

**MINUTES**

**1. CONVENE CITY COUNCIL WORK SESSION MEETING**

Mayor Zerby called the meeting to order at 6:00 P.M.

**A. Roll Call**

Present. Mayor Zerby; Councilmembers Johnson, Labadie, and Sundberg; City Administrator Lerud; Planning Director Darling; Director of Public Works Brown; and, City Engineer Budde

Absent: Councilmember Siakel

**B. Review Agenda**

**Sundberg moved, Johnson seconded, approving the agenda as presented. Motion passed 4/0.**

**2. PRE-APPLICATION SKETCH REVIEW OF A PROPOSED DEVELOPMENT**

Planning Director Darling explained that the Stoddard Company is interested in developing the vacant parcel at the intersection of Eureka Road and Highway Seven. She stated that their previous application was for twenty homes which the Council felt was too dense. She stated that the newest proposal is for fourteen single family homes. She noted that the applicant has submitted information to the City on the tax revenue and fees that will be generated for the City with this development. She stated that he is also proposing to contribute funds for the reconstruction of the adjacent roadways and trails as well as funds to create affordable housing elsewhere in the City. She stated that the proposal has the homes clustered around a cul-de-sac on the north side of the property and much of the south side of the property would be kept as open space.

Bill Stoddard gave a brief overview of their revised proposal and his offer to contribute money for road reconstruction and affordable housing.

Councilmember Sundberg asked about the trail ideas he is proposing. Mr. Stoddard stated that they are proposing seventy-five-foot-wide lots which allows for the possibility of bike trail connection in the area. Councilmember Sundberg asked if there would be sidewalks in the development. Mr. Stoddard stated that he would like flexibility on that issue and is open to the idea of either concrete or asphalt.

The Council discussed the advantages and desire for a walking path through the area to get people off the roadway.

Mr. Stoddard noted that the water table is high in the area and are proposing to berm the area between the cul-de-sac and Seamans Drive before they install the trees. Councilmember

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Sundberg stated that she is glad he is considering the water table because the City has been having water problems lately. Mr. Stoddard noted that the houses will be slab on grade. Councilmember Labadie asked if slab on grade housing will take care of the potential issue with water or if there would still be flooding concerns.

Planning Director Darling stated that the developer will have to do both rate and volume control. She noted that she has had the watershed district and the previous City Engineer look over the plans and noted that the water flows from this site to Lake Minnewashta.

Councilmember Sundberg asked what the contribution towards affordable housing would do for the City. City Administrator Lerud stated that he does not know because he has not really looked into it much but suspects it will not go very far.

The Council discussed the wetland and traffic concerns at the intersection.

Councilmember Sundberg stated that she likes this sketch plan better than the last proposal.

Mayor Zerby stated that it is currently zoned for seven units and this proposal doubles that amount.

Councilmember Labadie stated that there were residents off Seaman Drive that expressed concerns about the height of the proposed buildings. Planning Director Darling noted that was a different developer who was proposing bonus space. Councilmember Labadie asked how different in height this proposal is compared to the one that had the bonus space proposed. Planning Director Darling noted that the Pulte development was proposing three stories above grade and this current proposal from Stoddard is two stories above grade.

The Council discussed the price range of the homes and the home-owners association.

Mayor Zerby noted that he is looking forward to getting resident feedback on this proposal. Mr. Stoddard stated that he is planning to have a neighborhood meeting but wanted to have an informal discussion with the Council first to get their input. He thanked the Council for taking the time to discuss this issue.

### **3. RECYCLING COMMITTEE**

Councilmember Sundberg stated that she thinks the Recycling Committee has done an excellent job considering all the factors in this situation.

Communications Coordinator Moore explained how the committee got started and noted that they have been meeting for about nine months. She introduced the members of the Recycling Committee that were able to attend the meeting.

Joe Schneider, Recycling Committee, stated that they are here to update the Council on their proposed plan and ask for support from the Council. He gave a brief overview of their proposal and their concept of "Getting Greener to Protect Our Planet".

Councilmember Johnson stated that he would like to put the Recycling Committee in touch with his daughter and the school district because she helped create a program of using compostable silverware.

Councilmember Labadie suggested the Recycling Committee also look into partnering with varying Scout troops.

City Administrator Lerud distributed the proclamation and explained ways the Council can support it.

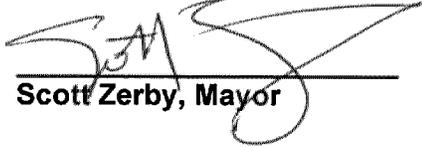
Councilmember Sundberg stated that she would like the City to make a moral commitment to this issue. The Council came to a consensus that they would like to see it as a separate agenda item and not included on the Consent Agenda on a future agenda, so it will get more attention from the public.

**4. ADJOURN**

**Sundberg moved, Johnson seconded, Adjourning the City Council Work Session Meeting of December 9, 2019, at 6:58 P.M. Motion passed 4/0.**

**ATTEST:**

  
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**Sandie Thone, City Clerk**

  
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**Scott Zerby, Mayor**