

**CITY OF ORONOCO
SPECIAL CITY COUNCIL MEETING**

MAY 12, 2005

Immediately following Public Hearing

I. Opening Rock and Road Maintenance Bids

Bertsinger opened and read bids from the following companies. Larry Stolp Construction, Ron Haglund Construction, Roberson Lime & Rock and Holm Construction. **Bertsinger motioned to accept lowest bid of \$8.690/yd from Roberson, Hall second; all in favor, motion carried. DISCUSSION: McDermott wanted to see the bids. Bertsinger motioned to accept bids from Stolp Construction and Haglund Construction, McDermott second; all in favor, motion carried.**

II. River Park Subdivision Final Plat

Novak took a look at the property and its discernable where the fence line is, it's heavily wooded; but access needs to be provided; and that this issue should not go any further than tonight; also that these 2 lots in Cedar Woodlands would need to have the trees cleared to get a house on it. Bertsinger stated that this lies in the shoreland district and the only way to develop it would be to use the PUD standards, and it's still considered a riparian river (which means it is adjacent to the river and required to adhere to the lot width standards), and if Fitzpatrick isn't going to hook into water and septic, he would need private septic and water...but, the interim residential ordinance states a cluster system is required; and the PUD requirement is a minimum of 5 units. She questioned how many lots (1 or 2) Fitzpatrick could get out of it. Canan stated that Voigt was right that the area in question falls into tier 2 and is affected by the shoreland ordinance. He thought the best way to solve this was to have Jech dedicate 10' on both lots to serve that area; and that this area has unique topographical features, and the City has previously encouraged community systems. The City can legally require this by Jech because it serves the purpose. Council asked why Dan had a lot number on every other lot, except for these 2 lots in question. Voigt pointed out that the lots are wide enough to devote 10' on each side for access and asked if there was access from another direction. Bertsinger asked Dan if the City put restrictions on those 2 lots for tying into Jech's water and sewer; then the lot lines would have to be adjusted on Jech's. Canan stated that the City's only obligation was to make sure Dan had access, not provide the road to the 2 lots; and Dan said he is willing to work with it. Bertsinger asked Voigt to come up and look at the contour lines, and it was determined that the largest grade is 16', so it is technically not a bluff. Canan suggested that when the City approves the final plat, a condition for access could be required to those 2 lots of Dan's, the construction costs for the road would be borne by Dan; and then if those lots are to be tied into river park, then the exact same cost would be paid on a per cost basis. Also, make sure it is understood that vehicle access and tie in for community utility systems on a WAC/SAC fee or extra stub where the access begins and any additional expense for them would be born by Dan now. Jech is concerned about when the access comes off his property it goes down and wants to make sure it wouldn't erode. A temporary easement was suggested for sloping the road, so it will leave a desirable slope on the yard of adjacent lots.

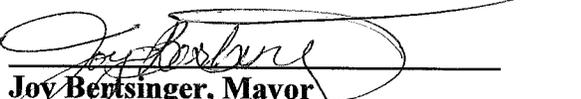
Since the access concerns have been addressed, the remaining concerns of the final plat will be addressed. Steve recommended approval of final plat, because the plat itself has met all requirements, the construction plans are not complete because the MPCA permit is not submitted, but approval of final plat could be contingent on the MPCA permit

approval as has previously been done in Fitzpatrick's developments. Council is standing by the new final plat ordinance which states that the permit has to be submitted. Zemke stated the well house and sewer permits need to be turned in yet. Bertsinger wants to see the breakdown of lots for WAC & SAC. The intent of Council now is that when those final 2 steps (turning in permits) are completed final approval could occur because everything is submitted. After they're turned in, Clerk Nymann will notify council and a special meeting will be held. Steve Jech stated that they have been very patient waiting for the City to get their Shoreland Ordinance approved, and has been very accommodating to the City's wishes. Bertsinger stated that she appreciates Jech's patience. Lonzo stated that Jech's thought their engineer had everything was turned in and complete. Clerk Nymann stated that Lonzo and herself met with Bruce and Randy at County GIS and worked on roadway name changes for the final plat.

III. ADJOURNMENT

Bertsinger motioned to adjourn at 8:05pm, Keigley second; all in favor, motion carried.

Respectfully Submitted:


Joy Bertsinger, Mayor


Cheryl Nymann, Clerk/Treasurer