

**CITY OF EAGLE LAKE
CITY COUNCIL MEETING
AUGUST 30, 2022**

CALL TO ORDER

- Mayor Auringer called the meeting to order at 6:00 p.m.

ROLL CALL

- Council Members present: Garrett Steinberg, Beth Rohrich, Anthony White (arrived at 6:10 p.m.), John Whittington, and Mayor Tim Auringer.
- Staff present: City Administrator Jennifer Bromeland, Police Chief John Kopp, Public Works Director Brian Goettl, and Deputy Clerk Kerry Rausch.

NEW BUSINESS

1. Fox Meadows Development and Environmental Assessment
 - a. Responses to Public Comments (Public Comment Period Ended 8/25/22)
 - b. EIS Need Decision
 - Administrator Bromeland explained that the public comment period for the Environmental Assessment Worksheet (EAW) for the Fox Meadows Development closed on August 25, 2022. All comments that are both substantive and timely must have a response prepared. Following review of the comments and responses to the comments, the City Council will need to determine whether an Environmental Impact Statement (EIS) will be necessary. The decision that an EIS is needed must be made within 30 days of the public comment period ending. An EIS shall be ordered for projects that have the potential for significant environmental effects. If it is determined that there is insufficient information, the EIS need decision can be postponed up to 30 days to obtain missing information.
 - Travis Fristed with Braun Intertec was present and explained that 30 comments were received, of which two were from residents, 13 were factual, 10 were acknowledgements, 5 were recommendations, and 2 were speculative. Substantive/factual comments have been responded to. Most comments were helpful in that they verified information. There were questions on storm water management which have since have received the geotechnical response. The State Historical Preservation Office found no findings with the archeological review. Revisions to the EAW were made based on information provided by Blue Earth County that there is no farmstead on the west side of the property and that when they did the well sealing in 1991 it was noted there are tanks in the area, and Table 9-1 was updated as to the status of some permits. The two resident comments relating to the traffic volumes has been addressed.
 - Mayor Auringer mentioned that comment 16 indicated that 87% of soil on the site have a very limited rating and asked if this land is buildable. These items will be taken care of during the building process. Mayor Auringer also asked if the plan is to have drainage run to the northeast. The storm water feature will drain to the dedicated area. The traffic questions in the EAW may result in a future road connection with 211th Street.
 - Mayor Auringer explained that if the City Council deems the submittal as complete, they would then need to determine if an EIS is required or if they negatively declare that an EIS is required, then make such a motion to accept the information that has been received.
 - City Attorney Chris Kennedy explained if the Council deems there is no need for additional studies or information they should then consider a motion to declare a negative declaration to the EIS.

- Council Member Steinberg moved, seconded by Council Member Whittington, to adopt a negative declaration to the EIS and to make a finding that the report is complete. The motion carried with Council Members Steinberg, Rohrich, White, Whittington, and Mayor Auringer voting in favor.
- The next step would be for Council members to review the findings before the next meeting to determine if there are any changes needed or to decide to adopt as stated. If anyone sees anything in the next 5 days, they should alert City Hall, otherwise a notice will be published in the EQB Monitor after the five days.
- Troy Schrom stated he is finalizing the construction documents and is prepared to submit an application for rezoning and the preliminary plat for approval.
- It was explained that the Planning Commission would review the rezoning application and the preliminary plat and will make recommendations to the City Council.
- City Administrator Bromeland stated that Mr. Schrom is requesting to apply for rezoning and preliminary plat concurrently and explained that rezoning should be final or completed before the preliminary plat can be approved.
- City Attorney Chris Kennedy confirmed that rezoning and preliminary plat must be independent decisions and that it is his recommendation to act on the rezoning request first and then the preliminary plat could be addressed even if they are presented at the same meeting. He advised City Council against any involvement in the homeowner's association.
- Mayor Auringer stated that a Planned Unit Development (PUD) allows for flexibility with zoning and also the ability to work with the developer with unusual situations.

OTHER

- None

ADJOURNMENT

- Council Member Steinberg moved, seconded by Council Member White, to adjourn the meeting at 6:26 p.m. The motion carried with Council Members Steinberg, Rohrich, White, Whittington, and Mayor Auringer voting in favor.

Tim Auringer, Mayor

Kerry Rausch, Deputy Clerk