

**CITY OF LAKE ELMO  
CITY COUNCIL MINUTES  
JULY 19, 2022**

**CALL TO ORDER/PLEDGE OF ALLEGIANCE**

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

**PRESENT:** Mayor Charles Cadenhead and Councilmembers Katrina Beckstrom, Dale Dorschner, Jeff Holtz and Lisa McGinn.

Staff present: Administrator Handt, City Attorney Tierney, City Engineer Griffin, Public Works Director Powers, Planning Director Just, City Planner Hetzel, Fire Chief Kalis, and City Clerk Johnson

**APPROVAL OF AGENDA**

*Councilmember Dorschner, seconded by Councilmember Holtz, moved TO APPROVE THE AGENDA AS PRESENTED. Motion passed 5 – 0.*

**ACCEPT MINUTES**

*Councilmember Dorschner, seconded by Councilmember McGinn, moved TO ACCEPT THE MINUTES OF THE JULY 5, 2022 CITY COUNCIL MEETING AND JULY 12 WORKSHOP AS PRESENTED. Motion passed 5 – 0.*

**PUBLIC COMMENTS/INQUIRIES**

John Murphy, 659 Cimarron, introduced himself as a member of the resident committee at Cimarron.

**PRESENTATIONS**

None

**CONSENT AGENDA**

2. Approve Payment of Disbursements and Payroll
3. Adopt Resolution Supporting Conservation Easement at 4452 Lake Elmo Ave –  
*Resolution 2022-068*
4. Approve Youth Services Bureau 2023 Contract for Services
5. Approve Agreement with Ehlers for Financial Services
6. Approve Step Increase for Code Enforcement Official
7. Approve Pay Request No. 6 for Lake Elmo City Center Public Works Addition
8. Approve Pay Request No. 10 for Old Village Phase 5 and 6 Street and Utility Improvements

9. Approve Pay Request No. 7 for the 38th-39th Street Neighborhood Street and Utility Improvements
10. Approve Pay Request No. 9 for Hamlet on Sunfish Lake Street and Utility Improvements
11. Approve Pay Request No. 3 for Whistling Valley Street and Utility Improvements
12. Approve Pay Request No. 1 for Torre Pines Street and Utility Improvements
13. Approve Pay Request No. 2 for Water Tower No. 3
14. Approve Pay Request No. 1 for Water Tower No. 3 Trunk Watermain Extension
15. Approve Pay Request No. 1 for Section 16 Sanitary Sewer Extension
16. Approve Pay Request No. 1 for 2022 Street Maintenance Project

***Councilmember Holtz, seconded by Councilmember Dorschner, moved TO APPROVE THE CONSENT AGENDA AS PRESENTED. Motion passed 5 - 0.***

**ITEM 17: Side Yard Setback Variance Request for 1567 Ivory Ave. N.**

City Planner Hetzel presented the request for a side yard setback variance to allow construction of a detached garage with a 5 foot side yard setback. Planner Hetzel noted that staff recommends denial of the request and reviewed proposed findings.

Applicant Allen LeCuyer, 1567 Ivory Ave. N., commented on the need for the variance, challenges at the site and with the HOA approval that limit locations for the garage. Discussion was held regarding runoff from the new garage roof.

***Councilmember Dorschner, seconded by Councilmember Holtz, moved TO DIRECT STAFF TO PREPARE A RESOLUTION APPROVING THE VARIANCE REQUEST. Motion passed 5 – 0.***

**ITEM 18: 2022A Bond Issuance Authorization**

Tommy Omdahl, Northland Securities, presented the results of the bond sale, noting nine bids were received with excellent rates. Ms. Omdahl noted that the low bid of 3.05% was received from Baker Group and the principal amount of the bond was reduced due to the bond premium received.

***Councilmember Dorschner, seconded by Mayor Cadenhead, moved TO APPROVE RESOLUTION NO. 2022-072: A RESOLUTION AWARDDING THE SALE OF \$13,170,000 GENERAL OBLIGATION IMPROVEMENT, ABATEMENT AND UTILITY REVENUE BONDS, SERIES 2022A. Motion passed 5 – 0.***

**ITEM 19: Preliminary Plat and PUD, Zoning Map Amendment and Conditional Use Permit for 9450 Hudson Blvd.**

Planning Director Just presented the request from SRD 2.0, LLC and the Goldridge Companies for development of property located on the north side of Hudson Boulevard, west of Julia Avenue. Director Just reviewed proposed plans for construction of a 190 unit apartment building

and a daycare center. Dominik Jenson spoke on behalf of the applicants, providing additional information on the proposal.

Discussion was held concerning the grade of the property and potential impacts to the properties to the north. Parking and bonus points were also discussed.

***Councilmember McGinn, seconded by Councilmember Holtz, moved TO TABLE THE CURRENT AGENDA ITEM AND DIRECT STAFF TO GATHER MORE INFORMATION ON THE PROPERTY TO THE NORTH AND PARKING OPTIONS INCLUDING UNDERGROUND VS. SURFACE PARKING ON THE GAS PIPELINE EASEMENT AREA. Motion passed 5 – 0.***

**ITEM 20; Funding Request from Friends of Sunfish Lake Park**

George Johnson, Friends of Sunfish Lake Park, discussed the cost savings in having volunteers and volunteer groups donating their labor for buckthorn removal. Mr. Johnson also thanked Public Works staff and local businesses for their support of the buckthorn festival and removal of buckthorn.

Tony Manzara, 5050 Kirkwood Ave. N., commented on George Johnson’s dedication to removal of buckthorn in Sunfish Lake Park.

***Councilmember Holtz, seconded by Councilmember McGinn, moved TO APPROVE COMMITTING \$15,000 TO THE FRIENDS OF SUNFISH LAKE PARK FOR A 2023 CONSERVATION PARTNERS LEGACY GRANT FOR BUCKTHORN AND OTHER INVASIVE SPECIES REMOVAL ON 140 ACRES IN SUNFISH LAKE PARK TO COMPLETE THE RESTORATION OF SUNFISH LAKE PARK PROJECT ON CONDITION THAT CITY COMMITTED FUNDS MAY ONLY BE USED FOR BUCKTHORN AND OTHER INVASIVE SPECIES REMOVAL AND THE REMAINING AMOUNT BE RETURNED TO THE CITY OF LAKE ELMO UPON PROJECT COMPLETION. Motion passed 5 – 0.***

**ITEM 21: Zoning Text Amendment – Requirement for Mix of Uses in Mixed-Use Commercial and Mixed-Use Business Park Districts**

Planning Director Just presented proposed amendments to the City’s zoning code to promote a mix of retail, commercial and residential uses.

***Councilmember Holtz, seconded by Councilmember McGinn, moved TO ADOPT THE ZONING TEXT AMENDMENTS TO REQUIRE A MINIMUM MIX OF USES IN THE MIXED USE COMMERCIAL AND MIXED USE BUSINESS PARK ZONING DISTRICTS. Motion passed 5 – 0.***

***Councilmember Holtz, seconded by Councilmember McGinn, moved TO ADOPT RESOLUTION 2022-066 AUTHORIZING SUMMARY PUBLICATION OF ORDINANCE 2022-09. Motion passed 5 – 0.***

**COUNCIL REPORTS**

**Councilmember Beckstrom:** Reported on Cable Commission meetings.

**Councilmember Holtz:** Reported new Lake Elmo Airport runway opens on July 20<sup>th</sup> and also reported on 3M settlement group meetings.

**Councilmember McGinn:** Provided a reminder of National Night Out on August 2<sup>nd</sup>.

**STAFF REPORTS AND ANNOUNCEMENTS**

**Administrator Handt:** Reported on water usage and increase enforcement of irrigation rules.

**City Clerk Johnson:** Provided election updates.

**Sergeant Erickson:** Reported on increase in local traffic and thefts.

**Fire Chief Kalis:** Noted that requests for Fire Department visits to neighborhood gathering on National Night Out can be made online. Also reported on paid on call recruitment.

**City Engineer Griffin:** Reported on sealcoating.

Meeting adjourned at 9:05 pm.

LAKE ELMO CITY COUNCIL

ATTEST:

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Charles Cadenhead, Mayor

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Julie Johnson, City Clerk