

**CITY OF LAKE ELMO
CITY COUNCIL MINUTES
NOVEMBER 19, 2024**

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, Nick Dragisich, Matt Hirn and Jeff Holtz.

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

APPROVAL OF AGENDA

Mayor Cadenhead, seconded by Councilmember Hirn, moved TO MOVE ITEM 11, “APPROVE SENIOR PLANNER HIRE” TO THE REGULAR AGENDA. Motion passed 5 – 0.

Councilmember Hirn, seconded by Councilmember Dragisich, moved TO APPROVE THE AGENDA AS AMENDED. Motion passed 5 – 0.

ACCEPT MINUTES

Councilmember Dragisich, seconded by Councilmember Holtz, moved TO ACCEPT THE MINUTES OF THE NOVEMBER 6, 2024 REGUALR AND SPECIAL CITY COUNCIL MEETINGS AS PRESENTED. Motion passed 5 – 0.

PUBLIC COMMENTS/INQUIRIES

John Murphy, 659 Cimarron, asked the City for help with rent stabilization in Cimarron, dead tree removal, parking issues and unfair rules imposed by management.

Anh Doan, 18 Cimarron, supported Mr. Murphy’s points and commented on limits placed on maximum occupancy per room in Cimarron.

Sammi Silver, 467 Cimarron, commented on rent increases without justification, dead trees, forced removal of residents’ fencing, pets in fenced yards and unsafe living conditions.

Michael Boileau, 67 Cimarron, commented on unfair treatment of residents by management.

Madalina Kellner, 93 Cimarron, commented on pool hours, security camera limits, parking restrictions, neighborhood safety and unsafe sidewalks.

Christine Kelly, 325 Cimarron, commented on limitations on use of residents' property and negative treatment of residents by management.

PRESENTATIONS

Melissa Taphorn, Washington County CDA Executive Director, reviewed CDA programs and the need for assistance due to escalating housing costs in Washington County. Ms. Taphorn discussed qualifying projects and the Local Affordable Housing Aid program.

CONSENT AGENDA

2. Approve Payment of Disbursements
3. Approve Agreement with WCDA for LAHA Funds
4. Approve Paid on Call Firefighter Hire
5. Approve Legacy at Northstar Landscape Security Reduction
6. Approve Inwood 6th Addition Security Release
7. Approve Stillwater Bus Garage Landscape Security Release
8. Approve Liquor License Renewals
9. Approve Lake Elmo Lake Association Grant Application
10. Approve Fire Department Historical Display Project
- ~~11. Approve Senior Planner Hire~~
12. Approve Pay Request 18 for Water Tower No. 3
13. Approve Pay Request 5 for Stillwater Blvd. Trunk Watermain Improvements
14. Approve Pay Request 2 for the Hudson Blvd. Improvements – Segment A
15. Accept Improvements and Approve Security Reduction for Springs at Lake Elmo
16. Approve Union Pacific Railroad Public Highway At-Grade Crossing Agreement
17. Approve Cooperative Agreement Purchase for the Well 2 Generator Equipment

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

ITEM 18: ISD 834 Utility Improvements Public Hearing

City Engineer Griffin presented an overview of the request for extension of city utilities to Oak Land Middle School and Lake Elmo Elementary School. Engineer Griffin also reviewed the proposed improvements, project costs/unit assessments, availability and connection charges.

Councilmember Holtz, seconded by Councilmember Hirn, moved TO OPEN THE PUBLIC HEARING. Motion passed 5 – 0. No comments were received.

Councilmember Holtz, seconded by Councilmember Hirn, moved TO CLOSE THE PUBLIC HEARING. Motion passed 5 – 0.

Councilmember Holtz, seconded by Councilmember Dragisich, moved TO ADOPT RESOLUTION NO. 2024-119, ORDERING THE STILLWATER AREA SCHOOL DISTRICT UTILITY IMPROVEMENTS AS OUTLINED IN THE FEASIBILITY REPORT APPROVED ON OCTOBER 15, 2024, AND ORDERING THE PREPARATION OF PLANS AND SPECIFICATIONS. Motion passed 3 – 1 - 1. (Beckstrom – nay, Cadenhead – present/not voting).

Councilmember Holtz, seconded by Councilmember Hirn, moved TO APPROVE TASK ORDER NO. 24, AMENDMENT #1 FOR DESIGN AND CONSTRUCTION PHASE ENGINEERING SERVICES TO BE PROVIDED BY BOLTON AND MENK, INC. IN THE NOT-TO-EXCEED AMOUNT OF \$207,972, AND AUTHORIZE THE CITY ADMINISTRATOR TO SIGN A GEOTECHNICAL SERVICES DESIGN CONTRACT IN THE NOT-TO-EXCEED AMOUNT OF \$25,000, FOR THE STILLWATER AREA SCHOOL DISTRICT UTILITY IMPROVEMENTS. Motion passed 4 - 1. (Beckstrom – nay)

Councilmember Holtz, seconded by Councilmember Hirn, moved TO RECONSIDER THE PREVIOUS VOTE ON RESOLUTION 2024-119. Motion passed 5 – 0.

Councilmember Holtz, seconded by Councilmember Hirn, moved TO ADOPT RESOLUTION NO. 2024-119, ORDERING THE STILLWATER AREA SCHOOL DISTRICT UTILITY IMPROVEMENTS AS OUTLINED IN THE FEASIBILITY REPORT APPROVED ON OCTOBER 15, 2024, AND ORDERING THE PREPARATION OF PLANS AND SPECIFICATIONS. Motion passed 4 – 1. (Beckstrom – nay)

ITEM 19: Roers LE Multifamily

Contract Planner Fuerst reviewed updates made to the plan for a development previously known as The Hendrix, noting 16 proposed conditions of approval.

Councilmember Holtz, seconded by Councilmember Hirn, moved TO ADOPT RESOLUTION 2024-120 APPROVING THE REVISED FINAL PLAT AND PUD, REQUESTED BY ROERS COMPANIES, LLC., FOR THE SUBJECT PROPERTY BASED ON THE FINDINGS OF FACT AND CONDITIONS OF APPROVAL LISTED THEREIN. Motion passed 4 – 1. (Beckstrom – nay)

Councilmember Holtz, seconded by Councilmember Hirn, moved TO ADOPT ORDINANCE 2024-18 APPROVING THE PUD REQUESTED BY ROERS COMPANIES, LLC., FOR THE ROERS LAKE ELMO MULTIFAMILY PROJECT. Motion passed 4 – 1. (Beckstrom – nay)

Councilmember Holtz, seconded by Councilmember Dragisich, moved TO ADOPT RESOLUTION 2024-121 APPROVING THE SUMMARY PUBLICATION OF ORDINANCE 2024-18. Motion passed 5 – 0.

Councilmember Holtz, seconded by Councilmember Dragisich, moved TO ADOPT RESOLUTION 2024-122 APPROVING THE REVISED DEVELOPER'S AGREEMENT FOR THE ROERS LAKE ELMO MULTIFAMILY PROJECT ON THE DPS LAKE ELMO 3RD ADDITION PLAT. Motion passed 4 – 1. (Beckstrom – nay)

ITEM 20: Easton Village 7th Addition DA Amendment

Community Development Director Stopa presented a request from Chase Development, Inc. for a second amendment to the Development Agreement to allow the issuance of building permits prior to public improvement acceptance and sidewalk installation.

John Anderson, Chase Development, explained the challenges involved with sidewalks being damaged during construction.

Councilmember Holtz, seconded by Councilmember Hirn, moved TO APPROVE RESOLUTION 2024-123 APPROVING THE SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT FOR EASTON VILLAGE 6TH AND 7TH ADDITIONS. Motion passed 4 – 1. (Beckstrom – nay)

ITEM 21: Approve the Lease of a Temporary Cell Tower at 3300 Langly Ct. N. with New Cingular Wireless PCS, LLC

Community Development Director Stopa presented a request from New Cingular Wireless for installation of a temporary cell tower prior to the City demolishing the water tower at 3300 Langly Ct. N. to prevent an interruption in service for residents in the area.

Councilmember Holtz, seconded by Councilmember Dragisich, moved TO APPROVE THE LEASE OF A TEMPORARY CELL TOWER AT 3303 LANGLEY CT N WITH NEW CINGULAR WIRELESS PCS, LLC. Motion passed 5 – 0.

ITEM 11: Senior Planner Hire

Community Development Director Stopa stated that he is recommending the promotion of Sophia Jensen to Senior Planner. Mayor Cadenhead and Councilmembers commended Planner Jensen on her work and promotion.

Mayor Cadenhead, seconded by Councilmember Holtz, moved TO PROMOTE SOPHIA JENSEN TO SENIOR CITY PLANNER. Motion passed 5 – 0.

LAKE ELMO CITY COUNCIL MINUTES
November 19, 2024

COUNCIL REPORTS

Mayor Cadenhead: Reported on his attendance at the veteran's prayer breakfast and upcoming public works conference that he will be attending as part of his profession.

Councilmember Holtz: Reported on the upcoming Lake Elmo Airport Commission meeting.

STAFF REPORTS AND ANNOUNCEMENTS

City Clerk Johnson: Noted that interviews for Planning Commission applicants will be scheduled for a special meeting preceding the December 3rd City Council meeting.

Meeting adjourned at 9:05 p.m.

LAKE ELMO CITY COUNCIL

ATTEST:

Charles Cadenhead, Mayor

Julie Johnson, City Clerk