

**CITY OF LAKE ELMO  
CITY COUNCIL MINUTES  
JUNE 6, 2017**

**CALL TO ORDER/PLEDGE OF ALLEGIANCE**

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

**PRESENT:** Mayor Mike Pearson and Councilmembers Julie Fliflet, Jill Lundgren and Christine Nelson. **ABSENT:** Councilmember Justin Bloyer.

Staff present: Administrator Handt, City Attorney Sonsalla, City Engineer Griffin, Planning Director Wensman, and City Clerk Johnson.

**APPROVAL OF AGENDA**

Item 4, “Approve Inwood 5<sup>th</sup> Development Agreement” was moved to the Regular Agenda.

*Councilmember Lundgren, seconded by Councilmember Nelson, moved TO APPROVE THE AGENDA AS AMENDED. Motion passed 4 – 0.*

**ACCEPT MINUTES**

Minutes of the May 16, 2016 Special Meeting were accepted as presented.

**PUBLIC COMMENTS/INQUIRIES**

A moment of silence was observed in memory of Public Works employee Mark Duddeck.

**PRESENTATIONS**

None

**CONSENT AGENDA**

2. Approve Payment of Disbursements
3. Approve Resolution Congratulating the Lake Elmo Inn
5. Downtown Phase 2 Improvements – Approve Cooperative Agreement Payment No. 2
6. Approve Inwood Booster Station Change Order No. 4
7. Downtown Phase 3 Improvements – Approve Declaration of Easement on City Hall Property
8. MnDOT Master 2018-2022 Contract – Approve Agreement
9. Approve LDO Lake Improvement Matching Grant
10. Accept Resignation of Public Works Operator
11. Approve City Representative on Friends of Sunfish Lake Park Board
12. Approve Easton Village 2<sup>nd</sup> Addition Development Agreement

*Councilmember Nelson, seconded by Mayor Pearson, moved TO APPROVE THE CONSENT AGENDA AS PRESENTED. Motion passed 4 - 0.*

**ITEM 4: Approve Inwood 5<sup>th</sup> Development Agreement**

Discussion was held regarding the trail along 10<sup>th</sup> Street that was included in previous plans. Developer John Rask explained that east to west connection will be provided through the development on streets and sidewalks.

*Mayor Pearson, seconded by Councilmember Nelson, moved TO ADOPT RESOLUTION 2017-059 APPROVING THE DEVELOPER AGREEMENT FOR INWOOD 5<sup>TH</sup> ADDITION PLANNED UNIT DEVELOPMENT.*

Councilmember Fliflet stated she would not support the motion without a trail along 10<sup>th</sup> Street. Councilmember Lundgren agree.

*Mayor Pearson, seconded by Councilmember Nelson, moved TO AMEND THE PRIMARY MOTION TO TABLE THE ITEM TO A FUTURE MEETING. Motion withdrawn.*

*Councilmember Fliflet, seconded by Councilmember Lundgren, moved TO AMEND THE PRIMARY MOTION TO ADD REMOVAL OF LANGUAGE IN PARAGRAPH 7 REFERRING TO THE TRAIL REQUIREMENT AND REMOVING PARAGRAPH 29.G. Motion passed 4 – 0.*

Primary motion passed 4 – 0.

**ITEM 14: Hammes 1<sup>st</sup> Addition Drainage and Utility Easement Vacation – Public Hearing**

Planning Director Wensman explained that an outlot in the Hammes 1<sup>st</sup> Addition has been replatted and the easement is no longer needed as it has been replaced with a new easement.

*Councilmember Lundgren, seconded by Mayor Pearson, moved TO OPEN THE PUBLIC HEARING. Motion passed 4 – 0.*

There was no public comment.

*Councilmember Lundgren, seconded by Councilmember Nelson, moved TO CLOSE THE PUBLIC HEARING. Motion passed 4 – 0.*

*Councilmember Lundgren, seconded by Councilmember Nelson, moved TO APPROVE RESOLUTION 2017-050 VACATING THE DRAINAGE AND UTILITY EASEMENT OVER OUTLOT E, HAMMES ESTATES 1<sup>ST</sup> ADDITION. Motion passed 4 – 0.*

**ITEM 15: MS4 Program – Public Meeting and Approve Annual Report**

City Engineer Griffin presented the Annual Report for the MS4 program.

***Councilmember Lundgren, seconded by Mayor Pearson, moved TO ACCEPT THE ANNUAL REPORT FOR 2016 AND AUTHORIZE STAFF TO SUBMIT THE REPORT TO THE MPCA. Motion passed 4 – 0.***

**ITEM 16: Wildflower PUD Amendment**

Planning Director Wensman stated that he has met with the developer, Bob Engstrom, to negotiate the issues discussed at a previous Council meeting. Wensman presented amended requests from Mr. Engstrom regarding setbacks and noted that the HOA would take over plowing snow in the alleys.

***Councilmember Fliflet, seconded by Councilmember Lundgren, moved TO ADOPT RESOLUTION 2017-048 APPROVING WILDFLOWER AT LAKE ELMO PUD AMENDMENTS. Motion passed 4 – 0.***

**ITEM 17: Royal Golf Preliminary Plat and PUD**

Planning Director Wensman presented an overview of the main site elements and the PUD overlay. Discussion held concerning tree replacement, signs, park dedication and lift stations.

Ann Bucheck, 2301 Legion Avenue N, read a letter she prepared into the public record that offered comments on the proposed development.

Tim Mandel, 2479 Lisbon Avenue N., spoke against the PUD development and encouraged the city to require the golf course to be open to the public.

Susan Dunn, 11018 Upper 33<sup>rd</sup> St. N, spoke against dense development and asked for the review of the letter from the DNR.

Rick Packer, Royal Golf Club, clarified that all pedestrian related improvements in the development will be open to the public, including trails and sidewalks. Packer also discussed tree preservation and clubhouse lighting.

***Councilmember Fliflet, seconded by Councilmember Nelson, moved TO ADOPT RESOLUTION 2017-047 APPROVING THE ROYAL GOLF CLUB AT LAKE ELMO PRELIMINARY PLAT AND PUD WITH THE CONDITIONS OF APPROVAL BASED ON FINDINGS AND WITH A CHANGE TO CONDITION #30 THAT REMOVES “AND THAT A PHOTOMETRIC ANALYSIS BE DONE” AND ADD THE ADDITION OF LANGUAGE REFERRING TO A \$1,000,000 DONATION TO THE CITY FOR BALL FIELDS WILL BE DUE WITH THE PHASE OF DEVELOPMENT THAT CAUSES THE CURRENT BALLFIELDS TO NO LONGER BE USED. Motion passed 4 – 0.***

**ITEM 18: Parcel A – Schiltgen Property Concept PUD**

Planning Director Wensman presented concept plan details and analysis of the plan. Wensman also reviewed PUD objectives and density bonus points.

Joe Chavez, 3505 Kelvin Avenue N., asked to be included in the planning process, as the proposed development would impact a landlocked parcel he owns adjacent to the site.

Susan Dunn, 11018 Upper 33<sup>rd</sup> Street N., encouraged the Council to drive through the area to see if the proposed density makes sense.

Ann Bucheck, 2301 Legion Avenue N., commented on housing types, density, buffers and other issues.

Craig Allen spoke on behalf of the developer, addressing questions regarding setbacks. Allen also spoke about market demands and affordability.

Mark Skeie, 4156 Kindred Way, stated that residents of Hamlet on Sunfish Lake would like a buffer on the west side of the proposed development and noted that they are working with the developer regarding the sewer connection.

***Councilmember Nelson, seconded by Mayor Pearson, moved TO ADOPT RESOLUTION 2017-061 APPROVING THE PUD CONCEPT PLAN FOR PARCEL A – SCHILTGEN PROPERTY SUBJECT TO CONDITIONS AND BASED ON FINDINGS. Motion passed 3 – 1. (Lundgren – nay)***

Councilmember Lundgren expressed concerns regarding density of the proposed development.

#### **ITEM 19: Planning Commission Appointments**

Administrator Handt reported that due to Commissioner Fields' resignation, Commissioner Hartley would move to a voting member position and Commissioner Emerson would move to 1<sup>st</sup> Alternate, creating a vacancy in the second alternate position.

***Councilmember Fliflet, seconded by Councilmember Lundgren, moved TO APPOINT TUCKER PEARCE TO THE PLANNING COMMISSION AS SECOND ALTERNATE. Motion failed 2 – 2. (Pearson, Nelson – nay)***

Councilmember Nelson stated that she didn't support the motion as Mr. Pearce is currently a valuable member of the Parks Commission.

***Mayor Pearson, seconded by Councilmember Nelson, moved TO APPOINT STUART JOHNSON TO THE PLANNING COMMISSION AS SECOND ALTERNATE. Motion failed 2 – 2. (Fliflet, Lundgren – nay)***

#### **COUNCIL REPORTS**

**Mayor Pearson:** Attended Hamlet on Sunfish Lake HOA meeting, Parks Commission meeting and EDA meeting. Met with Parks Commissioner, met with Washington County regarding the 30<sup>th</sup> Street intersection, met with Hunters Crossing residents. Addressed resident concerns regarding construction projects.

**Councilmember Nelson:** No report.

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**Councilmember Lundgren:** Lake Elmo Farmer's Market starts on Saturday, June 24<sup>th</sup> at Lake Elmo Elementary School.

**Councilmember Bloyer:** Absent.

**Councilmember Fliflet:** Announced Lake Elmo Library summer reading program and disagreed with the decision to lock the Valley Friendship Club out of the Arts Center.

**STAFF REPORTS AND ANNOUNCEMENTS**

**Administrator Handt:** Working on the space needs study, interviewing public works operator candidates, preparing for Finance Committee meeting on June 8<sup>th</sup>, attended a number of meetings with Washington County regarding roads, attended the Environmental Committee meeting.

**City Clerk Johnson:** Thanked resident Virginia Pleban for her donation of pots and flowers for the City Hall front entrance.

**City Attorney Sonsalla:** Working on a hazardous building issue and Easton Village 2<sup>nd</sup> Addition.

**Planning Director Wensman:** Working on various plan reviews.

**City Engineer Griffin:** Working on plan reviews, pre-construction meetings. 2017 Street Improvements project will be starting up soon.

Meeting adjourned at 10:48 pm.

**LAKE ELMO CITY COUNCIL**

ATTEST:

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Mike Pearson, Mayor

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Julie Johnson, City Clerk