

**REGULAR MEETING
OF THE COUNCIL OF THE
CITY OF VADNAIS HEIGHTS
FEBRUARY 2, 2021**

The meeting of the Council of the City of Vadnais Heights was held on the above date and called to order by Mayor Gunderson at 7:00 p.m.

ROLL CALL

Upon roll call, the following members were present: Mayor Heidi Gunderson, and Council Members: Greg Urban, Patricia Youker, Steve Rogers and Erik Goebel.

The following members were absent: None.

Also present were: Kevin Watson, City Administrator; Tim Sandvik, Assistant City Administrator; Nolan Wall, Planning/Community Development Director; Jesse Farrell, Public Works Director; Chris Hearden, Fire Chief; Caroline Beckman, City Attorney; and Peggy Aho, Deputy Clerk.

Everyone present stood and said the Pledge of Allegiance.

City Administrator Watson provided several announcements.

APPROVAL OF AGENDA

Upon motion by Urban, seconded by Youker, it was

21-02-018 “RESOLVED that the February 2, 2021 Regular Meeting Agenda as amended be approved.”

Ayes – 5 Nays – 0

The resolution was adopted.

APPROVAL OF MINUTES

A. January 19, 2021 Regular Workshop Meeting

Upon motion by Goebel, seconded by Urban, it was

21-02-019 “RESOLVED, that the Council approves the January 19, 2021 Regular Workshop Meeting minutes as presented.”

Ayes – 5 Nays – 0

The resolution was adopted.

B. January 19, 2021 Regular Council Meeting

Upon motion by Youker, seconded by Urban, it was

21-02-020 “RESOLVED, that the Council approves the January 19, 2021 Regular Council Meeting minutes as presented.”

Ayes – 5

Nays – 0

The resolution was adopted.

APPROVAL OF CONSENT AGENDA

Upon motion by Goebel, seconded by Youker, it was

21-02-021 “RESOLVED, that the Council approves the Consent Agenda Items #7A through #7H for the February 2, 2021 meeting be approved as follows:

- A. Consider Approving Claims #80219 Through #80273 and Electronic Claims #1590 Through #1594 for Payment
- B. Consider Recommendation to Hire Nathan Krause as a Full-time Fire Technician
- C. Consider Approving Final Plat for Moore’s Vincent Estates
- D. Consider Authorizing Staff to Purchase a Large Area Mower Replacement
- E. Consider Approving the First Amendment to the Water Tower – Antenna Lease Agreement with T-Mobile Central L.L.C.
- F. Consider Appointing Introductory Firefighter Kevin McDonough to Regular Firefighter effective January 1, 2021
- G. Consider Appointments to the Community Engagement Committee
- H. Consider Accepting Resignation of Lucie Passus from the Community Engagement Committee.”

Ayes – 5

Nays – 0

The resolution was adopted.

OPEN TO THE PUBLIC

Mayor Gunderson opened the meeting to the public at 7:06 p.m. There being no one that wished to speak, Gunderson closed the meeting to the public at 7:06 p.m.

PRESENTATIONS

None

PUBLIC HEARINGS

None

OLD BUSINESS

A. Consider Approving a Contract with VHEDC

City Administrator Watson noted that the Council first had a discussion on this at a meeting in January. He said that VHEDC has been discussing memorializing an agreement more formal than we've had in the past. The City is a supporter of VHEDC. Watson said that we have settled on an annual agreement which will allow the City to negotiate the price on a year-to-year basis.

Mayor Gunderson said that she appreciates the work that VHEDC does in the community, and the work they do with the school districts and their manufacturing Ed programs, and the community. Council Member Rogers asked how often VHEDC reports to the City Council? Liz Moscatelli responded that the City Council's Liaison comes to VHEDC's monthly Board meetings as well as City Administrator Watson and Planning/Community Development Director Wall. Moscatelli noted that the work plan in this Agreement says that she would give quarterly updates to the Council.

Upon motion by Goebel, seconded by Youker, it was

21-02-022 "RESOLVED, that the Council approve the Agreement with VHEDC for 2021 and authorize the City Administrator to execute the Agreement."

Ayes – 5 Nays – 0

The resolution was adopted.

B. Consider Accepting the S.E.H. Municipal Separate Storm Sewer System (MS4) Permit Assistance Proposal for 2021

City Engineer/Public Works Director Farrell discussed the municipal separate storm sewer system (MS4) resolution that is before the Council from S.E.H for assistance in finalizing the MS4 report. Farrell noted that one part of the agreement is to help the City with compliance of the 2020 and 2021 efforts and the other for the work associated with the authorization of the new MPCA permit.

Upon motion by Youker, seconded by Rogers, it was

21-02-023 "RESOLVED, that the Council approves the Resolution and accepts the proposal from Short Elliott Hendrickson, Inc. on an hourly cost basis not-to-exceed an amount of \$16,000 for assistance with the City's MS4 program and authorizes the City Engineer to execute the Agreement on behalf of the City."

Ayes – 5 Nays – 0

The resolution was adopted.

NEW BUSINESS

A. Planning Case 20-023: Five Star Mobile Estates, LP – Zoning Code Amendment for Residence Four District

Planning/Community Development Director Wall reviewed the applicants application for a zoning code amendment. He noted that the applicant is the owner/operator of Five Star Mobile Estates. Wall noted that this property is the only property zoned R-4 in the City so any amendments they are proposing only deal with this development. Wall noted that the intent is to conform to State Statute provisions and existing conditions to allow for newer units which are larger than the current units. He said while staff are proposing language reducing separation standards it will not allow for them to bring in additional units.

Wall noted that staff are recommending a condition that there be a Development Agreement put in place for this project. He said that the Development Agreement will provide for limited flexibility and items can be conditioned site-by-site.

The Planning Commission recommended unanimous approval of the request and staff are recommending that the Council adopt Ordinance 748 as presented and approve a resolution for summary publication. Wall noted that there were no public comments at the Public Hearing that was held on January 26th. Wall said that they hope to bring forward the Development Agreement for consideration by the Council later this month or early next month.

Council Member Urban asked if Wall thinks that this property could potentially be redeveloped into an R-1, 2 or 3 Zoning District in the future. Wall said he doesn't see that happening and that this project fits a need for affordable housing and is located well in the area that it is in and that the property owners recently made a significant investment with their water system.

Mayor Gunderson noted that she appreciates the applicant's investment in the community.

Upon motion by Urban, seconded by Goebel, it was

21-02-024 “RESOLVED that the Council adopts Ordinance 748 amending the City Code – Zoning Code for the R-4 District as presented.”

Ayes – 5 Nays – 0

The resolution was adopted.

Upon motion by Youker, seconded by Rogers, it was

21-02-025 “RESOLVED that the Council approves publication of the Summary Ordinance.”

Ayes – 5 Nays – 0

The resolution was adopted.

B. Development Agreement Amendment with Highpoint Ridge LLC and Digger LLC for Frattalone's Mondello Shores

Planning/Community Development Director Wall stated originally the development agreement for this project which is under construction was approved and the majority of the project has been completed, but there were several changes that should be memorialized in an amendment to the Development Agreement. Wall highlighted the main changes that are reflected on the updated plans. The water main that was installed in Vadnais Road was planned to be an open trench construction but through their analysis they changed the construction to be a horizontal directional drill and sidewalk and curb and gutter were added. He said that the new development roadway width was reduced from 32 feet to 28 feet to count for inclusion of the sidewalks.

Wall noted that the park dedication had not been figured out at the time of the Development Agreement approval. He said that now they have to come to some understanding about what will happen and that they have settled on an option. Wall showed a view of Outlot D which has large overhead power lines through it. He said that there is an existing easement agreement with Xcel Energy and the agreement says that there can be no development on that Outlot. The developer is researching that and seeing if it can be amended. Wall noted that the City is proposing that the developer provide a letter of credit for \$2,000 per lot, with a credit for existing lots and the developer has provided that letter of credit. Wall noted that the developer agrees that that would be a good site for a park.

Upon motion by Urban, seconded by Goebel, it was

21-02-026 "RESOLVED that the Council approves First Amendment to the Development Agreement with Highpoint Ridge LLC and Digger LLC for the Frattalone Mondello Shores project as presented."

Ayes – 5

Nays – 0

The resolution was adopted.

COUNCIL REPORTS:

City Engineer/Public Works Director Farrell noted that with the upcoming snow and cold temps, the Public Works Department is out trying to clean up City streets.

Fire Chief Hearden noted that they took delivery of the new SCBA equipment which the Council approved purchasing in November 2020. Hearden thanked the Council for moving forward with the hiring of Nate Krause.

City Attorney Beckman noted that criminal prosecution court trials are becoming more accessible via zoom.

City Administrator Watson noted that he had the City Attorney reach out to the County Prosecution office and Beckman will have feedback on dates that will work for them to come give a comprehensive update to the Council on prosecutions. Beckman noted that it would be helpful to have someone from the Sheriff's office at that meeting.

Council Member Urban stated that public safety is a big item. He said he would like the City to continue its discussion about a rebate to City residents that purchase cameras, such as Ring Doorbells, and look at possibly negotiating rates for the residents with the suppliers of the cameras, and look at creating a log of those that have them. He noted that County parks are putting out cameras and are seeing a decrease in crime when a camera is present. Urban also asked about possibly getting license plates readers at entrances into the City, which could help identify stolen vehicles. He said we have to get serious about crime. Mayor Gunderson said she will support having this discussion at a future Workshop.

City Administrator Watson said he and Planning/Community Development Director Wall have met with the potential buyer of the Garceau property.

Mayor Gunderson noted that she attended the NYFS meeting last week. They are getting creative on moving into the post pandemic world.

Motion to adjourn by Council Member Youker at 7:53 p.m. Meeting adjourned.

Respectfully submitted,

Kevin Watson, City Administrator