

LILYDALE CITY COUNCIL MEETING
August 8, 2022

Present - Mayor Warren Peterson and Councilmembers Deborah Cornell, John Diehl, Lyle Hanzal and Bill Kleinman; Mary Schultz, City Clerk and Kathy Mutch, administrative assistant.

Also Present – Bridget Nason, attorney; Police Captain Wayne Wegener; Jennifer Koehler, Barr Engineering; Mike Andrejka, building official; Phil Carlson, Stantec and Shannon Sweeney, David Drown & Associates.

Agenda – **Moved by Councilmember Hanzal and seconded by Councilmember Diehl to approve the agenda, as presented. Motion carried 5-0.**

Public Comments – None.

July 11, 2022 City Council Meeting Minutes – Mayor Peterson noted a correction to the motion on the Temporary On-Sale Liquor License to reflect the motion was seconded by Councilmember Cornell (not Pampusch).

Moved by Councilmember Diehl and seconded by Councilmember Kleinman to approve the minutes of the July 11, 2022 City Council Meeting, as amended. Motion carried 5-0.

Building Official Report – Mike Andrejka issued 6 permits and closed 14 permits in July 2022.

Police Report – Captain Wegener reported 83 incidents during the month of July with 9 cases opened noting most were property-related thefts. Forty-three National Night Out parties were held throughout the communities served. Captain Wegener attended a Lilydale gathering.

Engineer Report – Jennifer Koehler acknowledged the three remaining items on the lift station project, expected to be completed in July, have not yet been completed. The items include installation of the Metropolitan Council Environmental Services (MCES) meter vault access ladder, installation of a hinged grating on the meter vault sump, and installation of a handrail at the top of the retaining wall. Minger Construction is waiting on the handrail and will complete all items when it is received. The painter is having trouble with the coatings in the valve vault due to high humidity and condensation and will hold off painting until October.

On July 13 a meeting was held with Ned Smith, Met Council finance director and staff on the estimated 2023 increased municipal sanitary sewer fee. During the meeting the background on the private water main leak and the city's response once identified were detailed. Because MCES' wastewater services were used MCES could not waive the cost of sanitary sewer volume attributed to the leak. Koehler acknowledged even with the dry 2021 summer Lilydale ended up using more water, separate from the water main leak, resulting in the increased fee for 2023.

Koehler reported MCES offered two options for payment to spread the portion of the cost attributed to the leak over 5 years or to pay in one year. Mayor Peterson asked if there was an advantage to paying up front. Koehler indicated no advantage other than reducing the fee to residents. The decrease in cost per month over 5 years would save Lilydale \$847 a month.

City administrator Schultz noted the sanitary rates have not increased since 2018. Councilmember Diehl indicated he supported paying in one year. Schultz reminded the council both the inflow and infiltration repair and replacing the sewer manhole at the lift station should decrease the city's I&I. She will provide the council with a sanitary sewer budget next month.

Councilmember Cornell confirmed with Ms. Koehler that the data from 2021 was used to plan for the year 2023 and suggested COVID may have had an impact on the increase. Residents who normally leave for the winter months were unable to travel as much in 2021.

Attorney Report – Attorney Nason reported her colleague Aaron Price is moving ahead with the city's codification project with the intent of beginning some ordinance adoption in October 2022.

Nason stated there are additional resolutions that call for final approval of the Bigos Lilydale River Bluff development.

The resolution approving the final plat has no substantive changes and council was asked to approve the final plat creating two new lots on the development site.

Resolution 2022-14 Approving Final Plat for the Plat of Lilydale River Bluff – Moved by Councilmember Hanzal and seconded by Councilmember Kleinman to approve the Resolution Approving Final Plat for the Plat of Lilydale River Bluff. Motion carried 5-0.

Resolution 2022-15 Approving Minor Revisions to the Development Plans - Phil Carlson, city planner, summarized the revisions to the approved plans for the Lilydale River Bluff PUD (planned unit development) and recommended the revised plans be approved by resolution prepared by the city attorney. Carlson stated he does not believe the revisions are significant enough to call for a new public hearing and a Planning Commission meeting amending the PUD.

The council previously approved development plans with required revisions and approvals to the stormwater management and utility plans. Bigos has revised the development plans for the site, with the addition of a pickleball court on the eastern edge of the site and proposed revisions to the exterior building materials and colors.

Moved by Councilmember Kleinman and seconded by Councilmember Diehl to approve Resolution 2022-15. Motion carried 5-0.

Resolution 2022-16 Approving the Development Contract, Stormwater Facilities Maintenance Agreement and Trail and Public Access and Overlook Easement Agreement Related to the Lilydale River Bluff Development – Mayor Peterson, referencing section 5.3 in Development Agreement, proposed Bigos be responsible for snow removal of the additional part of the trail between the Bigos property and the bridge. Adam Neumann stated they could do that. Section 5.3 will reflect appropriate revision to indicate Bigos will be responsible for snow removal on the trail as agreed.

Moved by Councilmember Hanzal and seconded by Councilmember Cornell to approve Resolution 2022-16 with the revision of section 5.3. Motion carried 5-0.

Resolution 2022-17 Authorizing Execution of a Development Agreement (Tax Increment Financing) – Bigos requested assistance with financing certain costs associated with the construction of a 126-unit rental housing project. The development agreement provides for the city’s tax increment financing assistance for the project. The 10-year TIF promissory note payments begin in 2025.

Moved by Councilmember Kleinman and seconded by Councilmember Hanzal to approve the Resolution Authorizing Execution of a Development Agreement (Tax Increment Financing). Motion carried 5-0.

Councilmember Diehl, as council liaison to the Planning Commission, recognized Jerry Friedmann, commending his leadership as Chair of the Planning Commission, admitting this is the end of a long process with three different proposals for development of the River Bluff property.

Clerk’s Report – Mary Schultz reported the July deposits included the first half property taxes and second quarter sanitary and storm sewer payments.

Moved by Councilmember Diehl and seconded by Councilmember Hanzal to approve the July 2022 financial reports. Motion carried 5-0.

Mayor’s Report – None.

Adjournment – Moved by Councilmember Diehl and seconded by Councilmember Kleinman to adjourn. Motion carried 5-0. The meeting adjourned at 5:42 p.m.

Respectfully submitted:

Final copy reviewed by:

Mary Schultz, City Clerk

Warren Peterson, Mayor

Date