

LAUDERDALE CITY COUNCIL
MEETING MINUTES
Lauderdale City Hall
1891 Walnut Street
Lauderdale, MN 55113

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May 14, 2019

Call to Order

Mayor Gaasch called the Regular City Council meeting to order at 7:34 p.m.

Roll Call

Councilors present: Roxanne Grove, Andi Moffatt, Jeff Dains, Kelly Dolphin, and Mayor Mary Gaasch.

Councilors absent: None.

Staff present: Heather Butkowski, City Administrator and Jim Bownik, Assistant to the City Administrator.

Approvals

Mayor Gaasch asked if there were any additions to the meeting agenda. There being none, Councilor Dains moved and seconded by Councilor Grove to approve the agenda. Motion carried unanimously.

Mayor Gaasch asked if there were any corrections to the meeting minutes. There being none, Councilor Mofatt moved and seconded by Councilor Dolphin to approve the minutes of the April 23, 2019 city council meeting. Motion carried unanimously.

Mayor Gaasch asked if there were any questions on the claims. There being none, Councilor Dains moved and seconded by Councilor Grove to approve the claims totaling \$101,951.16. Motion carried unanimously.

Consent

Councilor Moffatt moved and seconded by Councilor Dains to approve the Consent Agenda thereby acknowledging the First Quarter Investment Report and approving the Performance Agreement with Dawn Tanner and Adam Granger.

Informational Presentations/Reports

A. City Council Updates

Assistant to the City Administrator Bownik gave an update on the city wide garage sale taking place on May 18. Administrator Butkowski gave an update on the Eustis Street and Roselawn Avenue construction project. Councilor Dains stated that he was appointed to the Metropolitan Council Transportation Accessibility Committee. He will be working with mass transit to provide services to those with disabilities. Mayor Gaasch added that she heard a presentation by the Red Cross at the Regional Council of Mayors meeting. Among their breadth of services is in-home smoke alarm inspections and installations.

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Public Hearings

A. Real Estate Equities Planned Unit Development Application

Staff determined that Real Estate Equities' (REE) Development Stage Planned Unit Development (PUD) application was complete. Thereafter, notice of the public hearing was published in the Roseville Review and mailed to neighboring property owners. The purpose of the public hearing was to take feedback from the community on the proposal.

Mayor Gaasch provided an overview of the City's reasons for purchasing 1795 Eustis Street and the goal to redevelop the site into a community asset. Jennifer Haskamp of Swanson Haskamp Consulting, Stacie Kvilvang, of Ehlers and Associates, and Patrick Ostrom of Real Estate Equities addressed the Council and community to provide an overview of the land use entitlement process, a financial overview, and a project description before opening the public hearing.

Mayor Gaasch opened the floor to anyone in attendance that wanted to speak on the issue.

Daniel Sherman, 1808 Eustis Street, expressed concern that the proposed building would cast a shadow over the solar panels at 1801 Eustis Street.

Bev Powell, 1819 Eustis Street, stated that she likes the idea of senior housing but does not like the size of the project due to traffic concerns and the loss of the oak trees.

Lezlie Antoncich, 1806 Walnut Street, asked how the pedestrian entry and drop off areas on Spring Street would be constructed. She was informed this was just going to be a door, not a drop off area. She was glad the project would not cost the city tax payers.

Monika Davis, 1791 Malvern Street, explained why she believes the building proposal is too big for the given space. She also asked questions about the construction process and sent her comments via email to staff.

Kimberly Stuart, 1783 Malvern Street, stated that she believes the proposed building is too large for the space provided.

Grace Dyrud, 1767 Malvern Street, believes that the proposed building is too big for the community and puts the surrounding property owners at a disadvantage.

Josh Houser, 1778 Eustis Street, stated that the project will add too much traffic congestion to the area. He also is concerned about environmental aspects of the building proposal and questioned the amount of affordable housing being created in Lauderdale.

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Heather Brian, 1778 Eustis Street, explained her concerns about the size of the project and how it will impact multiple aspects of the community including on-street parking if the apartment residents don't pay for the underground parking.

Raymond Shogren, 1763 Carl Street, stated his concerns over the asbestos issues that could arise from the demolition of the current building.

Victor Cruz, 1765 Eustis Street, expressed his concerns over how he could continue to access his garage if the Malvern Street alley was vacated. He was informed the development agreement would require access to the alley via Eustis Street.

John Murray, 1750 Eustis Street, wanted to know how far back the new building would be from the street. He questioned the Council's decision to purchase the building.

Steve Merrill, 1794 Eustis Street, believed that the height of the building would affect the value of his property. He expressed concerns about losing the character of the City.

Glen Grindahl, 1847 Eustis, inquired about the zoning restrictions regarding senior housing and if that could be changed down the line. Haskamp responded that the length of the senior housing designation would be in the development agreement and could not be changed.

Chris Chookiatsirichai, Minneapolis resident, believes that the size of the structure is too big and would destroy the character of Lauderdale.

Mayor Gaasch closed the public hearing at 9:25 p.m. She called for a five minute recess. The meeting resumed at 9:33 p.m.

Discussion/Action Items

A. Resolution No. 051419A Providing for the Sale of \$1,000,000 General Obligation Improvement Bonds for the 2019 Improvement Project

Stacie Kvilvang of Ehlers was at the meeting to discuss bonding for the portion of the 2019 Infrastructure Improvement Project not covered by Ramsey County or St. Paul Regional Water. The bond includes borrowing for the portion of the project that is being paid by adjacent homeowners via special assessments as the City will receive that money incrementally over the ten-year repayment period.

The information put together by Ehlers details the anticipated debt service schedule and interest rate based upon the City's AA bond rating. Those numbers may fluctuate based on the outcome of the sale and any rate changes that happen in the market before the sale happens. The financial

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modeling showed the anticipated interest rate that would be charged to property owners that do not prepay their special assessments.

In order to proceed with a bond sale, the City Council must pass the resolution allowing Ehlers to advertise the bond sale and bring back the results to the June 11 city council meeting for final consideration.

Councilor Moffatt made a motion to adopt Resolution No. 051419A—A Resolution Providing for the Sale of the \$1,000,000 General Obligation Improvement Bonds, Series 2019A. The motion was seconded by Councilor Dolphin and carried unanimously.

B. Resolution No. 051419B Restricting Parking during the 2019 Infrastructure Improvement Project

Butkowski said parking restrictions will be needed during the 2019 infrastructure improvement project. The proposed resolution prohibited parking on Eustis Street and provided the city engineer with the authority to establish no parking zones as necessary to complete the infrastructure improvement project. Vehicles, trailers, dumpsters, etc. in the prohibited areas will be ticketed and towed as necessary to prevent delays in the construction process.

Councilor Dolphin made a motion to adopt Resolution No. 051419B—A Resolution Restricting Parking during the 2019 Infrastructure Improvement Project. The motion was seconded by Councilor Moffatt and carried unanimously.

C. Petition and Waiver Agreements for the Installation of Sanitary Sewer Service Lines and Water Service Lines during the 2019 Infrastructure Improvement Project

Butkowski said property owners along Eustis Street have inquired about replacing sanitary sewer and water services in the right-of-way as part of the 2019 Infrastructure Improvement Project. This is possible with the consent of the City Council and agreement by the property owners to pay for the costs of the service. Property owners will have the option to reimburse the City for the cost by November 1, 2019 or have the costs spread out over a term of years subject to a six percent interest rate. In addition to approving this agreement, staff asked the Council to authorize the mayor and clerk to sign future agreements.

Councilor Mofatt made a motion to approve the Petition and Waiver Agreement as presented and authorize the mayor and clerk to sign future agreements. This was seconded by Councilor Grove and carried unanimously.

D. Resolution No. 051419C Accepting Donations for Improvements to the Lauderdale Dog Park
Dog Park users have noted that the drainage system installed in and around the Dog Park is working and they would like to reestablish wood chips in the area that doesn't grow grass due to heavy use. They previously raised money for wood chips but the vendor donated the chips so

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that money remains available. By approving the resolution, the Council is permitting the delivery of wood chips to be paid by the donations received.

Other users would like to donate the money to purchase a screen like the one attached to the memo. They proposed installing it on the north side of the fence from the east side of the gate to the corner. They believe the screen would minimize noise. Due to the late hour, the Council decided to move the dog park screen conversation to a later date.

Councilor Dolphin made a motion to adopt Resolution No. 051419C—A Resolution Accepting Donations for Improvements to the Lauderdale Dog Park. This was seconded by Councilor Dains and carried unanimously.

Set Agenda for Next Meeting

Administrator Butkowski stated that the May 28 council meeting may include the Annual Recycling Program Update by Eureka! Recycling and the Post Issuance Compliance Policy Update.

Work Session

A. Opportunity for the Public to Address the City Council

Mayor Gaasch opened the floor to anyone in attendance that wanted to address the Council at 9:46 p.m.

Josh Houser, 1778 Eustis Street, wanted to know how the general obligation bonds work. He also wondered when the no parking signs were going to be put up.

Sherry Mills, 1856 Malvern Street, expressed that she does not want the alley. She is concerned about her plants, trees, and loss of privacy.

John Holsinger, 1856 Malvern Street, stated that he is concerned about loss of privacy and an increase in crime from extending the alley.

Craig Zbacnik, 1837 Eustis Street, expressed that he does not want the alley and has support of the majority of his neighbors. He presented the Council with petitions from affected neighbors asking for an alley vacation.

Glen Grindahl, 1847 Eustis Street, stated that he does not support the alley improvements. He is concerned with crime and the costs associated with extending it.

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Artis Black, 1848 Malvern Street, echoed many of the same sentiments as the previous speakers. She is not in favor of improving the alleyway.

B. Community Event Planning

This is a follow-up to the April 23 city council meeting regarding setting a date for Day in the Park. Assistant to the City Administrator Bownik met with the Day in the Park Planning Committee on May 13. They determined it was best to move the event to July and avoid a scheduling conflict with band and orchestra students of various grades. Mayor Gaasch stated that she was one of the affected orchestra parents and really wants to be in attendance in order to speak to community members about the various projects going on right now.

The Council decided to move Day in the Park to July 18 and extend the event by 1 hour.

C. Community Development Update

Butkowski mentioned the City received the completed DNR Natural Heritage Review. The Comp Plan is ready for resubmittal except the sewer portion as the Metropolitan Council has been unresponsive to the city engineer. The developers of Luther Seminary's land will be presenting at the St. Anthony Park Council meeting in July.

Adjournment

Councilor Grove moved and seconded by Councilor Mofatt to adjourn the meeting at 10:10 p.m. Motion carried unanimously.

Respectfully submitted,



Miles Cline
Deputy City Clerk