

**BIG LAKE CITY COUNCIL
REGULAR MEETING MINUTES
FEBRUARY 9, 2005**

1. CALL TO ORDER

Mayor Don Orrock called the meeting to order at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3. ROLL CALL

Council Members present: Chuck Heitz, Lori Kampa, Patricia May, and Don Orrock. Council Member absent: Duane Langsdorf. Also present: City Administrator Patrick Wussow, City Attorney Matthew Brokl of Campbell Knutson, City Engineer Brad DeWolf of Bolton & Menk, Inc. and Al Brixius from Northwest Associated Consultants, Inc. (NAC).

4. OPEN FORUM

Mayor Orrock opened the Open Forum at 7:01 p.m. No one came forward. Mayor Orrock closed the Open Forum at 7:02 p.m.

5. PROPOSED AGENDA

Council Member Kampa motioned to adopt the proposed Agenda. Seconded by Council Member May, unanimous ayes, agenda adopted.

6. CONSENT AGENDA

Council Member Heitz motioned to approve the Consent Agenda with the removal of item 6C for separate consideration. Seconded by Council Member Kampa, unanimous ayes, consent agenda approved. The Consent Agenda consists of: 6A) Approve Workshop Meeting Minutes of January 26, 2005; 6B) Approve Regular Meeting Minutes of January 26, 2005; 6D) Approve Joint Meeting Minutes of February 2, 2005; 6E) Approve List of Claims; 6F) Approve Resolution 2005-17 approving a Request by the Sand Dunes Gobblers NWTF for a One-Day Exempt

Permit at the Carousell Works; 6G) Approve Public Works Employee Employment Status Change; 6H) Approve Resolution #2005-18 Request from the City of Monticello to Support Storage in the City of Monticello; 6I) Approve Final Pay Estimate and Change Order No. 2 for the Lakeshore Drive Improvements; 6J) Approve Resolution #2004-19 approving an equipment Donation to the Public Works Department from Remmele Engineering; and 6K) Approve Preliminary Engineering Report and Resolution #2005-20 calling for a Public Hearing on February 23, 2005 at 7:00 p.m. for the Mount Curve Avenue and Hudson Street Improvement Project.

6C) Approve Workshop Meeting Minutes of February 2, 2005
Council Member Kampa asked for the removal of Jim Dickinson's name from the BLEDA roll call as he is currently not a member of the BLEDA Board.

Council Member Kampa motioned to approve the Workshop Meeting Minutes of February 2, 2005 with changes as discussed. Seconded by Council Member May, unanimous ayes, motion carried.

7. BUSINESS

7A. PUBLIC HEARING – Hidden River Estates Concept Review

Al Brixius reviewed the planner's report for the Hidden River Estates revised Concept Plan for the residential project known as Hidden River Estates. The project area is located south of the Elk River, west of CR 5, and north of Peterson's Addition. The developer has revised their original plans to incorporate feedback from residents and Council taken at the concept review public hearing held on December 8, 2004. Changes to the plan include removing the Chickadee Drive road access and replacing it with a paved trail, a reduction of the number of lots from 57 to 51, additional storm water ponding area, increased lot sizes, an addition of a cul-de-sac in the southeast corner of the site, modification of lots in the northeast part of the site to accommodate Elk River Shoreland District Standards, modifications to the trail system, and additional land area for public park and open space.

Mayor Orrock opened the public hearing at 7:17 p.m.

Kathy Cook; Park Avenue East - Feels that this development will create water issues for existing and future properties in this area. Ms. Cook also stated that there are still too many lots in this project.

Amy Bodine; 601 Park Avenue East – Stated her concern with future water issues and stated her opposition to the placement of the proposed trail adjacent to her property. Ms. Bodine informed Council that she is not opposed to the development, but would like to see larger lots.

Ron Rupp; 581 Park Avenue East – Stated his concern with future water issues in this area. Mr. Rupp asked for Council assurance that the required inspections be done on the project, and that the grade is certified. Mr. Rupp also discussed wider lot sizes on the southern border of the development, and questioned the location of the lift station and who would be responsible to pay for it. Administrator Wussow stated that the developer would be responsible for costs associated with the lift station. Mr. Rupp identified that there is a power line that goes along the southern border of the development which could pose a problem with planting trees in this area.

Tom Kampa; 591 Park Avenue East – Stated his concern with the trail location along the southeastern border of the development. Mr. Kampa also discussed possible future water issues if the natural land design in this area is disrupted.

Peggy Peterson; 650 Lake Street North – Stated her frustration with a past street improvement project.

John Bogart from Bogart Peterson and Associates; representing the developer - Reviewed alterations they have made to their original plans to accommodate comments taken at the December Concept Review.

Council Member Heitz questioned the location of the northern cul-de-sac and the need to inform future residents that a through street will be placed in this location in the future. Brad DeWolf stated that they would require signage to identify a future through street. Council Member Heitz also had concerns that the trail being intended for emergency personnel would be used by vehicles. Brad DeWolf discussed natural barricades that can be utilized to deter traffic from using the trail.

Council Member Kampa stated her concern that grading would alter the natural elevation of the site which could pose future water issues. Mr. Peterson stated that their intent is to improve the drainage in this area. Council Member Kampa also stated her opposition to a paved trail in the southeastern corner of the development and would prefer a more natural trail. Administrator Wussow discussed the possibility of the City vacating enough land in this area to ensure a future road would not be constructed in this area. Council Member Kampa stated that she would like to see the property lines lined up to the existing development south of the proposed development.

Jim Kostrowick from Alpine Homes; representing the developer - Identified that the smaller lots would provide more cost effective housing in this area, which was identified as a concern at the December public hearing. Mr. Kostrowick also discussed the placement of trees from other sites that could be used as a natural barrier on the southern border of the development.

Council Member May questioned if the developer could offer a guarantee that there would be no water issues in this area. Mr. Peterson discussed ground water flow, and stated that, in his best engineering opinion, he does not anticipate water issues in basements, but will work with property owners if the need arises.

Council Member Heitz motioned to close the public hearing at 7:58 p.m. Seconded by Council Member Kampa, unanimous ayes, motion carried.

No action taken.

7B. Joint Meeting Update

Administrator Wussow reviewed discussions held at the Joint City, Township, County, and School Board meeting on February 2, 2005. Mayor Orrock discussed the proposed County Road 81 project, Glenwood Avenue Improvements, and cooperative efforts of all the boards. Council Member Heitz identified the County's comments and funding commitment for the County Road 81 project.

No action taken.

7C. Election 2006 – Possible Third Precinct Discussion

Administrator Wussow discussed the proposed addition of a third precinct to be located on the north side of Highway 10. Administrator Wussow also discussed pending equipment requirements to meet HAVA compliance regulations and costs the City will need to plan for. Mayor Orrock identified possible locations for the third precinct. Council Member Heitz stated that he would like to continue with the two precincts until the next presidential election.

No action taken.

8. ADMINISTRATOR'S REPORT

Administrator Wussow discussed the proposed improvements at the intersection of Trunk Highway 10 and County Road 5 that were discussed at the February 2, 2005 Workshop.

Council Member Heitz motioned to approve Resolution #2005-21 authorizing the City Engineer to prepare a Feasibility Report to include improvements to Trunk Highway 10 and County Road 5. Seconded by Mayor Orrock, unanimous ayes, motion carried.

Administrator Wussow also discussed the letter received from the Sherburne County Assessor regarding setting the date and time to hold the Board of Appeal and Equalization meeting.

Council Member Kampa motioned to set the Board of Appeal and Equalization meeting to be held on Wednesday, April 27, 2005 at 5:00 p.m. in the City Council Chambers. Seconded by Council Member May, unanimous ayes, motion carried.

Al Brixius informed Council that they are in the process of hiring additional staff and that NAC, Inc. intends to provide the City with the same level of expertise that Deb Garross provided.

9. MAYOR & COUNCIL REPORTS and QUESTIONS/COMMENTS

Mayor Orrock: Discussed the recent Fire Board meeting and gave updates on the proposed expansion of the Fire Department facility and additional equipment needs. Council directed staff to provide information on Fire Fighter Erv Danielowski's retirement celebration. Mayor Orrock also identified the date of the Chamber of Commerce Expo scheduled on March 13, 2005 and directed staff to prepare a sign up sheet for Council and EDA members to register to staff the EDA/City booth.

Council Member May: Reviewed training information she received at the League of Minnesota Cities Newly Elected Officials Conference.

10. OTHER

No other.

11. ADJOURN

Council Member Heitz motioned to adjourn at 8:29 p.m. Seconded by Council Member Kampa, unanimous ayes, motion carried.

Gina Wolbeck, City Clerk

Date Approved By Council 02/23/05