



**Town Board  
Meeting Supplement  
November 19, 2018**

**Added Consent Agenda Items:**

- 6.C. Water Meter Settlement Agreement** – Authorize Town Attorney to Revise Agreement & Forward to Core & Main for Comment.
- 6.D. Hillaire/Arbor Drive Stop Sign** – Authorize Public Works to Install All-Way Stop Signs at Hillaire & Arbor Drive & Authorize Notification to Residents of Placement.

**Supplemental Agenda Item:**

- 8.A. Side Setback Variance Request @ 4100 Bellaire Avenue** – Consider Granting a 14.2' Side Yard Setback Variance & a Permitted Use Standards Permit to Allow Site Improvements.

TKDA Correspondence

**Added Agenda Item:**

- 10.A. Special Closed Attorney/Client Town Board Meeting** – 5685 Portland Avenue

**Town Board  
Meeting Supplement  
November 19, 2018**

**Added Consent Agenda Item:**

**Agenda Number:** 6.C

**Subject:** **Water Meter Settlement Agreement** – Authorize Town Attorney to Revise Agreement & Forward to Core & Main for Comment

**Documentation:** None

**Action / Motion for Consideration:**

Report at Meeting / Discuss

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Minutes  
Executive Meeting (Draft)  
November 16, 2018

**WATER METERS – SETTLEMENT AGREEMENT: #2 Provision and Installation of Water Meters:** The number of residential water meters that shall be supplied and installed are \_\_\_\_\_ (Need to fill in number); and the number of commercial water meters that shall be supplied and installed are \_\_\_\_\_ (Need to fill in number). That the price which the town shall pay for each residential water meter is \$\_\_\_\_\_ (Need to fill in amount. This should state that this is the installed price); and the price which the Town shall pay for each commercial water is \$\_\_\_\_\_ (Need to fill in amount).

It was agreed that all the meters removed should be returned to the Town. This will require that the meters be tag regarding what residence the meter was removed from and the date removed.

Once the Town Attorney has made the modifications it will be sent to Core & Main for feedback. If they propose significant changes the Attorney and Town Board will look at.

**Town Board  
Meeting Supplement  
November 19, 2018**

**Added Consent Agenda Item:**

**Agenda Number:** 6.D

**Subject:** Hillaire/Arbor Drive Stop Sign – Authorize Public Works to Install All-Way Stop Signs at Hillaire & Arbor Drive & Authorize Notification to Residents of Placement

**Documentation:** None

**Action / Motion for Consideration:**

Report at Meeting / Discuss

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Minutes  
Executive Meeting (Draft)  
November 16, 2018

**HILLAIRE/ARBOR DRIVE RESIDENT COMMENTS:** Review of the survey sent out to affected neighbors were: 3 were in favor of a one way stop; 7 favored an all way stop; 6 preferred “Hill Blocks View” sign; 4 preferred that nothing be done; and 1 wants the speed reduced to 20 mph – with enforcement.

Installation of an “all way stop” will be placed on the Consent Agenda.

**Town Board  
Meeting Supplement  
November 19, 2018**

**Supplement Agenda Item:**

**Agenda Number:** 8.A

**Subject:** **Side Setback Variance Request @ 4100 Bellaire Avenue** – Consider Granting a 14.2' Side Yard Setback Variance & a Permitted Use Standards Permit to Allow Site Improvements

**Documentation:** TKDA Correspondence

**Action / Motion for Consideration:**

Report at Meeting / Discuss



444 Cedar Street, Suite 1500  
Saint Paul, MN 55101  
651.292.4400  
tkda.com

November 14, 2018

Town Board  
White Bear Township, Minnesota

Re: 4100 Bellaire Avenue  
WBL Dental Office  
White Bear Township, Minnesota  
TKDA Project No. 16627.001

Dear Board Members:

We have completed an updated review of the following documents for 4100 Bellaire Avenue:

**DOCUMENTS REVIEWED:**

1. White Bear Lake Dental Office plan set, Plowe Engineering, dated October 15, 2018.
2. Phase 1 Environmental Site Assessment, Javelin Group, dated September 4, 2007.
3. Drainage Area Map, Plowe Engineering, dated October 12, 2018.
4. Stormwater Calculations, Plowe Engineering dated October 15, 2018.
5. Additional Catch Basin proposal, Plowe Engineering, dated November 2, 2018.

We offer the following comments:

**Street and Access:**

The access and parking improvements have already been installed. A temporary concrete embankment covers part of the storm sewer system and must be partially removed to properly function and maintenance purposes. The temporary concrete must fully be removed to complete the storm water improvements. The restoration work and drainage improvements must still be completed.

Ramsey County approval of the access is required.

**Stormwater Management and Storm Sewer:**

Approval of the new storm structure connecting the Bellaire storm system to the driveway culvert was approved on October 9, 2018. That work has not been completed. The drainage along the south and north property lines has been impacted and must be corrected to maintain the previous drainage patterns.

Town Board  
4100 Bellaire Avenue  
WBL Dental Office  
November 14, 2018  
Page 2

An additional catch basin was proposed to connect to the Bellaire storm pipe but was not allowed by the Township nor Ramsey County.

A retaining wall located along the north property line must also show the drainage improvements before it can be approved.

The drainage design requires expansion of the pond at the east end of the parcel.

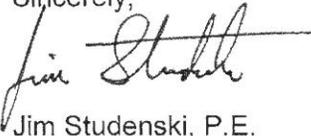
Ramsey County approval of the drainage and work in the right-of-way is required.

**Landscaping:**

Re-grading along the south and north property lines will require a landscape plan.

Please contact me at (651) 292-4503 with any questions.

Sincerely,



Jim Studenski, P.E.  
Town Engineer

cc: Tom Riedesel, Town Planner  
Dale Reed, Public Works Director  
Mike Johnson, Building Official

**Town Board  
Meeting Supplement  
November 19, 2018**

**Added Agenda Item:**

**Agenda Number:** 10.A

**Subject:** Special Closed Attorney/Client Town Board Meeting -  
5685 Portland Avenue

**Documentation:** None

**Action / Motion for Consideration:**

Report at Meeting / Discuss