

CITY OF EYOTA
CITY COUNCIL SPECIAL MEETING MINUTES
AUGUST 3, 2016

Members Present: Bryan Cornell, Tony Nelson, Ray Schuchard and Kurt Holst

Members Absent: Tyrel Clark

Staff Present: Marlis Knowlton, Clerk/Treasurer

Guests: John Keefe, Developer

Call to Order: Mayor Pro-Tem Cornell called the meeting to order at 6:45 p.m. with the Pledge of Allegiance.

Agenda: The purpose of this special meeting is to discuss the development agreement for the Stone Garden Estates subdivision.

Stone Garden Estates Development Agreement: The agreement was reviewed in detail with Mr. Keefe's input and verbal approval.

2.1.a. A revised letter of credit has been requested from Keefe's bank, it should arrive very soon.

2.1.b. The final plat was signed by Keefe today; it will now be distributed for the other required signatures and to be recorded.

2.2. A current certificate of insurance has been received.

3.3. Keefe has already ordered and paid for the street lights and poles from People's Energy; People's will install them.

Street signs will be ordered and installed at the expense of the City.

Motion was made by Cornell and seconded by Nelson to approve the City of Eyota will pay up to \$700 for the street signs. Ayes 4, Nays 0. Motion carried.

4.2. Wording will be changed to: If the required Improvements are not completed within at least (30) calendar days, prior to the expiration of the Financial Security, the City may also draw down the Financial Security.

4.5. Keefe will be invoiced for up to \$11,500 of the City's engineering costs. Keefe will also be invoiced for addressing fees that were due to Olmsted County and the City paid.

5.1. Additional wording will be added to clarify the area and services described. Area: adjacent to Block 2 Lot 9 of Stone Garden Estates. Services: or any municipal utilities and sidewalks to complete the subdivision.

5.2. Add sidewalk requirement wording to require driveways be installed with the intention that a sidewalk will be installed in the future; this will help guarantee elevations and slopes will be correct eliminating the need for driveway sections to be replaced in the future. Add: the developer shall require lot owners along the west side of Whetstone Place NW to place a five foot concrete sidewalk within their driveway to accommodate a future sidewalk within the boulevard. The sidewalk cross slope shall be no greater than 2%.

It was additionally noted that the City will help enforce this requirement during the building permit process; and Keefe was requested to include it as a requirement in the subdivision's covenants.

5.3. It was agreed the warranty would start one year after the final blacktop lift is installed.

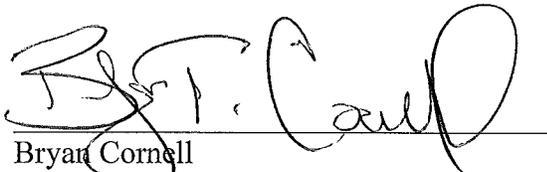
5.9. Drain services are noted on the plan in reference to water delineation. Wording will be added to clarify requirements for backflow preventers. If a house is drained by gravity a backflow preventer is required; if a house pumps out the water than there is no need for a backflow preventer. Add: Backflow preventers on the subdrain service to be furnished and installed by lot owners.

Holst requested additional information regarding site grading (noted in 5.7). Holst explained homeowners in Stone Ridge Second Addition (on the backside of what will be Keefe Court) have existing storm water drainage issues. New houses in Keefe Court will surely increase drainage problems. The Stone Garden Estates development should not create or increase existing storm water drainage problems for the Stone Ridge addition. It is not Keefe's responsibility as a new developer to alleviate problems in existing developments. There is an approved grading plan for Stone Garden Estates; Holst requested the City engineers be asked how the grading plan was reviewed and approved.

The Council and Developer Keefe had verbally agreed on all the issues and details discussed in the agreement.

Motion was made by Schuchard and seconded by Nelson to approve the Stone Garden Estates Development Agreement as agreed upon. Cornell, Nelson and Schuchard voted in favor. Holst voted opposed. Ayes 3, Nays 1. Motion carried. See "Exhibit A"

Adjourn: Motion was made by Nelson and seconded by Schuchard to adjourn the meeting. Ayes 4, Nays 0. Motion carried. The meeting was declared adjourned at 7:30 p.m.


Bryan Cornell
Mayor Pro-Tem


Marlis Knowlton
Clerk/Treasurer