

**CITY OF LAKE ELMO  
CITY COUNCIL MINUTES  
OCTOBER 19, 2021**

**CALL TO ORDER/PLEDGE OF ALLEGIANCE**

*Acting Mayor McGinn called the meeting to order at 7:00 pm.*

**PRESENT:** Acting Mayor McGinn; Councilmembers Katrina Beckstrom, Dale Dorschner, Jeff Holtz. **ABSENT:** Mayor Cadenhead.

Staff present: Administrator Handt, City Attorney Sonsalla, City Engineer Griffin, Planning Director Just, Fire Chief Kalis, Finance Director Magureanu, Planning Director Just and City Clerk Johnson

**APPROVAL OF AGENDA**

*Councilmember Dorschner, seconded by Councilmember Holtz moved TO APPROVE THE AGENDA AS PRESENTED. Motion passed 4 – 0.*

**ACCEPT MINUTES**

Minutes of the October 5, 2021 and October 12, 2021 were approved by consensus.

**PUBLIC COMMENTS/INQUIRIES**

None

**PRESENTATIONS**

None

**CONSENT AGENDA**

2. Approve Payment of Disbursements
3. Accept September 2021 Building Department Report
4. Accept September 2021 Public Works Report
5. Accept September 2021 Fire Department Report
6. Accept 3<sup>rd</sup> Quarter Financial Report
7. Approve Purchase of PID 13.029.21.32.0007 - *Resolution 2021-109*
8. Approve Fall 2021 Source Newsletter
9. Approve Amendment #1 to Royal Golf 3<sup>rd</sup> Addition Development Agreement – *Resolution 2021-110*
10. Approve Pay Request No. 3 for Tamarack Farm Estates Street Improvements
11. Approve Pay Request No. 3 for the 38th-39th Street Neighborhood Street and Utility Improvements

12. Approve Pay Request No. 4 for Old Village Phase 5 and 6 Street and Utility Improvements
13. Approve Pay Request No. 6 for Hamlet on Sunfish Lake Street and Utility Improvements
14. Approve Pay Request No. 6 for Heritage Farms Street and Utility Improvements
15. Accept Improvements and Approve Security Reduction for Inwood 4th Addition
16. Accept Donation to the Fire Department from Arbor Glen Senior Living – *Resolution 2021-111*

***Councilmember Holtz, seconded by Councilmember Dorschner, moved TO APPROVE THE CONSENT AGENDA AS PRESENTED.***

***Councilmember Dorschner, seconded by Councilmember Beckstrom, moved TO MOVE ITEM #9, “APPROVE AMENDMENT #1 TO ROYAL GOLF 3<sup>RD</sup> ADDITION DEVELOPMENT AGREEMENT” TO THE BEGINNING OF THE REGULAR AGENDA. Motion passed 4 – 0.***

**Primary motion passed 4 – 0.**

**ITEM 9: Royal Golf 3<sup>rd</sup> Addition Development Agreement Amendment**

City Attorney Sonsalla reviewed the proposed amendments to the Development Agreement.

David Crowell, 1654 Annika Drive. N., expressed concern over changes to the neighborhood covenants that could affect values of existing homes in the neighborhood.

Katherine Mannie, 1873 Annika Drive N., commented on differing design standards in the existing phases versus the proposed 3<sup>rd</sup> Addition.

***Councilmember Dorschner, seconded by Councilmember Beckstrom, moved TO ADOPT RESOLUTION 2021-110 APPROVING THE FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT FOR THE ROYAL GOLF CLUB AT LAKE ELMO 3<sup>RD</sup> ADDITION. Motion passed 4 – 0.***

**ITEM 17: Final Assessment Hearing for Old Village Phase 5 & 6 Street and Utility Improvements**

City Engineer Griffin reviewed the project scope, costs and proposed assessments.

***Acting Mayor McGinn, seconded by Councilmember Dorschner, moved TO OPEN THE PUBLIC HEARING. Motion passed 4 – 0.***

Steven Dahlbloom commented on his property at 3343 Langley, objecting to the assessment due to the cost for his four plex property compared to a single family home of the same size.

Susan Dunn, 11018 Upper 31<sup>st</sup> St. N., commented on the project cost and timeline and objected to the high cost.

Acting Mayor McGinn noted additional objections received from Ed Gorman, Paul Novak, Linda Wagner, Brian Krook and Brett Emmons.

***Acting Mayor McGinn, seconded by Councilmember Dorschner, moved TO CLOSE THE PUBLIC HEARING. Motion passed 4 – 0.***

***Councilmember Holtz, seconded by Acting Mayor McGinn, moved TO APPROVE RESOLUTION 2021-112 ADOPTING THE FINAL ASSESSMENT ROLL WITH REMOVAL THE WATERMAIN ASSESSMENTS ALONG THE PRIVATE DRIVEWAY EAST OF LAKE ELMO AVENUE AND REMOVAL OF 3406 AND 3411 LAKE ELMO AVENUE FOR THE OLD VILLAGE PHASE 5 AND 6 STREET AND UTILTIY IMPROVEMENTS. Motion passed 4 – 0.***

**ITEM 18: Final Assessment Hearing for Stonegate Addition Street and Utility Improvements**

City Engineer Griffin reviewed the project scope, costs and proposed assessments.

***Acting Mayor McGinn, seconded by Councilmember Holtz, moved TO OPEN THE PUBLIC HEARING. Motion passed 4 – 0.***

Semhar Yemaneab, 9242 9<sup>th</sup> Street N., requested an exemption from the assessments because he has a new well on his property.

***Acting Mayor McGinn, seconded by Councilmember Dorschner, moved TO CLOSE THE PUBLIC HEARING. Motion passed 4 – 0.***

***Acting Mayor McGinn, seconded by Councilmember Dorschner, moved TO APPROVE RESOLUTION 2021-114 ADOPTING THE FINAL ASSESSMENT ROLL FOR THE STONEGATE ADDITION STREET AND UTILITY IMPROVEMENTS. Motion passed 4 – 0.***

**ITEM 19: Crossroads East Final Plat and Final PUD Plan**

Planning Director Just reviewed the final plat and PUD application, noting recommended findings and conditions for approval.

Dan Regan, Launch Properties, discussed access to the property and a pending secondary access point. Mr. Regan also discussed proposed excluded uses for the property.

***Councilmember Dorschner, seconded by Councilmember Holtz, moved TO ADOPT RESOLUTION 2021-115 APPROVING THE FINAL PLAT AND PUD DEVELOPMENT PLANS FOR THE CROSSROADS EAST ADDITION WITH 14 CONDITIONS BASED ON THE FINDINGS LISTED IN THE STAFF REPORT. Motion withdrawn.***

***Councilmember Holtz, seconded by Councilmember Dorschner, moved TO POSTPONE THE CURRENT ITEM FOR STAFF TO DISCUSS ALLOWED USES WITH THE APPLICANT AND BRING BACK TO THE NOVEMBER 3, 2021 COUNCIL MEETING. Motion passed 4 – 0.***

**ITEM 20: Feasibility Report for the Torre Pines Street and Utility Improvements**

City Engineer Griffin presented the project scope, timeline and estimated project costs. Griffin also reviewed MPCA Grant Agreement requirements. Discussion was held concerning parking.

***Councilmember Dorschner, seconded by Councilmember Holtz, moved TO APPROVE RESOLUTION NO. 2021-116, RECEIVING THE FEASIBILITY REPORT, CALLING HEARING ON IMPROVEMENT, APPROVING THE PLANS AND SPECIFICATIONS, AND ORDERING THE ADVERTISEMENT FOR BIDS FOR THE TORRE PINES STREET AND UTILITY IMPROVEMENTS. Motion passed 4 – 0.***

**ITEM 21: Feasibility Report for the Whistling Valley Street and Utility Improvements**

City Engineer Griffin presented the project scope, timeline and estimated project costs.

***Councilmember Dorschner, seconded by Councilmember Holtz, moved TO APPROVE RESOLUTION NO. 2021-117, RECEIVING THE FEASIBILITY REPORT, CALLING HEARING ON IMPROVEMENT, APPROVING THE PLANS AND SPECIFICATIONS, AND ORDERING THE ADVERTISEMENT FOR BIDS FOR THE WHISTLING VALLEY STREET AND UTILITY IMPROVEMENTS. Motion passed 4 – 0.***

**ITEM 22: Feasibility Report for the Tapestry Sanitary Sewer Extension**

City Engineer Griffin presented the project scope and estimated projects costs for sanitary sewer extension to the Tapestry neighborhood.

Mark Skubic, 10057 Tapestry Hill, commented on sewer back up at his property due to a lighting strike.

***Acting Mayor McGinn, seconded by Councilmember Holtz, moved TO APPROVE RESOLUTION NO. 2021-118, RECEIVING THE FEASIBILITY REPORT AND CALLING***

***A PUBLIC HEARING FOR THE TAPESTRY SANITARY SEWER EXTENSION PROJECT. Motion passed 4 – 0.***

**ITEM 23: Lake Elmo Economic Development Authority 2021-2023 Work Plan**

City Administrator Handt reviewed the proposed work plan. Discussion was held regarding city goals and potential burden on staff time to carry out the work plan.

***Councilmember Holtz, seconded by Acting Mayor McGinn, moved TO SEND THE CURRENT ITEM BACK TO THE EDA FOR REVISIONS BASED ON CITY COUNCIL DISCUSSION. Motion passed 4 – 0.***

**STAFF REPORTS AND ANNOUNCEMENTS**

**Administrator Handt:** Reported on city leadership meeting held in Mahtomedi, AUAR kickoff for the city owned 180 acres, stakeholder meeting with Valley Branch Watershed District and the Army Corps of Engineers regarding landlocked basins.

**City Clerk Johnson:** Provided a reminder of absentee and in person voting for the upcoming school district elections.

Meeting adjourned at 10:56 pm.

LAKE ELMO CITY COUNCIL

ATTEST:

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Charles Cadenhead, Mayor

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Julie Johnson, City Clerk