

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

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December 12, 2023

Call to Order

Mayor Gaasch called the Regular City Council meeting to order at 7:00 p.m.

Roll Call

Councilors present: Evan Sayre, Sharon Kelly, Duane Pulford, and Mayor Mary Gaasch.
Councilors absent: Jeff Dains.

Staff present: Heather Butkowski, City Administrator; Jim Bownik, Assistant to the City Administrator; and Miles Cline, Deputy City Clerk.

Approvals

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

Mayor Gaasch asked if there were corrections to the minutes of the November 28, 2023 City Council meeting. There being none, Councilor Pulford moved and seconded by Councilor Sayre to approve the November 28, 2023 City Council meeting minutes. Motion carried unanimously.

Mayor Gaasch asked if there were any questions on the claims. There being none, Councilor Kelly moved and seconded by Councilor Sayre to approve the claims totaling \$78,506.38. Motion carried unanimously.

Consent

Councilor Kelly moved and seconded by Councilor Pulford to approve the Consent Agenda thereby approving the 2024 SafeAssure contract, 2024 Northeast Youth and Family Services contract, CivicPlus contract renewal, and the year-end accounts payable authorization.

Informational Presentations/Reports

A. City Council Updates

Councilor Pulford shared that he attended a meeting at NineNorth on December 7. Beginning in 2024, he will step down from his role as secretary-treasurer to become the vice chair of the organization with the exit of chair Sue Majerus. Finally, Pulford stated that NineNorth wrote a letter to the FCC about the relevance of future local cable organizations.

Councilor Kelly stated that she attended the Roseville school board truth-in-taxation meeting in regards to the levy. Kelly also attended a Ramsey County League of Local Governments meeting in Maplewood regarding strength assessments.

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Mayor Gaasch shared that she attended a couple of Regional Council of Mayors meetings, and met the new mayor of the city of St. Anthony.

Public Hearings

A. Side Yard Setback Variance Request for 1773 Fulham Street

The applicant requested to reconstruct a detached garage at the same distance to the north property line as the current garage. The current garage is fourteen inches from the north property line. Zoning requires a five-foot side yard setback. Thus, the applicant requested a three-foot, ten-inch variance to the side yard setback requirement.

Mayor Gaasch opened the floor at 7:22 p.m. to those in attendance interested in addressing the Council on this issue.

Karen Gill Gerbig, 1753 Fulham Street, wrote a letter in support of the variance that was read by Bownik.

Tom Moffatt, 1773 Fulham Street, addressed the council to answer questions about the proposed project at his residence.

There being nobody else interested in speaking, Mayor Gaasch closed the floor at 7:29 p.m.

The Council discussed the peculiarities of this property, namely that the parcel only has access from Fulham Street (no alley), and a sewer easement in the rear yard diminishes the area in which a structure can be built. The home was centered in the lot leaving no more than a driveway width to access the rear of the property. Garages are not allowed in front yards. One reason for side yard setbacks is to provide room for drainage between properties. If approved, staff recommended a condition that would require drainage to terminate no closer than five feet to the property line and no portion of the building can be constructed over the sewer easement. Staff also noted that the applicants would have to meet stricter building code requirements (one-hour fire wall) as the garage would be closer than five feet to the property line. Additional conditions include a maintenance agreement with the neighbor and that staff are required to review the construction plans for compliance prior to issuance of a building permit.

Councilor Sayre made a motion to direct staff to prepare a resolution of approval for a side yard setback variance of three feet, ten inches at 1773 Fulham Street. This is contingent on the five conditions noted above. This was seconded by Councilor Pulford and carried unanimously.

B. Proposed Ordinance No. 20-03 Amending City Code Regarding City Parks

The city attorney and the City Council previously discussed use of tobacco and cannabis in city parks and natural spaces. The discussion centered on prohibiting tobacco and cannabis use for

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the public health benefits of all park users. The city attorney incorporated the previous council comments into the final draft of the ordinance.

Staff sent the draft ordinance out to the community for a ten-day review period and received a variety of responses and questions via email, to which staff responded.

After the public hearing, the Council may approve or amend the draft ordinance prior to adoption. The Council does not have to adopt the ordinance should new information arise, as it can be carried over into 2024. If the Council does adopt the ordinance, then the resolution allowing publication by title and summary should also be approved.

Mayor Gaasch opened the floor at 7:35 p.m. to those in attendance interested in addressing the Council on this issue.

No one present wished to speak so Butkowski read the written comments into the record.

The Association for Nonsmokers-MN and Live Smoke Free provided letters of support for the proposed ordinance.

Edee Affeldt provided her support for the ordinance amendment not allowing tobacco or cannabis in parks and natural spaces.

Gayle Mangan, Rosehill Circle, said she is all for keeping any kind of smoke/drug private.

Barbara Meier, Carl Street, said she supports the ordinance amendment prohibiting smoking (tobacco, cannabis, *whatever*) in Lauderdale's City park and other natural spaces.

Tom Moffatt, Fulham Street, said he completely supports this effort and applauds the city for taking this on. He encouraged the council to support the proposed ordinance.

Barbara Robinson asked why the Council wants to prohibit smoking in the park. Staff noted they responded to her question. In turn, she said she wonders why leaders made cannabis legal.

Quentin Roggenbuch said: Do we really need to ostracize them more? Do the police have enough to do? Lauderdale allows the sale of cigarettes but can they be arrested for lighting one in the parking lot? And no I don't smoke. But they pay a lot of taxes and have probably walked outside their home for fresh air. It's killing them and they smoke. Do you really think your ordinance will stop them?

Mayor Gaasch closed the floor at 7:40 p.m.

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Councilor Kelly made a motion to adopt Ordinance No. 23-03 Amending Title 7, Chapter 1 of the City Code Regarding City Parks. This was seconded by Councilor Pulford and carried unanimously.

C. Resolution No. 121223A – Authorizing Publication of Ordinance No. 23-03 by Title and Summary

Councilor Pulford made a motion to adopt Resolution No. 121223A—Authorizing Publication of Ordinance No. 23-03 by Title and Summary. This was seconded by Councilor Sayre and carried unanimously.

D. Resolution No. 121223B – Adopting and Certifying Liens for Delinquent Utilities and Unpaid Services

Each year the City must submit a resolution to Ramsey County certifying special assessments for the year. This year the City has one special assessments for unpaid tree removal services. Prior to adopting the resolution, the City Council must hold a public hearing in the event the owner or their representative would like to contest the special assessment.

Mayor Gaasch opened the floor at 7:42 p.m. to those in attendance interested in addressing the Council on this issue.

There being nobody interested in speaking, Mayor Gaasch closed the floor at 7:43 p.m.

Councilor Pulford made a motion to adopt Resolution No. 121223B—A Resolution Adopting and Certifying Liens for Delinquent Utilities and Unpaid Services. This was seconded by Councilor Kelly and carried unanimously.

Discussion/Action Item

A. Resolution No. 121223C – Adopting the 2024 Final Property Tax Levy

Butkowski said the City Council previously held the Truth-in-Taxation public hearing required by statute. No changes were recommended to the budget. The only remaining items are to adopt the levy and budget resolutions with the following motions.

Councilor Sayre made a motion to adopt Resolution No. 121223C—A Resolution Adopting the 2024 Final Property Tax Levy. This was seconded by Councilor Kelly and carried unanimously.

B. Resolution No. 121223D – Adopting the 2024 Final Budget and Establishing Fund Appropriations

Councilor Pulford made a motion to adopt Resolution No. 121223D—A Resolution Adopting the 2024 Final Budget and Establishing Fund Appropriations. This was seconded by Councilor Sayre and carried unanimously.

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C. Resolution No. 121223E – Approving the Application for Metropolitan Council Environmental Services (MCES) 2024 Private Property Inflow and Infiltration Grant Program
Butkowski explained that the Metropolitan Council Environmental Services (MCES) will have grant funds to help home owners with sanitary sewer repairs that will remove and prevent clear water from entering the wastewater treatment system. Three individuals benefitted from the last program that happened around 2014, and now MCES is trying to make this an annual program.

Lauderdale has a handful of folks each year that either need to repair, replace, or line their sanitary sewer that would qualify for these funds. To that end, staff recommend applying for \$25,000. The maximum individual grant award is \$5,000. The amount granted to the City will be determined after all applications are received. The biggest impact would be to divert water entering the sanitary sewer system through exterior drains. They are most prevalent in homes that have below grade doors. Staff will reach out to these homeowners directly to educate them about the grant opportunity.

Councilor Kelly made a motion to adopt Resolution No. 121223E—Approving the Application for Metropolitan Council Environmental Services (MCES) 2024 Private Property Info and Infiltration Grant Program. This was seconded by Councilor Sayre and carried unanimously.

D. Resolution No. 121223F – Adopting and Certifying Recycling Assessments
Recycling fees are remitted through the property tax system. Staff prepared the documents necessary for Ramsey County to complete that work on our behalf.

Councilor Pulford made a motion to approve Resolution No. 121223F Adopting and Certifying Recycling Assessments. This was seconded by Councilor Sayre and carried unanimously.

E. Resolution No. 121223G – Resolution Relating to the Issuance of Conduit Revenue
Jenny Boulton from Kennedy and Graven attended the meeting virtually to provide information and answer any questions of the Council regarding the City’s participation in securing conduit debt for Roers Companies Project Holdings, LLC. They plan to use the funding to construct a 180-unit affordable multi-family apartment building in Burnsville.

The City has participated in a number of conduit debt projects outside of the city limits. The City partners with the organization that wants to use the City’s bonding authority. The City can offer its authority to other worthwhile organizations which it does in exchange for a fee. Our current rate is 90 basis points of the project amount (0.90%). The funds are deposited in the 414 Development Fund, which is currently paying the debt levy from the 2019 Eustis Street/

Roselawn Avenue reconstruction project. This project may result in enough funds to cover through the final debt levy payment in 2029.

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Participating in conduit debt project does not create a financial obligation for the City. The following resolution allows for the call of a public hearing on the matter at a future meeting.

Councilor Kelly made a motion to adopt Resolution No. 121223G — Resolution Relating to the Issuance of Conduit Revenue Bonds to Finance the Costs of a Multifamily Rental Housing Facility and Under Minnesota Statutes, Chapter 462C, as Amended; Granting Preliminary Approval Thereto; Calling for a Public Hearing; Establishing Compliance with Certain Reimbursement Regulations Under the Internal Revenue Code of 1986, as Amended; and Taking Certain Other Actions with Respect Thereto (Burnsville Heart of the City Affordable Multifamily Project). This was seconded by Councilor Sayre and carried unanimously.

Set Agenda for Next Meeting

Butkowski stated that the January 9 council meeting would include the November financial report; starting an environmental commission; designating official depository and investment institutions; 2024 committee appointments and assignments; establishing the 2024 fee schedule; and establishing the 2024 City Council meeting schedule.

Work Session

A. Community Development Update

Butkowski shared that the new public works truck will be purchased on December 13. The auditors will be here next week for their first visit. Staff are working with Metro-Inet to price security cameras to be installed at City Hall and the public works building. Ramsey County Manager Ryan O'Connor will be leaving to head the Metropolitan Council.

B. Opportunity for the Public to Address the City Council

Mayor Gaasch opened the floor to those in attendance interested in addressing the Council.


John Mueller, 1931 Carl Street, asked the Council about the zoning code update process and if the Council was willing to reduce the minimum lot use size.

There being nobody else interested in speaking, Mayor Gaasch closed the floor.

Adjournment

Councilor Pulford moved and seconded by Councilor Sayre to adjourn the meeting at 8:33 p.m. Motion carried unanimously.

Respectfully submitted,



Miles Cline
Deputy City Clerk