

**CITY OF LAKE ELMO
CITY COUNCIL MINUTES
JUNE 21, 2022**

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, Dale Dorschner, Jeff Holtz and Lisa McGinn.

Staff present: Administrator Handt, City Attorney Tierney, City Engineer Griffin, Public Works Director Powers, Planning Director Just, City Planner Hetzel, Fire Chief Kalis and City Clerk Johnson

APPROVAL OF AGENDA

Councilmember McGinn, seconded by Councilmember Holtz, moved TO APPROVE THE AGENDA AS PRESENTED. Motion passed 5 – 0.

ACCEPT MINUTES

Councilmember McGinn, seconded by Councilmember Holtz, moved TO ACCEPT THE MINUTES OF THE JUNE 7, 2022 CITY COUNCIL MEETING AND JUNE 14, 2022 CITY COUNCIL WORKSHOP AS PRESENTED. Motion passed 5 – 0.

PUBLIC COMMENTS/INQUIRIES

Bern Fleming, 8047 22nd Court North, commented on recent federal EPA health advisories regarding for PFA chemicals.

PRESENTATIONS

None

CONSENT AGENDA

2. Approve Payment of Disbursements and Payroll
3. Approve 2022 Wage Adjustments
4. Approve Demontreville Outdoor Warning Siren Pole Replacement
5. Authorize Engineering Services for the 2022 Trail Improvements
6. Authorize Engineering Services for the Old Village Phase 7 Street and Utility Improvements
7. Accept Improvements and Approve Security Reduction for Inwood 5th Addition
8. Approve Well 5 MPCA Grant Amendment
9. Approve Pay Request No. 9 for Old Village Phase 5 & 6 Street and Utility Improvements

10. Approve Pay Request No. 2 for Whistling Valley Street and Utility Improvements

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

ITEM 11: Public Hearing Property Tax Abatements for 2022A Bonding

City Administrator Handt explained the process to allow funding for projects not funded through assessments by issuing bonds and granting abatements to individual properties.

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

No public comments were received.

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

Mayor Cadenhead, seconded by Councilmember Holtz, moved TO APPROVE RESOLUTION 2022-062 APPROVING PROPERTY TAX ABATEMENTS. Motion passed 5 – 0.

ITEM 12: 2022A Bonding Set Sale Resolution

City Administrator Handt reviewed projects in the CIP with funding proposed to come from bonding.

Councilmember Dorschner, seconded by Councilmember Holtz, MOVED TO APPROVE RESOLUTION NO. 2022-063: A RESOLUTION AUTHORIZING ISSUANCE AND SALE OF \$13,000,000 GENERAL OBLIGATION BONDS, SERIES 2022A. Motion passed 5 – 0.

Councilmember Dorschner, seconded by Councilmember Holtz, moved TO APPROVE THE MUNICIPAL SERVICES AGREEMENT WITH NORTHLAND SECURITIES, INC. Motion passed 5 – 0.

ITEM 13: 8012 Hill Trail North Variance Request

City Planner Hetzel presented a request an impervious surface variance to allow for expansion of the existing home at 8012 Hill Trail North. Planner Hetzel reviewed the site conditions, planned improvements, unique circumstances and character of the locality. Applicants Dan & Anne

Stoudt explained the need for expansion of the existing home and noted impervious surface that has been removed to accommodate the expansion.

Councilmember Holtz, seconded by Councilmember Beckstrom, moved TO APPROVE RESOLUTION NO. 2022-064, APPROVING THE REQUEST WITH CONDITIONS FROM ZAWADSKI HOMES ON BEHALF OF DANIEL AND ANNE STOUTT FOR A VARIANCE TO ALLOW AN IMPERVIOUS SURFACE COVERAGE OF 19.1% AT 8012 HILL TRAIL NORTH. Motion passed 5 – 0.

ITEM 14: 2021 Audit Presentation

Andy Herring, Redpath and Company, presented the results of the 2021 audit.

Councilmember Holtz, seconded by Councilmember McGinn, moved TO ACCEPT THE 2021 ANNUAL COMPREHENSIVE FINANCIAL REPORT. Motion passed 5 – 0.

ITEM 15: Zoning Text Amendment – Increased Building Setbacks in Certain Areas in the South Planning Area

City Planner Just presented proposed amendments to the City Ordinances to increase setback requirements in the MDR and HDR zoning districts. Discussion was held regarding public safety and livability issues.

Councilmember McGinn, seconded by Councilmember Holtz, moved TO ADOPT THE ZONING TEXT AMENDMENTS TO INCORPORATE AN INCREASED BUILDING SETBACK FROM HUDSON BOULEVARD, 5TH STREET (PLANNED AND EXISTING), INWOOD AVENUE, KEATS AVENUE, LAKE ELMO AVENUE AND MANNING AVENUE.

Councilmember Holtz, seconded by Councilmember McGinn, moved TO TABLE THE CURRENT ITEM FOR FURTHER CONSIDERATION. Motion passed 5 – 0.

ITEM 16: Zoning Text Amendment – Requirement for Mix of Uses in Mixed-Use Commercial and Mixed-Use Business Park Districts

Planning Director Just presented proposed updates to the Mixed-Use Commercial and Mixed-Use Business Park Districts. Discussion was held regarding potential use of parcels in these districts. Council gave direction to staff to revise the proposed amendments to reflect discussion

held regarding percentage of residential and commercial use allowed in each district and bring the item back to a future Council Meeting for consideration.

ITEM 17: Zoning Text Amendment – Amend Article XIII Village Mixed Use District to Incorporate Two New Zoning Districts in Compliance with the 2042 Comprehensive Plan

Planned Director Just reviewed proposed amendments to add two new zoning districts as outlined in the City's 2040 Comprehensive Plan. Discussion was held concerning potential future use of properties affected by the amendment.

Councilmember Holtz, seconded by Mayor Cadenhead, moved TO ADOPT THE AMENDMENTS TO THE ZONING CODE ARTICLE XIII VILLAGE MIXED USE DISTRICT. Motion passed 4 -1. (Dorschner – nay)

Councilmember Holtz, seconded by Mayor Cadenhead, moved TO APPROVE SUMMARY PUBLICATION OF ORDINANCE 2022-10 WITH APPROVAL OF RESOLUTION 2022-067. Motion passed 4 – 1. (Dorschner – nay)

COUNCIL REPORTS

Mayor Cadenhead: Reported on the upcoming 4th of July Kids Parade

Councilmember Holtz: Reported on EPA release of updated guidance on PFAS

Councilmember McGinn: Commended Public Works crews for their work on crack repair and sealcoating.

STAFF REPORTS AND ANNOUNCEMENTS

Administrator Handt: Reported on municipal water usage.

City Clerk Johnson: Reported on upcoming Primary Election in August.

Fire Chief Kalis: Reported on Paid on Call Firefighter recruitment.

Meeting adjourned at 9:53 pm.

LAKE ELMO CITY COUNCIL

ATTEST:

Charles Cadenhead, Mayor

Julie Johnson, City Clerk