

**MINUTES OF MEETING - DELLWOOD CITY COUNCIL
JULY 11, 2023**

The regular monthly meeting of the Council of the City of Dellwood was held at City Hall, 111 Wildwood Road, Willernie, MN on July 11, 2023.

Present: Mayor Mike McGill called the meeting to order at 5:31 p.m. This meeting was held in-person with non-council members allowed to attend by remote means.

Councilpersons attending in-person were Scott St. Martin and Brady Ramsay.

Council members Greg Boosalis and Deb Christopherson were absent.

City Staff members attending in person were City Clerk Joel Holstad, City Planner Nate Sparks, City Engineer Cara Geheren (by interactive television), City Treasurer Brian Beich, City Attorney Richard W. Copeland and Road Contractor Ken Johnson.

Others present in person were: Catherine Nicholson, Mary Gilbertson, Anne and Mike Conley, John Carr and Ben Roby.

Mayor McGill called upon anyone wishing to make public comment.

Catherine Nicholson, Mary Gilbertson, Anne and Mike Conley were present to talk about the current conditions and further plans for the City owned property on the Peninsula. Catherine Nicholson distributed materials and pamphlets regarding the environmental aspects of the property. She emphasized that some things have been done which appear to be harmful to the environment and the condition of the property. It has become overgrown with invasive species including buckthorn and cocklebur. There are fallen trees, chopped up wood, areas of mudslides, and drainage onto the roadway. She believes the City should have consulted with the residents with regard to any actions taken there.

St. Martin explained the history of that parcel of land and its past and present uses. The use of the land is under study at this time and there is no specific plan in place. The actions taken by the City were to basically clean up the property and fix the drainage issues.

Mary Gilbertson asked if there was a point person on behalf of the City to oversee the problem area. Catherine Nicholson referred to the land as an "attractive nuisance. The Council agreed to work more closely with the residents in the future to address the problems.

Agenda: Upon Motion duly seconded, the Agenda for the meeting was approved unanimously.

Minutes of the June, 2023 City Council Meeting were reviewed. Upon Motion by duly made, the Minutes of the June, 2023 Council meeting were approved unanimously.

ITEM 1: Authorization of Ehlers Documents for 2023 Street Improvements – Update from City Engineer and Authorization for Payment.

Cara Geheren of Focus Engineering submitted an interim progress report and partial pay estimate No. 2 in the amount of \$506,969.45, accrued in the period from May 25th through June 24, 2023.

On motion by McGill, second by Ramsay, the Council voted unanimously to approve payment of Partial Pay Estimate No. 2 of \$506,969.45.

Item 2: License Plate Readers (LPR's). This matter was tabled to the August 2023 Council Meeting.

Item 3: Report of Planning Commission, proposed Amendments to Zoning and Subdivision Ordinance.

Nate Sparks discussed the policies of Metropolitan Council with respect to the Regional Population Density levels.

Nate distributed copies of his Planning Memos dated June 16, 2023 and July 7, 2023. These memos recite the history of development in the City and the effect of Met Council’s policies upon the Zoning and Subdivision Ordinances of the City.

Basically, the former R-1 (One acre minimum lot size) and R-2 (Two acre minimum lot size) Residential Zoning Districts and the former PRD/FE Districts have been consolidated into the RR Rural Residential District requiring a minimum lot size of 2.5 acres.

The Farm Estate District would remain as is; the two golf courses would remain as the PC (Private Club) and the Winery, and the Apple Orchard will become “Agricultural”.

If developed in the future, these Districts will require a 10-acre maximum lot size.

These changes match up with the comments made by Met Council to the City’s updated Comprehensive Plan, and to be in keeping with Met Council’s density policies.

Subdivision regulations have been changed in order to clarify the procedures for subdividing existing parcels, including minor lot splits.

Provisions have been added to include submission of a preliminary land use concept plan, and a park dedication fee can be imposed in connection with a subdivision where warranted.

Attorney Copeland and Clerk Holstad urged the City Council to enact the proposed Ordinance Amendments at this time in light of the pending potential expiration of the Moratorium upon lot splits. Upon motion by McGill, seconded by Ramsay, the Council resolved unanimously to enact the Amended Comprehensive Shoreland/Zoning Ordinance - Chapter 152 together with the Revised Zoning Map attached, as submitted.

Upon motion by Ramsay, seconded by McGill, the Council voted unanimously to approve the Resolution for Summary Publication of the Amended Zoning Ordinance.

Upon motion by McGill, seconded by Ramsay, the Council resolve unanimously to enact as submitted the proposed Amended Subdivision Ordinance number 151.

McGill moved to approve the publication in summary of the Amended Zoning Ordinance, No. 151, Ramsay seconded, and the Council unanimously adopted Resolution 2023-____ calling for summary publication.

The Council resolved to have the Dellwood Planning Commission to consider changes to the setback requirements for lakeshore lots and to report its findings and recommendations prior to the September Council meeting.

Item 4: Legislative Public Safety Grant (\$51,329.00). No update available at this time.

Item 5: Street Light Pole at Bayhill Road and High Point.

The damaged streetlight has been repaired by Excel Energy.

Claims and Receipts List: June 2023.

The Claims and Receipts List for June 2023 was reviewed and discussed. On motion by McGill, second by St. Martin, the Council approved the Claims and Receipts List as submitted.

(note – does not include street reconstruction payment)

Reports of Commissioners:

RAMSAY noted a large dead tree in the right of way which requires removal. Ken Johnson will discuss this with Hugo Tree Service. Ken noted that Oak trees and Ash trees are dying rather quickly.

There is a defective drain alongside Peninsula Road. The plan is to build the area up in order to divert surface water to drain down the roadway.

Ken Johnson will work with Cara Geheren on this.

McGill reported 13 Permits, including 6 roofs and 1 demo.

There being no further business, and on motion by Ramsay, second by McGill the meeting was adjourned at 6:59 p.m.

Respectfully submitted,

Joel Holstad, City Clerk/Administrator