

City of Gem Lake
City Council Meeting – May 15, 2018
Meeting Minutes

Mayor Uzpen called the meeting to order at 7:00 p.m. Councilmembers Artig-Swomley, Cacioppo, Kuny and Lindner were present. Others in attendance: City Clerk Tori Leonhardt, City Engineer Justin Gese, Paul Emeott, Todd Hagen, Ehlers, Steven Kleis, Greg Martz, Bradley Millard, Stephen and Dan Osterkamp.

May 15, 2018, Agenda

A motion was made by Councilmember Artig-Swomley, seconded by Councilmember Cacioppo to approve the agenda for May 15, 2018, motion passed. Agenda approved.

Minutes

A motion was made by Councilmember Artig-Swomley, seconded by Councilmember Cacioppo to approve the April 17, 2018, City Council minutes. Motion passed, minutes approved.

Committee Reports

None.

Newsletter

May/June, published mid to late May, Villas, Scheuneman Road business district street project, comp plan update, Garden permit, solicitor license, calls for service, New Trax hiring, selling home/septic approval, donation to White Bear Lake Area Food Shelf, city clerk profile.

Public Hearing – Assessment for Scheuneman Road Business District Project

Justin Gese, City Engineer updated the Council on the status of the bid for the project. 8 bids came in, all under the proposed budget.

Public hearing was opened at 7:13 p.m. Steve Osterkamp, Summit Mini Storage, 3716 Scheuneman Road, questions – are curbs proposed? Concrete? Wide enough for on-street parking? Currently business has none (on street parking). Concerned about curbs with the disposal of snow. Semis parking on the side of road currently a concern. Water main – why? Mr. Gese –There will be concrete curbs, roadway pavement will be wider. Small amount of parking on the west side, some parking available with the widening of the roadway. Parking signs for winter months will be added. Mr. Osterkamp: Is the water main going to go down the middle or the street? How far will the piping for the water come in? Concerned about competition in his market place, how will he pay for this? Will the value of my property go up because of this, thus an increase in taxes? Does the cost include the cost of hooking up to the water? Road limit – continue to be a 9 ton road? Can I hook up to the water anytime within the 15 years? Councilmember Artig-Swomley: We don't report into Ramsey County the increase in value. The City of Gem Lake is required by the Metropolitan Council to have a water plan. Mr. Gese: The cost of hooking up to the water is separate. The valve is in the street. Field personnel will work with property owners to hook up the water. Water can be hooked up anytime within the life of the assessment (15 years).

The council noted receipt of a letter from New Trax, --- Scheuneman Road, with regard about costs concerns.

Greg Martz, AM/PM Auto 3696 Scheuneman Road: Ramsey County has raised my taxes significantly, \$70,000 assessment, costly. What about business access during the construction? Piping – how far will it come? Mr. Gese: The contractor has been instructed to keep access to businesses at all time. Construction is anticipated to start after the 4th of July, tree cutting the end of June, completion date of end of August, if no weather delays. Drainage – will be wider and slope. Piping, only allowed to go to the property line. Account will be taken for current wells and retaining walls.

The public hearing was called at 7:44 p.m. by a motion from Councilmember Artig-Swomley, seconded by Councilmember Cacioppo.

New Business

S.E.H. Costs for Managing the Scheuneman Road Project (business district)

A motion was made by Councilmember Lindner, seconded by Councilmember Artig-Swomley to approve the S.E.H. cost estimate. Motion passes, costs approved.

Resolution 2018-15 – Approve the Assessment for the Scheuneman Road Project (business district)

A motion was made by Councilmember Lindner, seconded by Councilmember Cacioppo to approve Resolution 2018-15. Motion passes, Resolution approved.

Resolution 2018-16 – Award Scheuneman Road Project (business district) Bid to T. A. Schifsky & Sons, Inc.

A motion was made by Councilmember Lindner, seconded by Councilmember Artig-Swomley to approve Resolution 2018-16. Motion passes, Resolution approved.

Solicitor Permit Application

A motion was made by Councilmember Lindner, seconded by Councilmember Artig-Swomley to approve a Solicitor Permit for Jordan Marshall Hamilton Burk and Phillip Bottjen, Benson Properties, 6989 Washington Avenue, Edina, MN. Permit is for door to door, face to face soliciting abiding by the rules of conduct stated on page 12 of the application. Voice vote taken, Artig-Swomley, Cacioppo, Kuny, yes, Lindner-opposed. Motion passes. Solicitor permit granted. Current Solicitor Ordinance will be amended in June, 2018.

Resolution 2018-13 Approve the Final Plat and Mylar

A motion was made by Councilmember Lindner, seconded by Councilmember Artig-Swomley to approval the final plat and Mylar for the Villas of Gem Lake. Motion passes, Resolution approved.

Resolution 2018-14 – Reapprove Developer’s Agreement – Villas of Gem Lake

Mr. Gese provided an overview of the irrigation system planned for the Villas of Gem Lake. Separate meter, tap into city water main, HOA performs all irrigation maintenance and is responsible for the system, one meter for irrigation. A motion was made by Councilmember Artig-Swomley, seconded by Councilmember Cacioppo to reapprove the Developer’s Agreement for the Villas of Gem Lake. A voice

vote was taken. All voted yes. Motion passes, Resolution approved. Noted – not final document – HOA and penalties need to be added.

Resolution 2018-17 White Bear Lake Food Shelf – Children’s Summer Food Program

A motion was made by Councilmember Artig-Swomley, seconded by Councilmember Lindner to approve Resolution 2018-17 \$1,500 donation to the White Bear Lake Food Shelf for the Children’s Summer Food program. Motion passes, Resolution approved.

Resolution 2018-18 Providing for the Sale of \$665, 00 General Obligation Improvement Bonds, Series 2018A

Todd Hagen from Ehlers presented an overview of the bonds sales for the Scheuneman Road project within the business district. Councilmember Lindner made a motion to approve Resolution 2018-18, seconded by Councilmember Artig-Swomley, a voice vote was taken, all members affirmative. Motion passes. Resolution approved.

Resolution 2018-19 Authorizing the City to Enter into a Credit Enhancement Program Agreement with the Minnesota Public Facilities Authority

A motion was made by Councilmember Artig-Swomley, seconded by Councilmember Cacioppo to approved Resolution 2018-19 authorizing the City to Enter into a Credit Enhancement Program Agreement with the Minnesota Public Facilities Authority. Voice vote taken, all members affirmative. Motion passes. Resolution approved.

Hyvee Update

Hyvee are proceeding with due diligence on property (Waldoch’s property – County Road E and Hoffman Road).

Claims

A motion was made by Councilmember Linder, seconded by Councilmember Artig-Swomley to approve the claims. Motion passes. Claims approved.

Open Items/Residents Comments

Paul Emeott reminded the council that a filling and mining permit are available if needed.

Adjournment

Being there no further business, following a motion from Councilmember Linder, seconded by Councilmember Artig-Swomley, the meeting adjourned at 8:33 p.m.

Respectfully submitted, Gloria Tessier.