

REGULAR MEETING COTTAGE GROVE CITY COUNCIL

May 17, 2006

OPEN FORUM – 7:15 p.m.

Open forum provides a person an opportunity to inform the Council of a problem or to request information related to City business not scheduled for Council action and on the Agenda. Mayor Shiely encouraged persons to limit their remarks to two (2) minutes per issue.

Present: Mayor Sandy Shiely
Council Member Myron Bailey
Council Member Karla Bigham
Council Member Mark Grossklaus
Council Member Pat Rice

Also Present: Ryan Schroeder, City Administrator
Ron Hedberg, Finance and Administrative Services Director
Howard Blin, Community Development Director
Michael Zurbey, Interim Public Safety Director
Les Burshten, Public Works Director
Corrine Thomson, City Attorney

Gene Zackridge, 8338 Grange Boulevard, referenced a recent article in the *Bulletin* stating that he felt a comment made by a City employee appeared to be condescending to certain residents within the City of Cottage Grove. He reviewed the quote with Council stating that the reference to 'cookie cutter track housing' leaves the impression that the City is saying to residents in Thompson Grove that the City does not like their style of housing and sees no value in their homes. He expressed concerns stating that these are homes that Orrin Thompson built in the 1950's to provide housing to young people who were just starting out in their lives. He stated that these are people who work hard every day and have always supported the Council. He suggested that the City find another way to reference these homes, as it is a very insulting term to the residents. He suggested that the City consider a section of land that could be developed with \$200,000 to \$300,000 homes that young people could afford. He expressed concerns stating that only certain residents would be able to afford a \$400,00 to \$500,000 home.

CALL TO ORDER

The City Council of the City of Cottage Grove, Washington County, Minnesota held a regular meeting on Wednesday, May 17, 2006, at the Cottage Grove City Hall, 7516 80th Street South. Mayor Sandy Shiely called the meeting to order at 7:30 p.m.

ROLL CALL

Present: Mayor Sandy Shiely
Council Member Myron Bailey
Council Member Karla Bigham
Council Member Mark Grossklaus
Council Member Pat Rice

Also Present: Ryan Schroeder, City Administrator
Ron Hedberg, Finance and Administrative Services Director
Howard Blin, Community Development Director
Michael Zurbey, Interim Public Safety Director
Les Burshten, Public Works Director
Corrine Thomson, City Attorney

ADOPTION OF AGENDA

MOTION BY BAILEY, SECONDED BY RICE, TO APPROVE THE AGENDA AS PRESENTED. MOTION CARRIED 5-0.

PRESENTATIONS

A. Preliminary Facilities Space Needs Study

City Administrator Schroeder stated that in December 2005 the City Council received preliminary numbers from Staff in regard to the projections and square footage requirements. He stated that Council authorized Staff to enter into a contract that would help to refine the study and verify their numbers, as it compares to the market place. He stated that the project began in January and every department has been involved in the project. He stated that Tom Dobbs and Roxanne Custer are present this evening to provide Council with an overview of the results from the study. He clarified that this presentation is not intended to be a report that launches into a construction project but it is a first look at what Staff believes would be necessary as the City moves towards the future. He stated that Staff is anticipating questions and feedback from Council adding that Staff would continue to refine the plan in an effort to achieve Council's directives.

Tom Dobbs, Hay Dobbs, P.A., provided Council with an overview of the premise for the Space Needs Analysis Report noting that the report involved reviewing and looking at the demographic projections for the next 25 to 35 years. He stated that potential growth of the City and Region was also reviewed noting that the process involved evaluating space needs for now and in the future. He explained that interviews were conducted and benchmarking was done that included local municipalities of the same basic size. He further explained that the overall study looked at creating both a Public Safety Facility in addition to City Facilities and reviewed the results with Council. He explained that traditional space needs were based on how the City Staff currently works and the recommended space needs were based on a review of strategies and recommendations that were used to best utilize space that is

mutually used by several departments or individuals. He clarified that this only deals with the raw space needs noting that they have not yet worked through the intensive space planning process or how it would be laid out at a specific site. He stated that this is meant to provide Council with the information that would help them arrive at what they feel would be a baseline need for the overall space.

Council Members asked how the square footage pricing was determined after reviewing similar sized cities. Ms. DeCoster stated that several options are included in terms of the varied base and higher grades. She explained that the process used was based on current trends and constructions costs with respect to public safety and City Hall needs. She further explained that the process also included an inflation factor due to the fact that construction costs are rising very quickly.

Mr. Dobbs stated that the numbers were derived from several sources. He explained that actual construction costs and project costs were considered with respect to the construction of the shell and site development. He noted that soft costs, fixtures, furnishing and equipment costs were not included at this time. He stated that they also accounted for a marginal inflation along with contingencies and have accounted for low, middle and high ranges.

Mayor noted that a reoccurring suggestion throughout the study was the combination and sharing of spaces for office equipment in order to better utilize the space and asked if this is something Staff does now. Ms. DeCoster stated that City Staff does share common spaces for office equipment noting that what they are looking at with this study is the possibilities of consolidating bigger projects that would involve larger, shared spaces. She stated that the study considers consolidating areas and also possibly establishing satellite areas. She stated that staffing would have a lot to do with the end result of what is designed adding that they looked at the contingencies and the possibilities of combining central locations such as the receiving departments.

Mayor Shiely asked how the square footage figures were determined. Ms. DeCoster explained that they consider what is happening with technology, security, people flow, communication, and reviewed the current trends. She stated that they also read through City documentation, City processes and reviewed job functions and how jobs are performed in order to determine the square footage figures. She stated that this would be used for a more flexible workspace that is multipurpose.

City Administrator Schroeder asked that as the Council review the information they provide Staff with their questions and feedback.

Mr. Dobbs explained that there are several areas that would require a design process noting that what they are currently reviewing is a basic study that would provide the Council and the City with guidance and various options that could be considered for the design.

Mayor Shiely stated that she does not feel that a space is necessary for each Council Member, but does feel that the Council should have a work area separate from the Council

Chambers. She agreed that it would be beneficial for the Council to have a space that could be utilized for private meetings. She stated that it would not have to be a large space but should be large enough to comfortably meet with individuals.

Council Member Grossklaus asked what the next step would be. He asked Staff to clarify the funding numbers and to separate based on low, medium and high options. City Administrator Schroeder stated that initially, it is Staff's hope to get feedback from Council that would provide them with some form of direction. He stated that he would bring Council's suggestions back to Staff for further discussion and would try to respond with commentary and recommendations with regards to what would be fundable. He stated that this is a very significant project and Staff would have to think through the funding process.

Council Member Rice stated that he would like to know what facilities throughout the State fall within the low, medium and high ranks. He asked Staff to provide Council with something similar to review and consider. He expressed concerns stating that he is a bit nervous about building something based on needs thirty years into the future and asked Staff to put together an overview of the phasing process for Council's review.

Mr. Dobbs suggested that Council also keep in mind that the most expensive part of a building is the mechanical and technical systems. He stated that if the Council is interested he would be happy to assist with setting up tours for similar facilities noting that there are a lot of different solutions that would provide functional services for a building.

Mayor Shiely summarized stating that what she heard Council say is that they would like to see funding scenarios, options for available funding, site visits that would include lower, middle and upper building styles.

APPROVAL OF MINUTES

A. March 22, 2006 Special Meeting

Mayor Shiely stated that this meeting was with the School Board noting that the start and end time reflected in the minutes is incorrect. She stated that the minutes show that the meeting began at 7:30 p.m. and adjourned at 7:35 p.m. and it should show that the meeting began at 6:30 p.m. and adjourned at 7:35 p.m.

Mayor Shiely stated that the minutes stand approved as amended.

B. April 5, 2006 Special Meeting

Mayor Shiely stated that the minutes stand approved as presented.

C. April 5, 2006 Regular Meeting

Mayor Shiely stated that the minutes stand approved as presented.

CONSENT CALENDAR

Council Member Bigham pulled Items 4B and 4H for discussion.

Council Member Bigham stated that Item 4B is a resolution accepting several donations on behalf of the Public Safety, Fire and Recreation Departments for the 13th Annual Youth Safety Camp. She reviewed the list of donors with Council and thanked them all for their donations and support.

Council Member Bigham stated that Item 4H is a resolution approving variances to side yard setback and bluff line setback requirements to allow addition to be constructed at 11931 Lofton Avenue South. She stated that she asked to pull this item as a matter of consistency and asked Community Development Director Blin for a history of the request.

Community Development Director Blin acknowledged that the City has received numerous variance requests to the bluff line setback. He explained that the City requires a 100-foot setback from the bluffs noting that approximately a year and a half ago Council considered a variance request from the bluff line setbacks, which also included a variance request for area density. He stated that the request was withdrawn because of the lack of support for the density variance. He clarified that this request is only for a variance to the bluff line setback.

Mayor Shiely asked if this would be visible from the river. Community Development Director Blin assured Council that it is not visible from the river and provided an overview of the location.

Mayor Shiely noted that the applicant stated on the application that the demonstrated hardship or difficulty was to facilitate the expansion of the master bedroom closet. She asked the applicant to clarify how this would be considered a hardship. Mr. Runze explained that the house was built over twenty years ago and was not built with adequate closet space. He stated that master bedroom is not in keeping with the current storage styles and reviewed the proposal with Council. He stated that the house sits approximately twenty-six feet from the bluff line and this addition would bring the house approximately nine inches closer to the bluff line.

Mayor Shiely stated that she has a problem with this request noting that her concern is that residents stick with the river corridor design standards. She stated that she does not see this as a hardship.

Council Member Bigham asked that Item 4H be pulled for a separate vote.

4H – Consider Approving Variances to Side Yard Setback and Bluff Line Setback Requirements to Allow Addition to be Constructed at 11931 Lofton Avenue South.

MOTION BY RICE, SECOND BY BAILEY, TO ADOPT ***RESOLUTION NO. 06-092*** GRANTING A VARIANCE FROM TITLE 11-9B-5, DEVELOPMENT STANDARDS IN THE R-2 ZONING DISTRICT OF THE CITY CODES, TO REDUCE THE 25-FOOT MINIMUM SIDE

YARD SETBACK, AND TO TITLE 11-15-8C(1), MISSISSIPPI RIVER CORRIDOR CRITICAL AREA OVERLAY DISTRICT DEVELOPMENT STANDARDS, TO ALLOW AN ADDITION ON THE REAR OF THE DWELLING AT 11931 LOFTON AVENUE SOUTH TO BE SETBACK LESS THAN THE REQUIRED 100-FEET FROM THE BLUFF LINE. MOTION CARRIED 3-2. (AYES-BAILEY/GROSSKLAUS/RICE; NAYS-BIGHAM/SHIELY)

MOTION BY RICE, SECONDED BY BIGHAM, TO:

- A. ACCEPT AND PLACE ON FILE THE FOLLOWING MINUTES:
 - i. PUBLIC WORKS COMMISSION MEETING MINUTES FROM APRIL 10, 2006.
 - ii. PARKS, RECREATION AND NATURAL RESOURCES COMMISSION MEETING MINUTES FROM FEBRUARY 12, 2006 AND APRIL 10, 2006.
- B. ACCEPT DONATIONS IN THE AMOUNT OF \$2,455 ON BEHALF OF THE PUBLIC SAFETY, FIRE AND RECREATION DEPARTMENTS FOR THE 13TH ANNUAL YOUTH SAFETY CAMP.
- C. ADOPT THE PROCLAMATION ESTABLISHING PUBLIC WORKS WEEK, MAY 21-27, 2006.
- D. AUTHORIZE ROAD SURFACE TECHNOLOGIES TO APPLY LIQUID ROAD MICRO RESURFACING PRODUCT ON VARIOUS BITUMINOUS TRAILS AND THE FIRE STATION 1 PARKING LOT.
- E. AUTHORIZE ENTRANCE INTO A LABOR AGREEMENT WITH LAW ENFORCEMENT LABOR SERVICES EMPLOYEES' UNION, LOCAL NO. 79 FOR POLICE OFFICERS/INVESTIGATORS FOR 2006-2008.
- F. APPROVE THE PURCHASE AGREEMENT AND ADOPT **RESOLUTION NO. 06-091** AUTHORIZING THE PURCHASE OF PROPERTY.
- G. AUTHORIZE TELEMETRY AND PROCESS CONTROL TO UPGRADE THE SUPERVISORY CONTROL AND DATA ACQUISITION (SCADA) COMPUTER SYSTEM HARDWARE AND SOFTWARE LOCATED AT THE BOOSTER STATION FOR A TOTAL COST OF \$28,678.15.
- H. PULLED FOR SEPARATE VOTE.
- I. APPOINT SHERI YARITZ TO THE PARKS COMMISSION TO A TERM THAT EXPIRES ON 2/28/08 AND GREGORY CANTWELL TO THE PARKS COMMISSION TO A TERM THAT EXPIRES ON 2/28/07.
- J. ADOPT **RESOLUTION NO. 06-093** APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE RECONSTRUCTION OF THE CONVENIENCE STORE/GAS STATION AT 8101 HADLEY AVENUE SOUTH AND A VARIANCE TO CITY CODE TITLE 11-10C-6, DEVELOPMENT STANDARDS IN THE B-3 ZONING DISTRICT, TO REDUCE THE PARKING SETBACKS.

MOTION CARRIED 5-0.

RESPONSE TO PREVIOUSLY RAISED OPEN FORUM ISSUES

NONE

PUBLIC HEARING

- A. 1. Hold a Public Hearing for the Conditional Use Permit and Site Plan Review Applications for a Gas Station and Car Wash at Almar Village 2. Consider Approving the Conditional Use Permit and Site Plan Review for the Almar Village Gas Station and Car Wash.

Community Development Director Blin stated that Kath Oil is requesting approval of a conditional use permit and a site plan for a gas station and car wash proposed for the southwest corner of Keats Avenue and 70th Street. He explained that this project has previously been reviewed and approved by the City twice noting that both approvals have expired and the Applicant is now back before Council requesting a new conditional use permit and site plan. He stated that nothing about the request has changed; it is the same location and size.

Mayor Shiely opened the public hearing at 8:12 p.m.

Mayor Shiely closed the public hearing at 8:13 p.m.

Council Member Rice stated that the Council is very upset that the Applicant has allowed the process to lapse again. He expressed frustration stating that the applicant should have had a store built and running by now. He stated that the residents and tenants of Almar Village have been expecting this and counting on them to build what has been proposed. He stated that a lot of people are looking forward to this and asked the Applicant what is so different now that the Council should approve this request.

Steve Dahl explained that they did not move forward with the project because they did not have a financial commitment letter. He further explained that he wrote a letter to the Mayor in January, as he knew how important this project is to the City. He stated that they have not been able to get the financial commitment letter in time noting that they finally received the document on April 7, 2006. He stated that he notified Community Development Director Blin immediately and asked permission to move forward with the build. He stated that Community Development Director Blin had said no and that they had to come before the Council to explain the delay. He stated that the title work and appraisal have been initiated noting that they need 30 to 45 days to break ground.

MOTION BY BIGHAM, SECOND BY BIGHAM, TO ADOPT **RESOLUTION NO. 06-094** A RESOLUTION APPROVING THE SITE PLAN REVIEW AND CONDITIONAL USE PERMIT OF A MOTOR FUEL STATION WITH CAR WASH AND CONVENIENCE STORE IN ALMAR VILLAGE, 7033 JORGENSEN LANE SOUTH, WITH GROUNDBREAKING TO BEGIN WITHIN SIX WEEKS OF MAY 17, 2006. MOTION CARRIED 4-1. (AYES-BAILEY/BIGHAM/RICE/SHIELY; NAYS-GROSSKLAUS).

City Attorney Thomson noted that the Council has assigned a date twice before and if the assigned date is expressed as a condition of the conditional use permit and is not met, the City would have grounds to pull the conditional use permit.

Council Member Grossklaus expressed concerns stating that he has no faith in this company. He asked what Council could do if this happens again. City Attorney Thomson explained that currently the Council does not have a provision in the ordinance to prevent those who have not complied with the requirements from building. She stated that Council could consider adopting this requirement.

Council Member Grossklaus asked Staff to put together a draft of this provision for Council's review.

BID AWARDS

- A. Consider Rejecting the Bid received from FARBER Specialty Vehicles for the Mobile Command Communications Vehicle.

City Administrator Schroeder stated that there has been a default noting that the loan bid received from Farber Specialty Vehicles was not done in the manner that was anticipated. He stated that Staff is recommending that Council reject the bid and start the process over.

Council Member Bailey asked if they are looking at getting this later this year. City Administrator Schroeder confirmed that it would be later this year.

MOTION BY BIGHAM, SECOND BY BAILEY, TO ADOPT **RESOLUTION NO. 06-095** A RESOLUTION REJECTING THE BID OF FARBER SPECIALTY VEHICLES. MOTION CARRIED 5-0.

UNFINISHED AND NEW BUSINESS

- A. Consider Adoption of a 40 mph Speed Limit on Hinton Avenue South between 80th Street and 70th Street.

Public Works Director Burshten stated that earlier this year the Council requested that City Staff conduct a speed study on Hinton Avenue between 80th Street and 70th Street to determine whether the City should increase the speed limit on Hinton Avenue to 40 miles per hour. He stated that the both the City and MnDOT have completed the study and both are recommending the increase to 40 miles per hour. He stated that the Public Safety Commission is in favor of the speed limit increase and has recommended that the increase be adopted with provisions. He stated that one of the Public Safety Commission's concerns is with the lack of sidewalk along the road noting that this was one of the same issues identified during its review in 1996. He stated that many children walk this route to school and one of the concerns is the ability to safely cross the road. He referenced the costs noting that the original estimate in 1996 was \$86,000 and the current estimate is for \$137,000. He stated that Council has three options to consider: a 40 mile per hour limit without the sidewalk; a 40 mile per hour limit with the possibility of a sidewalk in the future; or 40 mile per hour limit with assigned funding.

Mayor Shiely stated that she appreciates the comments regarding the safety for the children

in the area. She stated that she would like to have the Public Safety Commission review the proposal and provide feedback before making a decision. Public Works Director Burshten stated that he would have the Public Safety Commission review the proposal and present again to Council at a later date.

MOTION BY BAILEY, SECOND BY BIGHAM, TO TABLE THIS ITEM FOR FURTHER REVIEW AND BE RECONSIDERED AT THE SECOND CITY COUNCIL MEETING IN JUNE 2006. MOTION CARRIED 5-0.

B. Consider Approving the Communications Center Transition Plan and Consider Adopting the Resolution Amending the Pay Plan for Non-Represented Employees.

City Administrator Schroeder stated that on April 19, 2006 the City Council moved to consolidate the local communications and records systems with Washington County. He stated that the Council directed Staff to put together a transition plan as part of the motion noting that as requested, Staff has put together a transition team that includes representatives from Washington County, Local Unions and Cottage Grove personnel. He stated that the transition team has held both formal and informal meetings and as a result of those meetings, has developed a consolidation and transition plan for Council's review. He stated that originally it was thought that the team would have a few months to work through the transition but that is no longer the case. He explained that there are a number of technological issues that mandate that the City consolidate the center by the end of June. He assured Council that consideration for our employees is foremost noting that the County has been very forthcoming in facilitating employment opportunities. He provided Council with an overview stating that the employees who choose to move would do so effective June 1, 2006. He stated that they would continue to work at the Cottage Grove location noting that they anticipate the final move to the Washington County site would take place on or around June 27, 2006. He stated that the transition plan also suggests the need to provide some form of consideration for employees who continue at this location until all employees have transitioned to the County job site. He explained that there would be transition payments for those who stay until the transition is complete and there would be transition bonuses provided to encourage employees to continue with the County through the end of the year.

City Administrator Schroeder stated that Interim Public Safety Director Zurbey has also requested that the City create two support positions within the Public Safety Department, Support Services Supervisor and Records Coordinator positions. He explained that Staff is asking that Council authorize the request by amending the pay plan and Staff would then move forward with filling the positions. He stated that Staff is also asking Council to authorize the recommended severance package noting that this has been a very difficult issue to address. He assured Council that everyone who has been involved with this process has worked positively towards resolving the problems. He noted that the County has guaranteed the dispatch staff the same positions currently held, which has been very helpful in putting this package together.

Council Member Grossklaus thanked the City Staff for all their work to resolve the issues and the situation.

Council Member Bigham thanked the County and Staff for all of their work to resolve this situation. She stated that she has extreme concerns about how all of this will work out adding that she is concerned at how fast this is moving along. She asked if there are any plans to educate the public on this transition. Interim Public Safety Director Zurbey stated that public education on the transition has been discussed at numerous meetings and assured Council that there is a plan to get the information out to the public.

MOTION BY GROSSKLAUS, SECOND BY BAILEY, TO ADOPT **RESOLUTION NO. 06-096** A RESOLUTION AMENDING THE 2006 PAY PLAN AND BENEFITS FOR EMPLOYEES NOT COVERED BY A LABOR CONTRACT FOR THE CITY OF COTTAGE GROVE (AMENDS RESOLUTION NO. 05-212). MOTION CARRIED 5-0.

C. Consider Directing Staff to Make an Offer for the Position of Public Safety Director Contingent Upon Successful Completion of a Background Investigation.

Mayor Shiely stated that the process to fill the position of the Public Safety Director for the City of Cottage Grove began in October 2005. She stated that Council and Staff have worked together to create a job description that includes the goals for the position and clearly identifies what the City is looking for. She reviewed the process noting that the ad was placed on December 12, 2005 with an application deadline of January 2006. She stated that Staff worked to score the applications and schedule interviews in an effort to narrow the number of applicants down to three. She stated that the City was impressed with the quality of the applications received and wanted to thank everyone who made an effort for the position. She explained that the three applicants went through a series of interviews that included a formal process at River Oaks. She stated that it was a long process noting that the Council was very impressed with all three of the final candidates.

Mayor Shiely stated that Council's task this evening is to make a conditional offer to the preferred candidate noting that the City is ready for a new Public Safety Director.

MOTION BY SHIELY, SECOND BY BIGHAM, TO AUTHORIZE STAFF TO MAKE THE APPROPRIATE OFFER TO CRAIG WOOLERY FOR THE POSITION OF PUBLIC SAFETY DIRECTOR CONTINGENT UPON SUCCESSFUL COMPLETION OF A BACKGROUND INVESTIGATION. MOTION CARRIED 5-0.

Council Member Bigham stated that she would like to be the first to congratulate Public Safety Director Woolery. She stated that he was her D.A.R.E. Officer in school noting that she has a lot of respect for him and he offers the City a great deal of experience and knowledge.

Mayor Shiely stated that the Council is convinced that Craig Woolery is the right man for the job. She stated that the City and the Council feel very fortunate that he applied for the position. She stated that it is her hope that he will be with the City of Cottage Grove for many years.

City Administrator Schroeder stated that Interim Public Safety Director Mike Zurbey took over the reins on May 14, 2005 during a trying period for the department and has done an amazing job. He stated that he worked with the additional difficulties of not knowing how long he would be in the position adding that he would like to thank him for doing such a great job.

Mayor Shiely agreed and thanked him for all of his years of service and support to the City of Cottage Grove.

D. Review the Sketch Plans and Provide Comments to Staff and Developer on the Concept Plans for Walden Woods and Cedarhurst Point.

Mayor Shiely clarified that the Council would not be passing any motions on either project this evening and explained that this is a review of the sketch plans and concept plans for Walden Woods and Cedarhurst Point.

Community Development Director Blin stated that these are two separate projects taking place in different neighborhoods, by the same developer. He stated that Cedarhurst would involve four parcels, and Walden Wood would be a combination of six properties north of east 65th.

Steve Wengnon, Platinum Development, stated that the Cedarhurst Point project consists of 34-acres bordered by Keats and Military. He stated that he has worked closely with staff throughout the entire process noting that it is his hope that they are closer to a final project. He explained that they are proposing a 278-unit project that would be a mixture of 62 row houses and 216 townhomes with a variety of designs. He stated that conceptually the amenities that are being proposed includes a community swimming pool, a neighborhood green, more green space through the elimination of some of the interior roads, and railway connections that would link to the trail system along Military Road.

Council Member Grossklaus asked Mr. Wengnon to clarify the design and styles for the row houses. Mr. Wengnon stated that they have discussed the designs with two builders noting that they tried to orient the homes to give a park-like feel. He stated that they would also face exterior roads to privatize the back of the homes. He indicated that the pricing would be in the \$200,000 to \$250,000 range. He stated that Council's agreement to the preliminary concept is very important to them noting that they would then come back to Council to present detailed conceptual designs.

Mayor Shiely complimented them on the neighborhood/green space concept. She indicated that the Historical Society was of the impression that both the commercial and residential buildings in Cedarhurst would try to have something in the design that would unify the historical architecture in the area and asked if this was still part of the plan. She stated that Military Road is also very important when considering the historical significance of the area. Mr. Wengnon assured Council that they are very aware of the historical nature of the area adding that it is their intent to unify Cedarhurst with the historical architecture of the area.

Council Member Bailey agreed stating that Military Road is envisioned as an old trail and the

Council wants to be sure that the historical significance is emphasized when designing the trailway.

Mr. Wengnon stated that Waldon Woods is a 128-acre parcel that conceptually shows as an upper-end, single-family development to be located in the West Draw area. He stated that they have met with Staff and are aware of the unique requirements for the West Draw Area. He stated that they have gone through several iterations and have proposed several designs for Council's review. He explained that the proposal encompasses three separate and distinct neighborhoods that would be linked together by the proposed trail system. He acknowledged that tree preservation and maintaining unique landscape features is an important concern noting that they have incorporated these concerns into the proposed plan. He provided Council with an overview of the site plan for each neighborhood stating that they are trying to preserve the areas that they believe are significant, as it would provide several amenities to the community.

Council Member Bailey asked what their plan is for additional buffering for the residents along Hadley. Mr. Wengnon assured Council that they would work with Staff on this area noting that there is a lot of opportunity for a variety of buffering options available. He noted that the southern portion of the parcel has a significant amount of trees and sloping and assured Council that this would remain.

Council Member Bailey stated that he had the opportunity to walk the area and expressed concerns that the proposed trail is too close to the property lines. He stated that he would like to see them push the trail further north. Mr. Wengnon stated that they also heard this comment from the Planning Commission. He indicated that they re-drew the layout of the trail and the distance is now roughly 100-feet from the house. He stated that it would be very difficult to move the trail much further north due to the topography of the area.

Council Member Rice stated that the existing residents of the area are first priority and asked that they be sure that all of the residents are happy with the results.

Council Member Grossklaus stated that the residents had provided a list of their concerns and asked if the developers had come up with solutions to any of their concerns. Mr. Wengnon stated that the primary issue appears to be the buffer along Hadley. He stated that currently there is a natural buffer along that area adding that there is plenty of room to add additional buffering in the area. He assured Council that they would continue to research all buffering options for the slope along Hadley. He stated that they also received comments that the lot sizes were too large noting that they were not able to find another way to preserve the trees, slopes and character of land. He stated that they would like to believe that they have been able to preserve the integrity of the area noting that this is one of the nicest areas in the City of Cottage Grove.

Council Member Grossklaus asked if their Staff has reviewed the exit on Hadley. Mr. Wengnon stated that they have reviewed the exit on Hadley noting that it could be made into a cul-de-sac and create another access point to Hadley at another location. He stated that he would be open for discussions with Staff on how they would view sewer utilities for the

area and how it would best serve the area and neighboring properties.

Tim Reiman, 6100 Hadley, stated that he is accompanied by 10 of the 12 families who live along Hadley Avenue. He asked the neighborhood representatives to stand and be recognized. He provided Council with an update on their efforts noting that it has been a good, productive month. He stated that they presented a letter at the meeting on April 19, 2006 noting that none of the residents oppose the development of land, but they do have suggestions for the area that are based on recommendations from the West Draw Task Force. He stated that the group has also introduced themselves to the Planning Commission noting that since the meeting the Planning Commissioners have made visits to the area and to their homes. He stated that they have also met with Community Development Director Blin and City Staff in an effort to determine how they could move forward and work together. He reviewed their five points of concern including sewer and water—they would prefer that the sewer and water not be brought up Hadley from 65th. He indicated that they would prefer that the zoning remain at 3-acres or greater, that the appropriate amount of buffering is provided along Hadley, access is from Hinton, not Hadley, and that Hadley not be upgraded. He stated that the group appreciates the Council's help in making this a model of the West Draw Task Force ideas.

Jim Gerber, 6065 Hadley, stated that his home is located on the east side of Hadley where the proposed development is to take place. He stated that he is very concerned about the proposed access point on Hadley noting that the proposed access point is right where his driveway is located. He stated that he would prefer that they consider a different location for the access point noting that he would love that the area remain as it is. He urged Council to give the access points on Hadley serious consideration and provide a safe access to their homes.

Mayor Shiely asked Mr. Gerber if his driveway accesses out to Hadley. Mr. Gerber confirmed that it does and reviewed the location with Council.

Cheryl Kohls, 11825 70th Street South, asked if the oak savannah is included as a part of the natural resources inventory. Community Development Director Blin confirmed that it is and reviewed with Council.

Ms. Kohls asked if the oak savannah is a high priority and are there plans to preserve it. Community Development Director Blin assured Ms. Kohls that the oak savannah is a high priority and confirmed that it has been included in the sketch plan with the intent to preserve the area.

Ms. Kohls asked if they have identified the percentage of trees that would be removed from the area. She stated that she is very concerned about the oak savannah noting that it is very rare in populated areas. She suggested that they clarify the priority level with the Natural Resources Department. She stated that she would be very disappointed if she visited the area and found that 90 percent of trees had been removed. She stated that she wants to see the oak savannah preserved and would like the developers to clarify how many trees they plan to remove.

Ms. Kohls clarified that it is her understanding that overall, the property is guided for 2.5 acres but is averaging 1.6 units per acres. She asked Mr. Wengnon how many units are planned per acre in Waldon Woods. Mr. Wengnon stated that there would be 70 units.

Ms. Kohls expressed concerns with respect to the density stating that it is important to save the oak savannah, trees, and trail connections. She stated that she would prefer to see a better transition between the housing and living styles.

Mayor Shiely clarified that the city ordinance clearly states that only 40-percent of the trees could be removed and that 60-percent of the trees must remain. She noted that this is private property and the City cannot actually prevent a private owner from removing trees from their property.

E. Consider Approving an Agreement between the City and US Bank for the Replacement of the Retaining Wall and Fencing and the Addition of Masonry and Signage similar to Coldwell Banker Burnett Gateway Monument and Direct the Planning Commission to Hold a Public Hearing on the Requested Variances.

Community Development Director Blin explained that this involves approving an agreement between the City and US Bank for the replacement of a retaining wall, fencing and the addition of a monument sign. He explained that the existing wall has deteriorated noting that the idea is to reconstruct the wall that is located on the City's right of way, which requires a variance. He assured Council that this agreement lays out all conditions and that Staff would come back to Council with all of the variance requests for their review.

MOTION BY RICE, SECOND BY BIGHAM, TO APPROVE THE AGREEMENT BETWEEN THE CITY AND US BANK FOR THE REPLACEMENT OF THE RETAINING WALL AND FENCING AND THE ADDITION OF MASONRY AND SIGNAGE SIMILAR TO COLDWELL BANKER BURNETT GATEWAY MONUMENT AND DIRECT THE PLANNING COMMISSION TO HOLD A PUBLIC HEARING ON THE REQUESTED VARIANCES.
MOTION CARRIED 5-0.

RESPONSE TO PREVIOUSLY RAISED COUNCIL COMMENTS AND REQUESTS

NONE

COUNCIL COMMENTS AND REQUESTS

Council Member Bigham expressed her concerns about the racing and motorcycle noise along Jamaica Avenue.

Mayor Shiely referenced the Open Forum comments about the statement regarding cookie cutter homes stating that she would like to acknowledge the concerns of the residents. She stated that one of the things that struck her was the comment about building more affordable homes in the City. She reiterated that based on the Metropolitan Council's standards, 70-

percent of the housing in Cottage Grove is considered to be affordable housing. She explained that the City is trying to add variety to the housing stock in the City. She stated that they are trying to make changes, not because what the City had before was bad, but because they are trying to enhance lifestyles. She agreed that each neighborhood is unique and interesting in its own way and acknowledged the residents who have longevity in this area. She stated that the residents have worked hard to enhance their homes and assured them that the City is not trying to change home styles but they are trying to add a variety of home styles in the City.

PAY BILLS

MOTION BY BAILEY, SECONDED BY GROSSKLAUS, TO APPROVE PAYMENT OF CHECK NUMBERS 144894 THROUGH 145131 TOTALING \$738,729.30 (CHECKS 144894 THROUGH 144922 IN THE AMOUNT OF \$153,870.08 ISSUED PRIOR TO COUNCIL APPROVAL.) MOTION CARRIED 5-0.

Mayor Shiely called a break at 9:42 p.m.

Mayor Shiely called the meeting back to order at 9:52 p.m.

Present: Mayor Sandy Shiely
Council Member Myron Bailey
Council Member Karla Bigham
Council Member Mark Grossklaus
Council Member Pat Rice

Also Present: Ryan Schroeder, City Administrator
Ron Hedberg, Finance and Administrative Services Director
Howard Blin, Community Development Director
Les Burshten, Public Works Director
Corrine Thomson, City Attorney

WORKSHOP SESSION – OPEN

A. Workshop Discussion on the Proposed East Ravine Development Standards.

Community Development Director Blin provided the Council with an overview of the proposed East Ravine Development Standards noting that two issues generated considerable interest. He stated that they are proposing two zoning districts and have decided on a street design for the local streets. He stated that they are also including a proposal for the landscaping. He stated that minimum and maximum garage size has been discussed and reviewed the proposed standards with Council. He stated that they also discussed the possibilities of an architectural review process where the City would employ a professional design consultant to review the designs presented by the developers. He stated that some of the feedback received had to do with roof pitches noting that all single-family homes must have a minimum roof pitch of 8:12. He stated that 70- to 80-percent of the homes meet these standards noting

that the purpose for the standard is to maintain the value of the house. He indicated that each design would be reviewed on a case-by-case basis. He stated that another area of discussion was the prohibition on garages with respect to design. He provided Council with several examples noting that Staff is trying to avoid designs where the garage is the prominent feature. He stated that Staff is trying to go with a design that pushes the garage back and gives the house more prominence.

Mayor Shiely expressed concerns stating that the City's requirement for a two-car garage that is set back from the house would necessitate wider lots. Community Development Director Blin acknowledged her concerns and explained that this could be done on smaller lot sizes. He explained that the tendency is that as the house size increases the garage ends up pushed out further to the front and becomes a prominent feature. He stated that this issue is coming back for further discussion in three weeks. He stated that some of the developers have indicated that this would create problems with house styles.

Council Member Bigham stated that the Human Services/Human Rights Commission has expressed concerns about the street width and has asked for an opportunity to review the proposal. She clarified that their concerns are more with the commercial side of the proposal but would like an opportunity to review the plans.

Council Member Rice stated that he is concerned about limiting the roof pitch to 8:12 because it could create a common look versus the variety of design that the City is trying to achieve. He suggested adding the pitch as a design option and repeat the design with every five houses.

Mayor Shiely clarified that this would be to allow a variety of roof styles that would be reviewed by Staff for final approval. Community Development Director Blin confirmed and assured Council that Staff would review each building plan to ensure compliance with all standards being put forward.

Mayor Shiely asked if the development standards would apply to Neighborhood 1. Community Development Director Blin confirmed that the standards would apply and assured Council that the standards would be in place before development begins. He stated that Staff would present the proposed standards in three weeks.

WORKSHOP SESSION – CLOSED

NONE

ADJOURNMENT

MOTION BY BIGHAM, SECONDED BY BAILEY, TO ADJOURN THE MEETING AT 10:15 P.M. MOTION CARRIED 5-0.

Respectfully submitted,
Bonita Sullivan, *TimeSaver Off Site Secretarial, Inc.*