

**CITY OF LAKE ELMO
CITY COUNCIL WORKSHOP MINUTES
MAY 9, 2023**

CALL TO ORDER

Mayor Cadenhead called the meeting to order at 6:30 pm.

PRESENT: Mayor Cadenhead, Councilmembers Katrina Beckstrom, Matt Hirn, Jeff Holtz and Lisa McGinn.

Staff present: City Administrator Handt, City Attorney Sonsalla, Public Works Director Powers, City Planner Jensen, and Deputy Clerk McGuire. Fire Chief Kalis arrived at 7:08 pm.

Manufactured Home Ordinance Applicability to Cimarron

Attorney Sonsalla addressed the council regarding the extensive research going through all the possible avenues to cover all of the community concerns presented to the City.

A private company, MHC Cimarron out of Chicago, Illinois, owns seven (7) parcels of land covering all the infrastructure and private amenities of the Cimarron Manufactured Home Community. The City does not have the authority to repair, regulate, or remove snow on private property. Regulation may be done by the State of MN, under Statute §46.30, and Department of Health.

Discussion held at length regarding the City's Nuisance Ordinance, private business vs general public, abatement process, calls to the management company, resident complaints, Lake Elmo's Manufactured Home Ordinance, Fire Department compliance checks, electrical issues, Cimarron's 1967 Special Use Permit, now called a Conditional Use Permit from East Oakdale before Lake Elmo was incorporated, Cimarron's Variance for additional parking and history.

CUP's stay with the land. The City has no jurisdiction or recourse due to it being a private business that controls its own infrastructure. Washington County controls the street lights there. Possible avenues would be for the community to create an HOA board and/or contact the Department of Health to complete an inspection. Residents can also take private action and contact the organizations that were provided by Attorney Sonsalla.

Consensus was to have staff find the head of the chain, formulate a letter on behalf of the City to the LLC in Chicago letting them know the requirements along with numerous complaints from residents, mainly to resolve the current towing issue.

Sidewalk Snow Removal Code Discussion

Public Works Director Powers presented on the current sidewalk snow removal ordinance and the Mayors request to discuss sidewalks in the rear yard. Discussion held regarding the 48-hour rule, how damages are handled, HOA's vs individual properties, complaint process, if it would

be effective addressed in the Development Agreement or HOA agreement, and trails vs sidewalks.

Consensuses to direct city staff to check with the city attorney on the possibility of having the language addressed in the HOA covenant for backyard sidewalk snow removal regulation.

Irrigation Meter Policy

Public Works Director Powers addressed the council regarding the inconsistency for categorizing and billing irrigation meters. A policy is needed. Discussion held about other cities' policies, current water usage, subdivision systems, reuse systems, rate study, and wells. Lake Elmo has a high summer water usage.

Consensuses to direct staff to obtain more information on an irrigation only fee schedule along with restricting irrigation use.

Well #2 Update and Direction

Public Works Director Powers presented the PFAS numbers in well two (2) and taking it out of rotation. Discussion held regarding a rotation schedule with wells four (4) and five (5), possibility of well two (2) as an emergency back-up, dividing the city into four (4) quadrants, reducing watering to two (2) days a week like Woodbury, water blending, filter systems, fire protection, health standards, fines, and reducing water waivers to fifteen (15) days instead of thirty (30).

Consensus is in favor of water reduction to two (2) days a week, using well two (2) for emergencies, making conservation efforts a priority, and adding it all to the council meeting for review and possible city code updating.

Items for Future Agenda

- A) Washington County Presentation on Lake Elmo Ave and TH 36
- B) Water Quality and Quantity Issues.

Meeting adjourned at 8:40 p.m.

LAKE ELMO CITY COUNCIL

ATTEST:

Charles Cadenhead, Mayor

Rebecca McGuire, Deputy City Clerk