

**CITY OF LAKE ELMO  
CITY COUNCIL MINUTES  
AUGUST 20, 2024**

**CALL TO ORDER/PLEDGE OF ALLEGIANCE**

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

**PRESENT:** Mayor Charles Cadenhead and Councilmembers Nick Dragisich, Matt Hirn and Jeff Holtz. **ABSENT:** Councilmember Katrina Beckstrom

Staff present: Administrator Miller, Administrative Services Director Goers, City Attorney Sonsalla, City Engineer Griffin, Community Development Director Stopa, Contract Planner Nathan Fuerst and City Clerk Johnson

**APPROVAL OF AGENDA**

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

**ACCEPT MINUTES**

*Councilmember Hirn, seconded by Councilmember Holtz, moved TO ACCEPT THE MINUTES OF THE AUGUST 7, 2024 CITY COUNCIL MEETING AS PRESENTED. Motion passed 5 – 0.*

**PUBLIC COMMENTS/INQUIRIES**

None

**PRESENTATIONS**

None

**CONSENT AGENDA**

2. Approve Payment of Disbursements
3. Approve Pay Request No. 3 for the 2024 Street and Utility Improvements.
4. Approve Pay Request No. 2 for Stillwater Boulevard Trunk Watermain Improvements
5. Approve Pay Request No. 2 for the 30th Street North Gap Segment Improvements
6. Approve At Home Apartments Development Agreement; *Resolution 2024-088*
7. Approve Prairie Sky Development Agreement; *Resolution 2024-089*
8. Approve Bridgewater Village Revised Final Plat and Tree Mitigation Plan; *Resolution 2024-090*

9. Approve Resolution Authorizing Summary Publication of Ordinance 2024-13 (Sign Ordinance)
10. Accept Improvements and Approve Security Reductions for the Ebertz Addition
11. Accept Improvements and Approve Security Reductions for the Wildflower 4th Addition
12. Accept Quotes and Award Contract for the 2024 Striping Project
13. Stantec Task Order No. 5, Amendment #1 for South Water Treatment Plant
14. Approve Well 2 PFAS Treatment Engineering Service Task Order
15. Accept Donation from Don Raleigh Memorial Fund – *Resolution 2024-091*

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

**ITEM 16: Highpointe Crossing Preliminary Plat and OP PUD**

Contract Planner Fuerst reviewed the Open Space PUD ordinance and the request for a 65 unit development on approximately 78 acres of land west of Inwood Avenue North between the existing Torre Pines and Lake Elmo Heights subdivisions. The development would be serviced by city water and a community septic system. Planner Fuerst presented the proposed site plan, exterior elevations of the buildings, tree mitigation, landscaping plan and flexibility requested to deviate from the rural residential zoning regulations.

Paul Robinson, Rachel Development, presented background information, costs, buffers and feedback from neighborhood meetings. Shane Steinbrecher, Steinbrecher Companies, spoke about the community septic system design and function.

Robert Helwig, 8247 27<sup>th</sup> Street N., commented on zoning in rural areas of the city.

John Vejtruga, 8457 26<sup>th</sup> Street N., spoke in opposition of the proposed density and expressed concerns regarding the community septic system and potential for contamination.

Al Eberhardt, property owner, commented on the changes in the area over the years and his family's desire to sell the property.

***Councilmember Hirn, seconded by Councilmember Holtz, moved TO DIRECT STAFF TO PREPARE A RESOLUTION AND PUD ORDINANCE APPROVING THE REQUESTS FOR HIGHPOINT CROSSING BASED ON THE FINDINGS OF FACT AND RECOMMENDED CONDITIONS OF APPROVAL LISTED IN THE STAFF REPORT.***

Discussion held regarding mowed versus paved trails and maintenance of trails.

***Councilmember Hirn, seconded by Councilmember Dragisich, moved TO AMEND THE PRIMARY MOTION TO REMOVE THE REQUIREMENT FOR A PAVED TRAIL. Motion passed 4 – 0.***

Primary motion passed 4 – 0.

**COUNCIL REPORTS**

**Councilmember Holtz:** Noted that Lake Elmo Airport Commission has an upcoming meeting.

**STAFF REPORTS AND ANNOUNCEMENTS**

**City Administrator Miller:** Thanked staff for their efforts on Primary Election Day.

Meeting adjourned at 9:00 p.m.

**LAKE ELMO CITY COUNCIL**

ATTEST:

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Charles Cadenhead, Mayor

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Julie Johnson, City Clerk