



## CITY COUNCIL AGENDA

**Tuesday, September 3, 2024**

***No Public Comment allowed at Work Sessions per the Rules of Decorum***

**COUNCIL WORK SESSION, 6:00 P.M.**

**Community Room (not televised)**

1. Call to Order and Roll Call
2. Setting the Agenda: Addition or Deletion of Agenda Items
3. Roers Companies – Woods Edge Property, Michael Grochala
4. Main Street Corridor Proposal update, Michael Grochala
5. White Bear Township Water Supply Request, Michael Grochala
6. Amendment to Java Purchase Agreement, Michael Grochala
7. Notices and Communications, City Council

**ADJOURNMENT**

**CITY COUNCIL  
WORK SESSION STAFF REPORT  
ITEM NO. 3**

**STAFF ORIGINATOR:** Michael Grochala, Community Development Director

**WORK SESSION DATE:** September 3, 2024

**TOPIC:** Roers Companies – Woods Edge Property

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**BACKGROUND**

The City’s Economic Development Authority (EDA) has received a letter of intent from Roers Companies to purchase 6.27 acres of EDA owned property in the Legacy at Woods Edge Development. Roers Companies is a national real estate development firm based in the Twin Cities. Their focus is on multi-family residential developments and generally collaborate with partners on commercial components. Roers has multiple successful projects throughout the Twin Cities region including the recently opened Lexi Apartments in Blaine. The Woods Edge project would include a market rate multi-family building with opportunities for commercial development on a portion of the property.

The EDA discussed the proposal at the August 1, 2024, work session and directed staff to continue negotiations with Roers to reach an agreement. As with previous proposals the EDA included, as a condition of sale, that a commercial component be constructed prior to or in conjunction with a multi-family building. While committed to development the entire site, Roers has expressed concern over this requirement.

Representatives of Roers Companies will be present at the meeting to discuss concerns, limiting factors and market forces that relate to this condition. Since the EDA is still negotiating an agreement no discussion on sale price will be held at the meeting other than noting Roers is open to the EDA’s counteroffer.

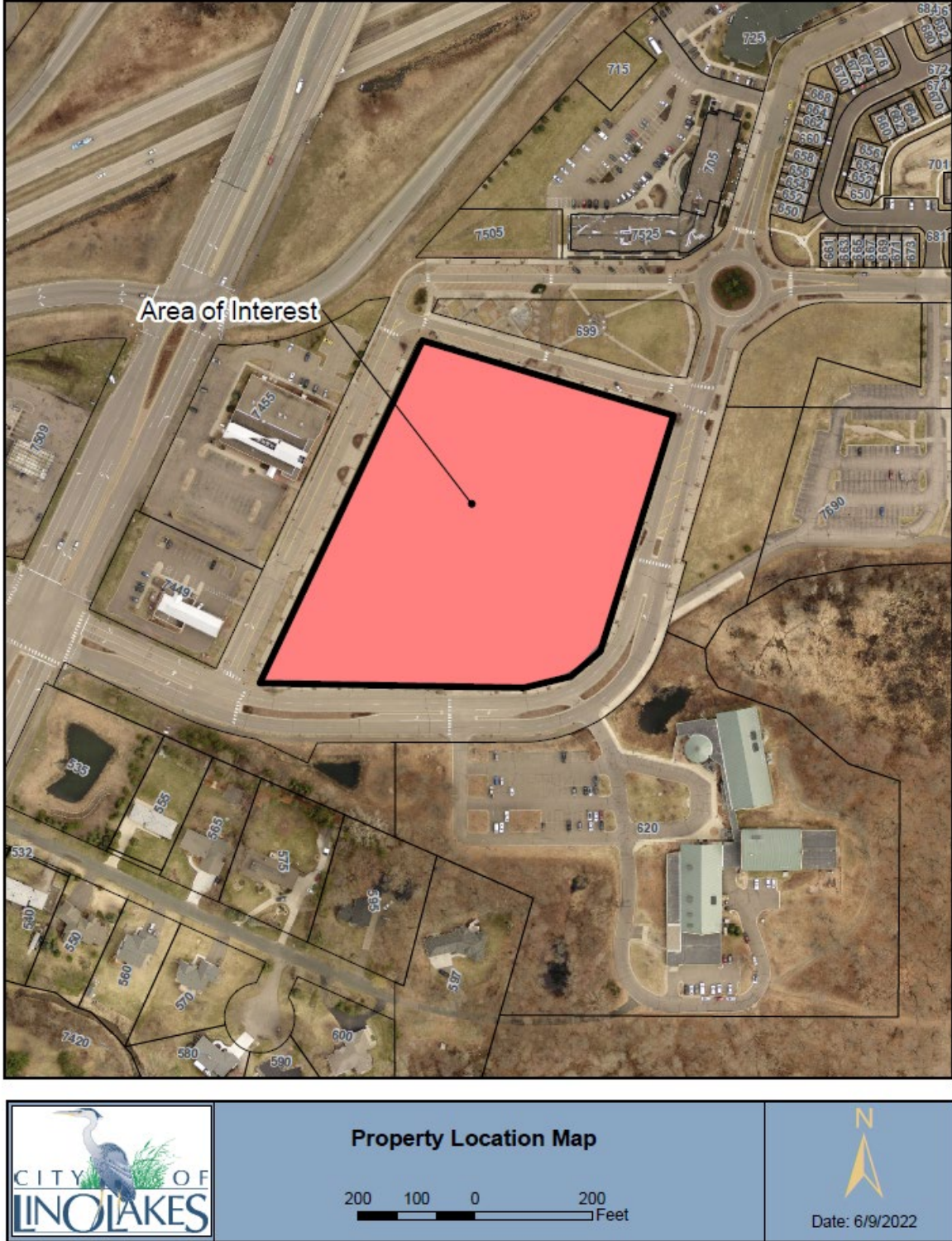
The goal of the discussion is to obtain a better understanding of conditions affecting potential commercial development of the site and discuss agreement options. Based on input received staff will continue to work with Roers to draft an agreement for EDA consideration.

**REQUESTED COUNCIL DIRECTION**

Discussion only.

**ATTACHMENTS**

Property Location Map.



**CITY COUNCIL  
WORK SESSION STAFF REPORT  
ITEM NO. 4**

**STAFF ORIGINATOR:** Michael Grochala, Community Development Director

**WORK SESSION DATE:** September 3, 2024

**TOPIC:** Main Street Master Plan Process Update

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**BACKGROUND**

Staff is currently working with Kimley-Horn and WSB on the scope of services for the Main Street Corridor Master Plan. Kimley-Horn is a national planning and design consulting firm that offers comprehensive development services. They have extensive experience in master planning and AUAR preparation. WSB is the City Engineer and will be handling some of the infrastructure components of the planning process. Staff is also working bring in a firm to handle the public engagement process.

Staff anticipates having the scope and professional services proposals in place for consideration at the September 23 meeting.

**REQUESTED COUNCIL DIRECTION**

None requested. Discussion only.

**CITY COUNCIL  
WORK SESSION STAFF REPORT  
ITEM NO. 5**

**STAFF ORIGINATOR:** Michael Grochala, Community Development Director

**WORK SESSION DATE:** September 3, 2024

**TOPIC:** Request for Water Service for SE Lino Lakes from White Bear Township

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**BACKGROUND**

The North Oaks Company has submitted a concept plan “Wilkinson Waters” for development of their property in Lino Lakes, located northwest of the Centerville/CR J intersection. This area lies within Sanitary Sewer District No. 4. Sanitary sewer for this area is proposed to be provided from a White Bear Township trunk line that was previously extended to the municipal limits. Water service will eventually be provided by Lino Lakes. However, the City’s closest lines are 1.5 miles to the north of the project site and, given existing supply issues related to White Bear Lake, extension of our lines would be premature.

White Bear Township has water main stubbed to the property along with lateral water mains running through the property serving the Rapp Farm development on the west side of Wilkinson Lake. White Bear Township currently has agreements in place with North Oaks Development Company for water supply. Provided capacity is available staff is proposing an agreement with White Bear Township to provide water to this area for an interim period.

Staff is proposing to attend the September White Bear Township Utility Commission meeting in September to discuss the possibility. Regardless of the outcome of the Wilkinson Waters project, reconstruction of the interchange and associated roadway improvements, will drive interest in this location. Confirming potential service availability will be helpful in future planning efforts.

**REQUESTED COUNCIL DIRECTION**

Staff is requesting direction to discuss possible water supply service with White Bear Township.

**ATTACHMENTS**

1. Service Area Map

# Proposed WBT Service Area



1 in = 500 Ft

- |  |                |  |                     |                   |
|--|----------------|--|---------------------|-------------------|
|  | Sewer Manholes |  | Sewer Gravity Mains | <b>Water Type</b> |
|  | Lift Station   |  | Water Hydrants      |                   |
|  | Plug           |  | Water System Valves |                   |
|  | Active         |  |                     |                   |



**CITY COUNCIL  
WORK SESSION STAFF REPORT  
ITEM NO. 6**

**STAFF ORIGINATOR:** Michael Grochala, Community Development Director

**WORK SESSION DATE:** September 3, 2024

**TOPIC:** Amendment to Java Purchase Agreement

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**BACKGROUND**

In September of 2023, the City entered into a purchase agreement with Java Companies for the sale 2.24 acres located at the corner of Lake Drive and 77<sup>th</sup> Street. Java Companies has been actively working on both adjacent land acquisition and tenant contracts to develop the site.

Java is preparing to submit plans for rezoning, preliminary plat, conditional use and site and building plan approval in September. The City review process will extend into November of 2024, past the extension dates provided for in the agreement.

Java is requesting an amendment to allow four additional 60-day extensions to the agreement. Buyers is also requesting that the City construct the proposed road improvements within 10 months of the closing. Staff is reviewing this clause with the City Engineer and City Attorney. The existing agreement requires the City to advertise for bids within 30 days of closing. Barring unforeseen circumstances construction of the road will be substantially complete in 2025.

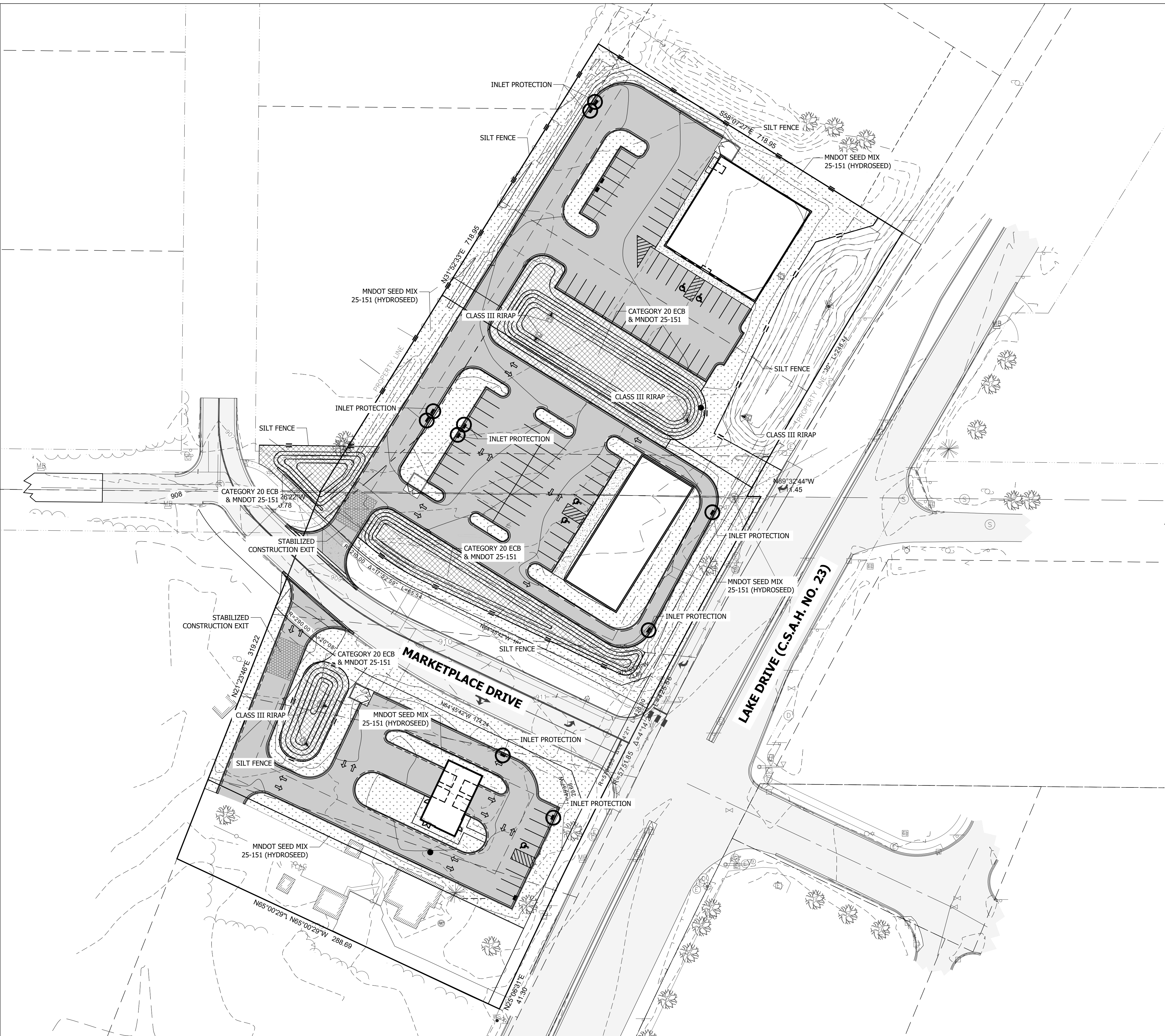
Provided that land use requests are approved in November, a December closing would be anticipated. Plans and specifications for the roadway improvement are complete. Upon closing the City would advertise for bids and award a construction contract for the street and utilities for construction in the spring.

**REQUESTED COUNCIL DIRECTION**

Staff is requesting City Council direction to place the proposed amendment to the Java purchase agreement on the September 9, 2024, regular meeting for consideration.

**ATTACHMENTS**

1. Preliminary site plan



**NOTES:**

- ALL DISTURBED AREAS SHALL BE FINAL GRADED AND PERMANENTLY STABILIZED WITH THE SEED MIX IDENTIFIED ON PLANS.
- THE SITE MUST BE STABILIZED PER THE REQUIREMENTS OF THE MPCA, NPDES, MNDOT, AND CITY.
- INLET PROTECTION SHALL BE PROVIDED ON ALL CATCH BASINS AND INLETS DOWN GRADIENT OF CONSTRUCTION ACTIVITY.
- PROVIDE SILT FENCE PERIMETER CONTROL DOWN GRADIENT OF ALL CONSTRUCTION ACTIVITY AND TEMPORARY STOCKPILES.
- TEMPORARY STABILIZED CONSTRUCTION EXITS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
- NO OFFSITE VEHICLE TRACKING IS PERMITTED. STREETS SHALL BE CLEANED AND SWEEPED WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS.
- REFER TO THE SWPPP AND THE CITY OF LINO LAKES EROSION CONTROL REQUIREMENTS FOR FURTHER EROSION CONTROL SEQUENCING.
- IN ADDITION TO THESE PLANS, A STORMWATER MANAGEMENT STUDY HAS BEEN PROVIDED. THE STORMWATER MANAGEMENT STUDY INCLUDES ADDITIONAL INFORMATION REGARDING THE DESIGN OF THE STORMWATER MANAGEMENT BMP. THE CONTRACTOR SHALL REVIEW THE STORMWATER BOOK AND COMPLY WITH ALL STATE AND LOCAL REQUIREMENTS.
- WHEN INSTALLING END-OF-LINE FLARED END SECTIONS, BRING THE SILT FENCE UP & OVER THE FLARED END SECTIONS & COVER DISTURBED AREAS WITH RIP RAP. THE UPSTREAM FLARED END SECTIONS SHALL HAVE WOOD FIBER BLANKET INSTALLED ON THE DISTURBED SOILS.
- INFILTRATION AREAS SHALL NOT BE EXCAVATED TO FINAL GRADE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND STABILIZED. ONLY LOW IMPACT TRACK EQUIPMENT SHALL BE USED WITHIN INFILTRATION AREAS.
- GOPHER STATE ONE CALL DAMAGE PREVENTION SYSTEM FOR BURIED UTILITIES. 1-800-252-1166. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO ASSIST WITH PRIVATE UTILITY LOCATES.

**EROSION CONTROL QUANTITIES:**

|  |                                   |                    |
|--|-----------------------------------|--------------------|
|  | STABILIZED CONSTRUCTION EXIT      | (2 EA)             |
|  | SILT FENCE                        | (1295 LF)          |
|  | MNDOT SEED MIX 25-151 (HYDROSEED) | (1.28 AC)          |
|  | RIPRAP                            | (27 CY) SEE DETAIL |
|  | CATEGORY 20 ECB & MNDOT 25-151    | (2564 SY)          |
|  | INLET PROTECTION                  | (10 EA)            |

NOTE: QUANTITIES SHOWN ARE FOR SWPPP PLAN, AND ARE NOT FOR BIDDING PURPOSES.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINTED NAME: JEREMY E. ANDERSON  
DATE: XX-XX-24 LICENSE #: 44223

**LINO LAKES 2.0**

**PRELIMINARY:  
NOT FOR  
CONSTRUCTION**

LINO LAKES, MN

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DRAWN BY: RJK  
CHECKED BY: JEA

PROJECT NO.: 10923008

| NO. | DATE | DESCRIPTION |
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|     |      |             |
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**EROSION CONTROL PLAN**

DRAWING NO.

**C501**

