

**MEETING MINUTES
SPECIAL JOINT WORK SESSION
CITY COUNCIL/PLANNING & ZONING COMMISSION
OCTOBER 24, 2017**

1. Call to Order: 5:00 p.m. Council Chambers

- Mayor Erickson called the special joint City Council and Planning and Zoning Commission meeting to order Monday, October 24th, 2017 at 5:10 p.m. in the council chambers. Members present were Mayor Erickson, Council Members Boger, Sebring, Amundsen, and Harju. Planning Commissioners present were Members Nelson, Harju, Erickson, and Jones. Chair Peroutka was absent. Also present were staff, the press, guest Claudia Dumont from MnDot, and members of the public.

2. MnDot District 3 – Claudia Dumont

a. U.S. Highway 12 Resurfacing Project Update

- Ms. Dumont gave a presentation on the latest project proposals related to the upcoming Highway 12 Resurfacing Project. The project is primarily a 20-year resurfacing of the pavement. As part of the project, MnDot is also working with local communities to bring in safety improvements, where cost-effective.
- Ms. Dumont outlined various safety improvement proposals related to concerns raised by the Highway 12 Safety Coalition, of which Cokato is a member. The safety concerns include difficulties for pedestrians and bicyclists to cross at Highway 12, concerns with the signal light and truck traffic at CSAH 3 and Highway 12, in addition to crashes at that intersection, and difficulties making left turns at the High School crossing during peak periods.
- The High School intersection is being addressed by a separate sub-committee, and is not part of this project.
- Members asked various questions, raising concerns about the accessibility of Faribault Food's main entrance, the recent raising of speed limits in town, and how far east the improvements would stretch, given the various construction projects in progress on the east end of city limits. MnDot will take those items under consideration.
- MnDot will be hosting various public meetings to solicit input from residents on the proposals, starting with the Chamber of Commerce meeting on November 7, prior to making any final design decisions.
- The improvements and resurfacing are currently planned for the 2020 construction season.
- Meeting was recessed at 5:55 p.m.

3. Reconvene – Meeting reconvened at 6:00 p.m.

4. Trailstone Development Discussion

- Administrator Smythe provided an overview for residents of the road and utility extension project currently in progress. Handouts with maps showing project details were provided to those in attendance.
- Cary Linder, of Elim Mission Church, gave a brief overview of the planned church construction project on the former Trailstone Outlot D parcel that was acquired from the city.

- Following the overview, various residents had questions about the projects. The questions primarily centered around concerns about traffic to and from the church utilizing Trailstone Dr rather than the planned Ailie Ave, as the current project will not extend Ailie all the way to 53rd St SW; concerns about noise, light, or other conditions anticipated with the church project; issues with sand/mud run-off impacting properties on the south side of Trailstone Dr related to the current road project; concerns about plows and other trucks turning around in the winter, given that the road is not completed; HOA covenants impacting home construction in the Trailstone development; and concerns that there was not enough communication with the Trailstone residents prior to these projects commencing.
- Cary Linder explained that the church intends to be a good neighbor, and does have plans to implement buffer zones to reduce the impact of their project to the residents. Residents will also have additional opportunity to weigh in on their project design once their project plans have been submitted to the city and a public hearing set. It was also explained that MnDot has already approved their Highway 12 access, and that will be their main construction access, so church traffic through Trailstone will only be minimal, local traffic, as Highway 12 is their main access.
- The City Engineer will follow-up with the road contractor regarding the sand run-off issues.
- Staff explained that the rough-in of gravel for the road is expected to be completed shortly, and that plows and other trucks will be able to turn around at the Trailstone Dr and Ailie Ave intersection during the winter, with road paving planned for spring.
- The City Council explained that they do want Ailie Ave extended all the way to 53rd St, but that it is not economically feasible at the present time. That further extension will be completed when funds become available.
- It was explained that the lots acquired by the city were obtained via tax forfeiture, and that our deed makes no mention of an HOA. However, if the residents will provide a copy of the covenants they want extended to the city-owned lots, the Council would be amenable to considering those additions prior to sale of the lots.
- The Council acknowledged complaints about communication, but also noted that these projects had been discussed for the last several months at Council meetings and Planning & Zoning meetings, pointing out that a number of Trailstone residents had attended some of those meetings. There were some timing issues, as a newsletter to residents did not get delivered until after some construction vehicles had already arrived on-site. This was due to the contractor not being on the same page as the city regarding the project start date. The Council noted that we will work harder to get better communication in the future.
- There was some small discussion about the plans for the vacant lot set aside for a park, and questions about a future perimeter trail. There are no plans at the present time for further projects, but these items will be revisited in the future.

5. Adjourn

Motion by Harju to adjourn, seconded by Sebring, all voted aye. Meeting adjourned at 7:15 p.m.

ATTEST

Annita M. Smythe, City Administrator

Gordon W. Erickson, Mayor