way and to promote the safety and general welfare of the public by establishing minimum requirements for off-street parking of motor vehicles in accordance with the intensity of utilization of the various parcels of land or structures.

BUDGET MEMO

TO: MAYOR AND COUNCIL
FROM: ABDO FINANCIAL SOLUTIONS, LLC
SUBJECT: FINAL 2025 BUDGET
DATE: DECEMBER 17, 2024

Introduction

Upon your request, we have summarized some of the key items for consideration in this years' budget. This is the final tax levy that needs to be certified to Stearns County by December 27th.

Budget Format

The 2025 Budget included the Council approved priorities for each department.

Key items in this year's budget:

- The 2025 tax rate is proposed to decrease 2.17% to 66.93%
- The total 2025 tax levy is proposed to increase \$21,586 or 3.48% from 2024
 - The general levy increased \$21,586 or 7.93%
 - Factors relating to this increase include an increase in the public works expenses, legislative expenses, executive payroll expenses, and building official expenses.
 - The debt levy shows a decrease of \$43,989 for the 2025 Budget.
 - The capital levy shows an increase of \$43,989 for future capital needs for the 2025 budget.
- Staffing
 - The preliminary budget shows a 3% increase for COLA and a part-time permanent public works position.

Tax Levy Summary

Overall, the property tax levy includes levies for general operations, EDA, capital equipment and improvements, and debt service. The 2024 actual and 2025 proposed property tax levies are listed below:

	2024 Levy	Proposed 2025 Levy	Increase (Decrease) from 2024	Percent Change from 2024
General Levy	\$ 272,130	\$ 293,716	\$ 21,586	7.93%
EDA Levy	42,000	42,000	-	0%
Capital Levy				
Capital Equipment	10,000	10,000	-	0%
Street Improvements	25,000	25,000	-	0%
Street Lights	20,000	20,000	-	0%
Sidewalk Capital Fund	40,000	40,000	-	0%
South End Park	6,000	6,000	-	0%
Future Capital	-	43,989	43,989	100.00%
Debt Levy				
Future Debt	206,000	-	(206,000)	-100.00%
2024A G.O. Tax Abatement Bond	-	136,007	136,007	100.00%
2024B G.O. Improvement Bond	-	26,004	26,004	100.00%
Total	\$ 621,130	\$ 642,716	\$ 21,586	3.48%
Tax Capacity	\$ 898,859	\$ 960,280	\$ 61,421	6.83%
City Tax Rate*	69.10%	66.93%	-2.17%	

The increase in tax capacity for the 2025 preliminary budget is allocated between the following categories as shown below. Included is information from Stearns County to show what portion of the increase in tax capacity is attributable to market changes and new construction.

<u>Property Type</u>	<u>2024 Tax Capacity</u>	<u>2025 Tax Capacity</u>	<u>Change</u>	<u>% Change</u>
Agricultural	22,036	20,921	(1,115)	-5.06%
Apartments	7,332	5,611	(1,721)	-23.47%
Commercial	276,474	169,703	(106,771)	-38.62%
Industrial	-	137,916	137,916	
Residential	552,141	568,331	16,190	2.93%
Utility	19,860	26,978	7,118	35.84%
Personal Property	21,016	30,820	9,804	46.65%
	<u>898,859</u>	<u>960,280</u>	<u>61,421</u>	<u>6.83%</u>

<u>Type</u>	<u>Tax Capacity Change</u>
Market changes	37,469
New Construction	23,952
	<u>61,421</u>

The impact of the proposed 2025 City of Freeport tax levy and tax rate is shown below:

<u>Property Type</u>	<u>Market Value</u>	<u>Taxable Market Value 2024</u>	<u>Taxable Market Value 2025</u>	<u>2024 Taxes Payable</u>	<u>2025 Taxes Payable</u>	<u>Increase (Decrease) in Property Taxes</u>
Residential	\$ 100,000	\$ 71,800	\$ 62,500	\$ 496	\$ 418	\$ (78)
Residential	200,000	180,800	171,500	1,249	1,148	(102)
Residential	300,000	289,800	280,500	2,003	1,877	(125)
Residential	400,000	398,800	389,500	2,756	2,607	(149)
Commercial	500,000	500,000	500,000	6,392	6,191	(201)

Note: no change in market value has been assumed