

**North Oaks City Council
Special Meeting Minutes
North Oaks City Council Chambers
June 10, 2021**

1. CALL TO ORDER

Mayor Ries called the special meeting to order on June 10, 2021 at 6:00 p.m.

2. ROLL CALL

City Councilmembers participated in the Council Chambers or **by telephone or other electronic means** pursuant to Minn. Stat. § 13D.021. Residents can view the meeting on our cable access channel and through the website portal just like other public meetings.

Present: Mayor Kara Ries. Councilmembers Rich Dujmovic, Jim Hara, Tom Watson

Absent: Sara Shah

Staff Present: Administrator Kevin Kress, City Planner Bob Kirmis, Attorney Jim Thompson, Engineer Tim Korby, Engineer John Morast

Others Present: North Oaks Company President Mark Houge

A quorum was declared present.

3. APPROVAL OF AGENDA

Mayor Ries said the purpose of tonight's special meeting is to give extra time to discuss the Anderson Woods final plat/plan and have an open discussion with the Council and the new City Attorney Jim Thompson from Kennedy and Graven.

MOTION by Hara, seconded by Watson, to approve the Agenda as amended. Motion carried unanimously by roll call.

4. DISCUSSION ITEMS

Kress noted he received a letter from Member Shah a couple minutes ago and asked him to read it into the record.

Dear Kevin, Another Special Meeting of the City Council is scheduled to be held on June 10, 2021 commencing at 6:00 p.m. Prior to the scheduling of the meeting, I specifically noted both you and Mayor Ries that I was generally available for any other special meeting date and time except at that specific date and time. Please read this letter into the record for that meeting. I object to the special meeting where the two topics identified are vague, the notice does not identify any specific issues or actions that might be taken. I also express great concern that these topics cannot be addressed at the 7:00 p.m. general meeting where all Councilmembers would be present. Thank you. Sincerely yours, Sara Shah

Kress noted there were many discussions between Mayor Ries and Attorney Thompson who had a couple of conflicts this week. Initially they were looking for a Tuesday or Wednesday timeline which would not work for Mr. Thompson so they moved on to Thursday, they knew there would

be a quorum, and went forward with the meeting. He spoke with both parties about the calling of the meeting and it is okay if one cannot make a meeting, whether on the City Council or Planning Commission.

Mayor Ries also spoke with Member Shah and apologized for the meeting. Unfortunately, with the new Attorney's schedule this was the only day he had available. She noted they are up against a deadline for final plan approval and this was the only opportunity. She recommends that Councilmembers leave the time before meetings flexible and not to schedule anything right before a City Council meeting.

4a. Discussion on Anderson Woods Final Plat/Plan

Kress noted this is a 9-lot single family residential development on Site F which is just south of Wilkinson Villas 1A, and is about a 36-acre site. City Council did preliminary approvals in June of 2020 and City Staff and consultants reviewed the final plat and plan through February, March, and April and now the final application is in front of the Council.

Mayor Ries stated this is almost like a second part of Anderson Woods; the original 1999 agreement had designated this area as one area with 10 units allotted. The North Oaks Company (NOC) has chosen to split the area into two separate developments and the 4 villas that have already been platted are part of what she considers the Wilkinson "extension."

Kress showed the resolution on screen and said it calls out the PDA requirements for principal structures including wetlands, ordinary high water level to Wilkinson Lake, floor area ratios (FAR), final trails to be developed with NOHOA, proposed monument sign, verifications from Ramsey County for permitting in the right-of-way, contacting the fire marshal, and general fire lanes and turnarounds, no parking signs, final construction plans, pavement designs, sewer and water locations, storm water management, geo-tech reports, drain tile systems, ditching, final grading and construction plans, and other requirements.

Engineer Korby noted John Morast is also with him today and has conducted a very thorough development review of 122 comments. He asked Mr. Morast to go through some of the critical comments today. They have reviewed these with the NOC and his guess is they are making the changes right now and will present those revised plans to the City within the next week.

Mr. Morast noted on Sheet 3 a general note is that they have expanded the storm easement to ensure access and maintenance from the road easement to the ponds and storm water facilities. On Sheet 4, the grading plan, comment 32 and 33 noted that the walkout elevations on Lot 5 were lower than the pond high water level and to make sure that is addressed.

Council discussed trail location, NOHOA's potential approval, and possible alternate trail locations that may decrease trespassing.

Mark Houge, North Oaks Company President, stated his recollection is they have not received anything from the City or City Engineer regarding a request to address the trail location; they had lengthy conversations with NOHOA Staff and the Board at the time the preliminary plan was approved and it was the opinion of NOHOA's representatives that this trail should remain, as

west is an old farm road and they saw benefit in having it there. He noted they can look at changing the configuration but clarified this is in response to what the Planning Commission, NOHOA, and the prior City Council thought was the best location.

The Council discussed Phase 1 of Anderson Woods and that originally there were 5 lots. One was removed due to a hammerhead turnaround rather than a full cul-de-sac. They also spoke about lot layouts, buildability, and location, including woods, tree coverage, wetlands, and potential headlight issues and layout of house location on some of the lots, as well as the nearness to Centerville Road of Lot I.

Mr. Morast continued his report on Sheet 4A which is the Final Erosion Control; there was a potential in the design for things to get clogged and he wants to clarify and change those. On Sheet 5 Sanitary Sewer and Water Main plans, the three force main pipes coming up from the cul-de-sac are actually in the road and crossing property lines, and he wants to clarify easements, ownership, and who is responsible for what, as well as provide some separation for the service lines. Regarding storm water plans, they suggest having a sump to keep sediment out and keep it at a little bit higher level of water quality.

The Council discussed snow removal and snow storage along the road.

Engineer Korby noted Vadnais Lakes Area Water Management Organization (VLAWMO) looks at hydraulics to make sure all pipes and ponds work, setback, wetlands, and did not have many comments on Anderson Woods noting they had more comments on Nord.

The Council discussed the wetland crossing, as well as VLAWMO's standards, and that the Board of Water and Soil Resources (BWSR) signed off on the plans.

Mayor Ries asked about the amount of wetland fill that went into creating the land bridge to traverse the wetland and what documents were sent to VLAWMO disclosing that amount of fill.

Mr. Houge noted in addition to the drawings they provided soils engineering recommendations from American Engineering and Testing to make sure the site slopes of the crossing were done to everyone's satisfaction. He noted it is designed as a 7-ton road.

The Council continued the discussion on the land bridge and the amount of fill required, erosion control, VLAWMO, and roads.

Engineer Korby has been vocal to all parties that he does not like the land bridge idea and a better, more sound alternative is some sort of decorative, arched culvert. An arched culvert would reduce the amount of wetland fill, would allow the wetlands to flow back-and-forth, and would also be more decorative and sound as it would be a structure. That would still be his vision for this and he has been vocal about it for this project as well as Island Field.

Mr. Houge stated the delineation was done before the design, they looked at putting a culvert in there and after lengthy discussions with VLAWMO and others, including the City Engineer, it was agreed that it was best to do it this way as it had no impact on the wetland. The water flows

in both directions north and south and the problem with the culvert is that it would preclude NOC from getting utilities through there which may then have a more significant impact on the topography and trees in E, F, and G requiring septic systems. In the end, it was the City Engineer's and NOHOA's Engineer's opinion that this was a good solution, better than traversing over 1,200 feet along the conservation area along the old farm road.

Mayor Ries' concern is that the Environmental Assessment Worksheet (EAW) disclosed a substantially less amount of fill in this area. Now they have the environmental engineer on staff that can help to review the area, utilities, and disturbance to the environmental impact. It is a beneficial time to be working with Engineer Korby to provide that environmental look at the design.

Watson shared some comments and verbiage adjustments he would like to see in the document.

4b. Discussion on 1999 PUD/PDA development agreements

5. ADJOURNMENT

Mayor Ries noted they would continue the discussion at the regular Council meeting and called for adjournment.

Watson moved, Hara seconded to adjourn the meeting at 7:00 p.m. Motion carried unanimously by roll call.

Kevin Kress
Kevin Kress, City Administrator

Kara Ries
Kara Ries, Mayor

Date approved 7/8/2021