

LAUDERDALE CITY COUNCIL
MEETING MINUTES
November 15, 2005
7:30 p.m. Lauderdale Council Chambers

Mayor Jeffrey Dains called the meeting to order at 7:45 p.m. and asked the Administrator to call the roll.

Council members Karen Gill-Gerbig, Karen Doherty, Moose Giannetti, Clay Christensen and Mayor Jeffrey Dains were present. Also present were Administrator Brian Bakken Heck and Deputy City Clerk Heather Butkowski.

Mayor Dains asked for any additions or deletions from the agenda. Mayor Dains requested addition of the following items: Halloween party update and municipal elections to the special orders of business and the addition of property on the 1700 block of Eustis to the work session. There being no further additions or deletions, council member Christensen moved approval. Motion carried on a second by council member Doherty.

Council minutes of October 25, 2005 were approved on a motion by council member Gill-Gerbig and a second by council member Doherty.

Claims in the amount of \$48,819.08 were approved on a motion by council member Gill-Gerbig and a second by council member Doherty.

Council member Christensen moved the consent item approving final payment in the amount of \$16,000 to Northdale Construction for completion of the 2002 Street improvement project. Motion second by council member Gill-Gerbig and carried.

SPECIAL ORDER OF BUSINESS

Mayor Dains thanked all who participated and volunteered for the community Halloween party and expressed thanks to the committee in particular for doing an excellent job. He stated the event fills an important community need.

Mayor Dains then thanked the election judges for the job they did in the recent municipal elections.

Council member Giannetti announced she will be resigning from the council effective January 1, 2006 as she is moving to Arden Hills.

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DISCUSSION ITEMS

- A) The Animal Control Ordinance was introduced by Mayor Dains. Administrator Bakken Heck provided a brief background on the status and history of this item. The Mayor opened the floor for discussion.

Council member Gill-Gerbig started the discussion by addressing the need to look at alternatives to dealing with a dangerous dog. She stated the city should consider requiring the owner to take the offending animal to an animal behavioral program for an assessment as to its likelihood of being reformed. She said such a program exists at the University of Minnesota Veterinary School. This assessment would be at the owners expense and if the animal can be rehabilitated, the owner should be required to take the animal to training. If the animal's personality is such that reformation is not possible, the animal should be removed from the city.

The Mayor asked about fines against the owner of the offending animal. Bakken Heck stated there is a provision in the ordinance calling for special licensing of potentially dangerous and dangerous dogs but such a fee has not been set by the council.

After further discussion, staff was directed to look into adding the behavioral component to the ordinance including finding potential costs associated with the assessment.

- B) The Mayor introduced the draft Rental Ordinance and asked the administrator to provide information. Bakken Heck thanked Heather Butkowski, Deputy City Clerk for conducting the research and assembling the information for the council. He went over the main questions the council raised from the previous meeting. The mayor then opened the floor for discussion.

The mayor commented on the inspection process and wanted to know if inspections are also complaint driven. Staff responded tenant complaints regarding unit conditions would prompt an inspection.

Council member Gill-Gerbig addressed the issue of the seminary units indicating these units should also be part of the complaint process. She used the example where a tenant may contact Seminary staff to fix a problem and if it is not addressed, the tenant should have the ability to contact the city for an inspection and compel the seminary to correct the problem if one exists.

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The mayor said he wants the ordinance to address the issues of nuisance units as well as to ensure that units (houses, apartments, etc.) are in habitable condition. He is concerned the city could get caught in the middle of a tenant / landlord dispute.

Council member Giannetti stated she sees two issues, the quality of the property and the quality of the tenant. She said building owners need to be educated on renting and tenant selection. She stated she feels the purpose of the ordinance is to make sure property is safe and habitable.

Following additional discussion, staff was directed to look into the issue of a board to handle complaints, how to avoid getting the city in the middle of a dispute between owner and tenant and to gather more information on other cities experience with this process.

- C) The council discussed the appointment to the St. Paul Regional Water Service. Bakken Heck stated a council member from North St. Paul who is currently on the commission has asked the city to reappoint him to this seat. Council member Gill-Gerbig stated she would like to hear from the individual before deciding upon potential reappointment.

ACTION ITEMS

- A) On a motion by council member Gill-Gerbig and a second by council member Giannetti, the council adopted resolution 111505A "A Resolution Certifying the Election Returns of the November 8, 2005 General Municipal Election". Motion carried on a roll call vote with members Gill-Gerbig, Doherty, Giannetti, Christensen and Dains voting yes.
- B) On a motion by council member Christensen and a second by council member Doherty, the council adopted resolution 111505B "A Resolution to Participate in the Countywide All-Hazard Mitigation Plan". Motion carried with members Gill-Gerbig, Doherty, Giannetti, Christensen and Dains voting yes.
- C) On an motion by council member Gill-Gerbig and a second by council member Giannetti, the council adopted resolution 111505 C "A Resolution to Participate in the Countywide Emergency Operations Plan". Motion carried with members Gill-Gerbig, Doherty, Giannetti, Christensen and Dains voting yes.

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- D) The council discussed the appointment process to fill the council vacancy. It was the consensus of the council to post notification of the vacancy on the city's web site, cable channel and in the Roseville Review and to accept letters of interest and qualifications until December 30, 2005. The council will review and interview, if necessary, candidates at the first meeting in January and make the appointment at that meeting.

WORK SESSION

Jessica Cook of Ehlers and Associates presented the council additional options regarding the southeast quadrant of Eustis and Larpenteur. She outlined three (3) options involving different concepts for rehabilitating the existing buildings. She indicated doing a rehab project, while redevelopment, meet only a few secondary goals. This type of project will not create local shopping opportunities or community gathering space.

Ms. Cook then discussed with the council the proposal for an open house to share the items with the public. It was decided that if an open house were to happen, it needs to be in February or March due to the pending appointment of a new council member.

Discussion continued on the process of an open house and what would be covered as well as other potential areas of possible development in the city.

Jessica and the Administrator will work together to discuss the next meeting with the council.

Mayor Dains brought up discussion regarding a rental-housing unit on the 1700 block of Eustis. He indicated neighbors told him there were several problems with the house. He would like staff to see what the city can do to compel the owner to clean up the property.

There being no further discussion, the meeting adjourned at 10:11 p.m. on a motion by council member Christensen and a second by council member Gill-Gerbig.

Respectfully submitted,

Brian Bakken Heck
City Administrator