

**Lauderdale City Council
Meeting Minutes
March 26, 2002**

1. Meeting called to order at 7:30 P.M.

2. ROLL

Council present: Gower, Christensen, McCloskey, Gill-Gerbig and
Mayor Dains

Staff present: Getschow and Bownik

3. APPROVAL OF THE AGENDA

A. Approval of Agenda. Motion by Christensen, second by Gower to approve the agenda with the addition of 7 (A) Redistricting. Motion carried unanimously.

4. APPROVAL

A. Approval of Minutes. Motion by McCloskey, second by Gill-Gerbig to approve of the minutes of the regular City Council meeting of March 12, 2002. Motion carried unanimously.

B. Approval of Claims totaling \$38,950.49. Motion by Gower, second by Gill-Gerbig to approve the claims totaling \$38,950.49. Motion carried unanimously.

5. OPPORTUNITY FOR THE PUBLIC TO ADDRESS ITEMS NOT ON THE AGENDA

6. CONSENT

7. SPECIAL ORDER OF BUSINESS/RECOGNITIONS/PROCLAMATIONS

A. *Redistricting.* The Mayor discussed the recent redistricting changes ordered by the Court. He stated that while the City is still in Senate District 54 and House District 54A, the Representative for Lauderdale, Mary Jo McGuire, has been moved to District 66B. District 66 comprises part of Saint Paul and all of the City of Falcon Heights. The new representative for District 54A is Mindy Greiling. The Mayor stated that Representative McGuire has served the City well and appreciates all the contributions she has made to the community. He also stated that the City should make contact with Representative Greiling in the next few months to schedule a time for her to introduce herself at a City Council meeting.

8. INFORMATIONAL PRESENTATIONS

A. *2001 Financial Statements and Audit: Steve McDonald-Abdo, Abdo, Eick and Myers.* Steve McDonald of Abdo, Abdo, Eick and Myers presented an overview of the city financial statements and the city audit report. The city finances are in very favorable condition, and the city audit this year went smoothly. Also, city fund balances continue to be at a healthy level. Motion by Gower, second by Gill-Gerbig to approve the audit and financial statements for fiscal year 2001. Roll: Yes: all. Motion carried.

9. PUBLIC HEARINGS

A. *Amendment to the Conditional Use Permit of Hamline Auto Body to Include Enterprise Rent-A-Car (2520 Broadway).* James Bownik, Administrative Analyst, stated that on September 11, 2001 a conditional use permit was approved for Hamline Auto Body to operate an auto body and repair facility at 2520 Broadway Drive. Since that approval, Enterprise Rent-A-Car has proposed to operate a car rental facility at the same location. Hamline Auto Body would lease approximately 600 square feet of office space to Enterprise, and provide them with up to 15 of Hamline's current parking stalls.

Bownik then outlined the performance standards that are used in determining the adequacy of the conditional use permit amendment that include:

- 1) Does the use conform to the I-1 District?
- 2) Will the use provide a harmonious relationship with adjacent properties?

- 3) Is the visual impression & environment of the use consistent with the district?
- 4) Does the use organize vehicular access & parking in a way that minimizes traffic congestion in the district?
- 5) Does the use promote the objectives of Title 10 of the City Code: Zoning, and the Land Use & Tax Base section of the Lauderdale Comprehensive Plan?
- 6) Does the use comply with the following performance standards?
 - a. Fire Protection.
 - b. Electrical Disturbance.
 - c. Noise.
 - d. Vibrations.
 - e. Odors.
 - f. Air Pollution.
 - g. Glare.
 - h. Erosion.
 - i. Water Pollution.

He stated that the use appears to comply with the performance standards outlined above, especially with various previous Council approvals such as the subdivision plat and agreement and the storm water management plan.

The Mayor opened the public hearing at 8:01 p.m.

No one that was present wished to address the City Council.

The Mayor closed the public hearing at 8:02 p.m.

10. ACTION

B. Amendment to the Conditional Use Permit of Hamline Auto Body to Include Enterprise Rent-A-Car (2520 Broadway). The Mayor asked if the clients of Enterprise would only be those that are also clients of Hamline Auto Body. Dave Hanson, Enterprise Rent-A-Car, stated that he anticipated that 70% of his business would be related to Hamline, while 30% of his business would not be related to Hamline Auto Body clients.

Council member Gill-Gerbig stated that is important that there is an approved storm water management plan for this property and its uses.

Council member Christensen asked about the hours of operation. Hanson stated that the planned hours were 7:30 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 12:00 p.m. on Saturdays. Christensen also asked if Hamline Auto Body knew at the time that they were applying for their conditional use permit in July 2001 that a rental car use would be a part of the business. Mike Huber, Hamline Auto Body, stated that he had envisioned a car rental use at the time but was unsure of the actual user or the details of the use.

Motion by Gill-Gerbig, second by Gower to approve the amendment to the existing conditional use permit for Hamline Auto Body to add Enterprise Rent-A-Car, a rental car facility, at 2520 Broadway Avenue (*This permit has the following condition: The applicant will follow all local, regional, and state environmental regulations and will make a reasonable effort to notify the City upon any notification of any such violation*). Roll: Yes: all. Motion carried.

C. *Resolution 032602A: A Resolution Accepting the Bid for the 2002 Street and Utility Improvements.* The City Administrator stated that the city engineers recommended tabling this item until the April 9 meeting. There are items that should be worked out before awarding the bids that include permit and easement work.

Motion by Gower, second by Gill-Gerbig to table consideration of Resolution 032602A to the April 9, 2002 City Council meeting. Roll: Yes: all. Motion carried.

D. *Consideration of the 2002 Street Sweeping Bids.* Motion by Gill-Gerbig, second by Christensen to approve Mike McPhillips for a quotation of \$3,300 to perform street sweeping for the year 2002. Roll: Yes: all. Motion carried.

E. *Set a Date for a Neighborhood Meeting for MNDOT TH 280 Reconstruction Issues.* The City Administrator stated there has been discussion of holding a neighborhood meeting to obtain feedback of the possible construction of a noise wall as part of the reconstruction of TH280. A MNDOT noise wall specialist would attend the meeting and provide options and visualizations regarding the construction of potential noise wall along TH 280. The Council discussed dates for conducting the meeting in early April.

The Administrator was directed to provide special mailed notice to all property owners on Malvern and Walnut Street and to provide overall general notice in the Roseville Review, on the city website, and on the cable channel.

Motion by Gower, second by McCloskey to set Wednesday, April 10 at 6:30 p.m. as the date for the MNDOT neighborhood meeting on noise wall issues.

Roll: Yes: all. Motion carried.

11. REPORTS
12. DISCUSSION
13. ITEMS REMOVED FROM THE CONSENT AGENDA
14. ADDITIONAL ITEMS
15. SET AGENDA FOR NEXT MEETING
 1. 2002 Improvements- Bid Consideration
 2. Hamline Auto Body- Car Wash Variance
 3. Set a Date for Spring Clean-Up
 4. Work session- Social Room Policy
16. ADJOURNMENT

Motion by Gill-Gerbig, second by Christensen to adjourn at 8:24 P.M. Ayes: All.