

**CITY OF LAKE ELMO  
CITY COUNCIL MINUTES  
FEBRUARY 4, 2025**

**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 Nick Kragness.

Staff present: Administrator Miller, Administrative Director Goers, City Attorney Sonsalla, City Engineer Stanley, Public Work Director Powers, Contract Planner Fuerst, Senior Planner Jensen, City Planner Monterusso, Community Development Director Stopa and City Clerk Johnson.

**APPROVAL OF AGENDA**

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

**PRESENTATIONS**

Public Works Operator Rick Gustafson was recognized for his retirement from the city and over 30 years of service.

**PUBLIC COMMENTS/INQUIRIES**

State Representative Wayne Johnson introduced himself to the Council.

**ACCEPT MINUTES**

*Councilmember Dragisich, seconded by Councilmember Holtz, moved TO ACCEPT THE MINUTES OF THE JANUARY 21, 2025 CITY COUNCIL MEETING AS PRESENTED. Motion passed 4 – 0.*

**CONSENT AGENDA**

2. Approve Payment of Disbursements and Payroll
3. Approve Pebble Park Parking Lot Expansion
4. Approve Landscaping Zoning Text Amendment; *Ordinance 2025-01 and Resolution 2025-11*
5. Approve Public Workers Operator III Hire
6. Approve Housekeeping Zoning Text Amendments; *Ordinance 2025-02 and Resolution 2025-12*

7. Approve Site Access Agreement with Washington County CDA (3510 Laverne Ave and 11120 Upper 33rd Street

*Consent Agenda approved by consensus.*

**ITEM 8: Bay West Access Agreement**

Susan Roberts, Senior Project Manager at Bay West, reviewed the request to place testing facilities on city property at 3445 Ideal Avenue North that would test and research processes that destroy PFAS substances in water.

***Councilmember Dragisich, seconded by Councilmember Hirn, moved to APPROVE THE ACCESS AGREEMENT WITH BAY WEST TO CONDUCT PFAS DESTRUCTION RESEARCH AT CITY OWNED LAND LOCATED AT 3445 IDEAL AVENUE. Motion passed 4 – 0.***

**ITEM 9: Old Village Gardens**

Public Works Director Powers presented options for improving and beautifying the gardens on Lake Elmo Avenue. Sarah Evenson, HKGi Landscape Architect, reviewed proposed plans for the planting beds, noting plant types and species recommended for the planting beds. Discussion was held regarding the viability of trees in the planting beds.

***Councilmember Holtz, seconded by Councilmember Dragisich, moved TO TABLE THE CURRENT ITEM TO ALLOW ADDITIONAL STUDY ON INCLUDING TREES IN THE LANDSCAPE PLAN. Motion passed 4 – 0.***

***Mayor Cadenhead, seconded by Councilmember Hirn, moved TO INCLUDE PUBLIC ENGAGEMENT WITH BUSINESSES DOWNTOWN REGARDING THE ADDITION OF TREES TO THE LANDSCAPING PLAN FOR THE OLD VILLAGE GARDENS. Motion passed 4 – 0.***

**ITEM 10: Chavez Variances**

Senior Planner Jensen presented the request for seven variances to allow for construction of a single family home in the future on the Joe and Joan Chavez lot adjacent to the Northstar 1<sup>st</sup> Addition. Planner Jensen also reviewed the proposed findings for denial of the requests.

Joe Chavez stated that his main objective is to demonstrate that the lot is buildable and marketable as a single family lot. Discussion was held regarding the potential for Mr. & Mrs. Chavez to acquire additional land.

***Councilmember Holtz, seconded by Councilmember Hirn, MOVED TO APPROVE RESOLUTION 2025-13 DENYING ALL OF THE SEVEN SHORELAND VARIANCE REQUESTS FROM JOE AND JOAN CHAVEZ FOR THE PROPERTY LOCATED AT 14.029.21.24.0004 AND OUTLOT B OF NORTHSTAR 1<sup>ST</sup> ADDITION BASED ON THE FINDINGS LISTED IN THE STAFF REPORT. Motion passed 4 – 0.***

**ITEM 11: Northstar 2nd Addition Final Plat and PUD**

Senior City Planner Jensen reviewed the request for final plan and PUD approval for the Northstar 2<sup>nd</sup> Addition, noting that no changes are proposed since preliminary plat approval.

***Councilmember Holtz, seconded by Councilmember Hirn, moved TO ADOPT RESOLUTION 2025-14 APPROVING THE FINAL PLAT AND PUD, REQUESTED BY GWSA LAND DEVELOPMENT, LLC. FOR THE SUBJECT PROPERTY BASED ON THE FINDINGS OF FACT AND RECOMMENDED CONDITIONS OF APPROVAL LISTED IN THE STAFF REPORT. Motion passed 4 – 0.***

**ITEM 12: Lake Elmo Elementary Final Plat**

Contract Planner Nathan Fuerst reviewed the final plat approval request for Lake Elmo Elementary, noting the recommended conditions of approval. Discussion was held regarding future trail connections in the area.

***Councilmember Dragisich, seconded by Councilmember Holtz, moved TO ADOPT RESOLUTION 2025-15 APPROVING THE FINAL PLAT REQUESTED FOR LAKE ELMO ELEMENTARY AS PROPOSED BY STILLWATER AREA PUBLIC SCHOOLS, ISD 834, WITH THE CONDITIONS AND FINDINGS LISTED IN THE STAFF REPORT. Motion passed 4 – 0.***

**ITEM 13: Discussion on 3M PFAS Settlement Priority 2 RFP City Submission**

Community Development Director Stopa presented a proposal for city staff to write a letter of intent to explore applying for 3M Priority 2 grant funds to be used for the ballfield pinwheel project.

***Councilmember Holtz, seconded by Councilmember Dragisich, moved TO SUPPORT A LETTER OF INTENT SUBMISSION BY STAFF FOR THE 3M PRIORITY 2 GRANT FUNDS FOR FUNDING FOR PARK RECREATIONAL PROGRAMMING AND FACILITIES AT THE AT THE PLANNED CITY PARK (PID: 1502921420004 AND 1502921410001). Motion passed 4 – 0.***

**LAKE ELMO CITY COUNCIL MINUTES**  
**February 4, 2025**

**COUNCIL REPORTS**

**Councilmember Holtz:** Attended a Mahtomedi School District meeting.

**STAFF REPORTS AND ANNOUNCEMENTS**

**City Administrator Miller:** Attended a White Bear Lake area work group meeting.

**City Engineer Stanley:** 2025 Street Improvement neighborhood meetings have been held.

**City Attorney Sonsalla:** Will be attending and presenting at a city attorney conference.

Meeting adjourned at 8:51 p.m.

**LAKE ELMO CITY COUNCIL**

ATTEST:

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Charles Cadenhead, Mayor

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Julie Johnson, City Clerk