Meeting called to order at 7:00 p.m. Present: Mayor Dingle; Council Members Foote, Jones, Swenson, and Zenner. Also present: City Administrator Walsh, City Engineer Dawley, Consulting Planner Sparks, and City Clerk Ornquist. Pledge of allegiance said by all.

MINUTES:

Motion by Swenson, second by Foote to approve the minutes of the January 7, 2019, regular meeting—waive reading of same. Motion carried 5-0.

ITEMS FROM THE PUBLIC: None

CONSENT AGENDA:

A. Acknowledge receipt of Commission Minutes
   • Parks & Recreation Commission—January 10, 2019
B. Approve the 2019 Pay Equity Report to be filed with the Minnesota Department of Management & Budget.
C. Approve Metro Radio Board Lease Amendment.
D. Accept resignation of Accounting Tech Emily Ahern and authorize staff to begin the hiring process.
E. Approve Agreement with AEM Financial Solutions, providing temporary utility billing services and amend budget as necessary.

Motion by Swenson, second by Jones to approve the consent agenda items listed above. Motion carried 5-0.

The City Council thanked Emily for her dedicated service to the City and wished her well.

PUBLIC HEARING (CONTINUATION)—STONE RIVER HOMES-FOREST EDGE PUD/PRE-PLAT:

Mayor Dingle closed the regular Council Meeting and opened the public hearing at 7:03 p.m.

The following gave testimony:

1. Sandra Rask, 41 13th Avenue, asked the following questions or concerns:
   • When will construction begin?
   • Concerned about the piles of dirt which could be a dangerous situation if a child were to play on them and get buried.
   • What are the hours of construction?
   • What are the road layouts?
   • Will there be mulching of trees as part of the site preparation?
   • Will the homes be built to order or constructed all at once?

Kevin VonReidel, Development Consultant for Stone River Homes, responded that there is no definite start date, hoping for mid-summer. The typical construction hours are Monday through Friday from 7 a.m. to 7 p.m. He noted Ms. Rask’s concern about the piles of dirt and will take it under advisement this spring when the pile thaws. The plan shows road layouts of 1st Street (from 13th
Avenue to 14th Avenue) and newly located Main Street (between 13th Avenue to 14th Avenue). The site preparation will require some tree removal which will be cut, chipped and hauled out; taking approximately 2-3 days.

The developer stated that the lots will be developed, a model home constructed, and homes built to customer’s preference.

It was noted that the large mulching machine she heard belongs to the City located at the compost site.

2. Terry Mewhorter, owner of property at the corner of 14th Avenue and Main Street, was concerned about the new location of Main street, elevation changes affecting his property, and location of holding pond. He asked the City Council to reconsider the approval of the development and suggested that there are other blocks of property offered for development that would be better suited.

3. Ken Sheldahl, 8038 Grey Cloud Island Drive, wanted to know if 14th Avenue and 1st Street will be located down the middle of the right-of-way. He is also concerned about water runoff and holding pond requirements.

City Engineer Dawley gave a brief overview of holding ponds stating that holding ponds are a requirement of any new development in order to meet both Watershed rules and City Ordinances for stormwater management. Each development proposal will be reviewed by the City to determine the additional need for and type of “on-site” stormwater management in the area; the grading will dictate the location.

In response to Mr. Sheldahl’s concern for off-site drainage and the proposed 1st Street that is adjacent to his property, City Engineer Dawley shared that the developer’s analysis showed a very small drainage area of less than 2/10 acre contributing to that right-of-way; a very easy factor to deal with if it is a problem at all.

In response to Mr. Sheldahl’s question regarding Main Street, City Engineer Dawley stated that there is no development proposed for Main Street south of 14th Avenue, the underlaying plat of lots, blocks and rights-of-way are still there, the new proposed Main Street is shifted slightly off the right-of-way. Any future development may propose to line up with the new intended location of Main Street knowing that there are new regulatory constraints to the river or make a jog to the originally platted right-of-way.

Mayor Dingle closed the public portion of the hearing at 7:24 p.m. and opened for Council discussion.

Council Member Jones inquired about the next steps. Consulting Planner Sparks informed the Council that there are several actions before the Council.

First, the approval of the Planned Unit Development Ordinance establishing lot sizes, setbacks and the zoning for single-family homes.

Second, the approval of the Preliminary Plat. Construction cannot begin until Final Plat has been approved.

Third, the approval of the Feasibility Report which will help guide the Final Plat.

Finally, the approval of the escrow agreement which provides for reimbursement to the City for expenses related to the feasibility report.

After tonight’s approvals, the next step is to:
1. Receive the feasibility study to help guide the development of the Final Plat. The developer may ask the City to construct all or a portion of the infrastructure as a public improvement project.

2. The applicant makes an application for Final Plat approval (within 6 months of preliminary approval). Applicant also provides final construction plans and developer’s agreement.

3. After Final Plat approval, construction can begin. The developer may ask for a grading plan approval prior to Final Plat.

A. Adopt Resolution No. 1563, a resolution approving a Preliminary Plat for Forest Edge.

   Motion by Swenson, second by Jones to adopt Resolution No. 1563, a resolution approving a Preliminary Plat for Forest Edge. Motion carried 5-0.

B. Adopt Ordinance No. 744, an ordinance establishing a Planned Unit Development District for “Forest Edge” and amending the official zoning map and authorize the publication by title and summary.

   Motion by Swenson, second by Dingle to adopt Ordinance No. 744, an ordinance establishing a Planned Unit Development District for “Forest Edge” and amending the official zoning map and authorize the publication by title and summary. Motion carried 5-0.

C. Approve Escrow Agreement with Galloway Holdings, LLC to secure City expenses related to the feasibility study.

   Motion by Swenson, second by Jones to approve Escrow Agreement with Galloway Holdings, LLC to secure City expenses related to feasibility study. Motion carried 5-0.

D. Adopt Resolution No. 1560, a resolution ordering the preparation of Feasibility Report for Forest Edge.

   Motion by Swenson, second by Jones to adopt Resolution No. 1560, a resolution ordering the preparation of Feasibility Report for Forest Edge.

KEVIN WALSH:
A. 2019 Street & Utility Improvement Project:

   City Engineer Dawley informed the Council that this is a housekeeping item to address internal parcels that benefit from the improvement through an easement to 9th Avenue. The original Improvement Hearing was held in November 2018. After research from the City Attorney regarding the legal easement, it was recommended to update the proposed assessment roll to include the three interior parcels and give notice to these property owners. There is no change to the cost of the project, just the distribution of costs to be assessed. The Improvement Hearing to be held Tuesday, February 19, 2019.

   • Adopt Resolution No. 1559, amending feasibility report and ordering Improvement Hearing.

     Motion by Jones, second by Swenson to adopt Resolution No. 1559, amending feasibility report and ordering Improvement Hearing. Motion carried 5-0.

B. Adopt Resolution No. 1561, a resolution expressing acceptance of and appreciation for the $450 donation to the City in memory of Dorothy Hanner.
Motion by Zenner, second by Foote to adopt Resolution No. 1561, a resolution expressing acceptance of and appreciation for the donation to the City in memory of Dorothy Hanner. Motion carried 5-0.

C. Adopt Resolution No. 1562, a resolution expressing acceptance of and appreciation for the donations to the City (3rd and 4th Quarters 2018).

City Administrator Walsh thanked Gregory Jahner III, St. Paul Park Newport Lions Club, Glenn Mischke, Kent Begnaud, Park Café, Sandi Dingle and SuperMom’s for their donations; the City Council concurred.

Motion by Jones, second by Swenson to adopt Resolution No. 1562, a resolution expressing acceptance of and appreciation for the donations to the City (3rd and 4th Quarters 2018). Motion carried 5-0.

REPORTS:
A. Council Member Jeff Swenson
   • Public Works Commission
     ⇒ Next meeting to be held March 5, 2019 at 7 p.m.

B. Council Member Jones
   • Public Safety Commission
     ⇒ Next meeting to be held March 7, 2019 at 7 p.m.

C. Mayor Dingle
   • Planning Commission
     ⇒ January meeting was cancelled.
     ⇒ Next meeting to be held February 11, 2019 at 7 p.m.

D. Council Member Zenner
   • Parks & Recreation Commission
     ⇒ WinterFest was held on Sunday, January 20, 2019 with a good turnout, even with the chilly temperature.
     ⇒ Bunco Night set for Friday, January 25 at 7 p.m. at Heritage Park.
     ⇒ One Member needed
     ⇒ Next meeting to be held February 14, 2019 at 7 p.m.

E. Council Member Foote
   • Heritage Days Committee
     ⇒ Next meeting to be held February 11, 2019 at 7 p.m. at Greg’s Tax Service to evaluate the 2018 Festival and plan for 2019.

F. Mayor Dingle
   • Administration
     ⇒ Announced that Mary Dingle will be the Liaison to Beyond the Yellow Ribbon and will report back to Mayor or Council.
     ⇒ Announced that she will be absent on February 4, 2019 in which Council Member Swenson will be acting Mayor.

BILLS FOR APPROVAL: $125,161.49

Motion by Jones, second by Zenner to approve the bills in the amount of $125,161.49. Motion carried 5-0.
COUNCIL COMMENTS AND REQUESTS:

Council Member Swenson informed the City Council that he has been acting as the Liaison to the St. Paul Park Athletic Association and solicited feedback from the Council regarding the removal of the batting cages at Whitbred Park in order to make way for the water treatment facility. He noted there has been no effort made by the City to assist in the cost.

The City Council asked staff to research a new location, preferably near their equipment storage. It was noted that the batting cages need repair. It was suggested the City assist the Athletic Association in the cost of relocation and consider this cost in the budget.

Mayor Dingle suggested that staff gather information and call a Council Workshop to discuss this item in more detail.

Meeting adjourned 7:44 p.m.

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Sharon Ornquist
City Clerk