

**Lauderdale City Council
Meeting Minutes
April 9, 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

Others present: Tom Kellogg, City Consulting Engineer

3. APPROVAL OF THE AGENDA

A. Approval of Agenda. Motion by Christensen, second by Gower to approve the agenda. Motion carried unanimously.

4. APPROVAL

A. Approval of Minutes. Motion by Gower, second by Gill-Gerbig to approve of the minutes of the regular City Council meeting of March 26, 2002. Motion carried unanimously.

B. Approval of Claims totaling \$29,327.75. Motion by Gill-Gerbig, second by McCloskey to approve the claims totaling \$29,327.75. Motion carried unanimously.

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

6. CONSENT

7. SPECIAL ORDER OF BUSINESS/RECOGNITIONS/PROCLAMATIONS
8. INFORMATIONAL PRESENTATIONS
9. PUBLIC HEARINGS

A. Hamline Auto Body (2520 Broadway) Variance for the construction of a Car Wash. James Bownik, Administrative Analyst, stated that the current regulation for a side yard setback in the I-1 District is 20 feet. Hamline Auto Body is applying for a variance to the side yard setback requirements on the north end of the property to go from 20 feet to 10 feet from the north property line in order to accommodate a car wash facility at the site. The variance request was necessitated by an overhead power-line easement and a change to the storm water pond. He stated that an Excel Energy overhead power-line easement exists on the west end of the site. Construction of buildings cannot take place within the easement area. On the south end of the property exists a large storm water pond, which serves the storm water management needs of the entire development now known as Broadway Business Park. The capacity of the storm water pond was increased about 10 feet to the north in order to service the entire development between Broadway Drive and the Historic Stone site. As a result, the buildable area for the car wash was reduced, and the car wash facility was pushed further to the north.

As part of the final plat approval, a 20-foot utility easement was granted to the City along the north property line of the Hamline Auto Body site. However, the new location of the car wash facility may interfere with the City's ability to install a trunk sanitary sewer line in that easement area. Thus, an additional permanent utility easement to the north of the car wash is needed. Bownik referred to a letter in the packet from Philip Maas, owner of the property to the north of the Hamline site, which states that he will grant the City an additional 10 feet of easement for the sewer line. The City Attorney is currently drafting the easement agreement.

The Mayor opened the public hearing at 7:40 p.m.

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

The Mayor closed the public hearing at 7:40 p.m.

10. ACTION

A. *Hamline Auto Body (2520 Broadway) Variance for the construction of a Car Wash.* Motion by McCloskey, second by Gower to approve the 10-foot variance of Hamline Auto Body located at 2520 Broadway for the construction of a car wash. Roll: Yes: all. Motion carried.

B. *Resolution 032602A: A Resolution Accepting the Bid for the 2002 Street and Utility Improvements.* The City Engineer presented the bids for the 2002 Street and Utility Improvements as follows:

Northdale Construction Co. Inc.	\$1,734,132.04
S.M. Hentges & Sons, Inc.	\$1,734,346.00
S.R. Weidema, Inc.	\$1,816,503.30
Barbarossa & Sons, Inc.	\$1,830,030.00
Palda and Sons, Inc.	\$2,141,324.35

These bids include adding the two alternates for the Water Utility work. The Engineer stated that the bids were reviewed and found to be in order. He recommended the approval of the lowest submitted bid by Northdale Construction Company, Inc. The submitted low bid was over the engineer's estimate of \$1,500,000. Kellogg stated this was mainly due to higher than expected bids for the trunk sanitary sewer line construction.

The schedule for the start of construction on all of the facets of construction was discussed. The gas main replacement to be conducted by Xcel Energy prior to the city contracted work was also discussed.

Motion by Christensen, second by Gill-Gerbig to approve Resolution 040902A: A Resolution Accepting the Bid for the 2002 Street and Utility Improvements. Roll: Yes: all. Motion carried.

C. Set a Date for a Neighborhood Meeting for MNDOT TH 280 Reconstruction Issues. The City Administrator stated that the Wednesday, April 10th date that was set for a MNDOT noise wall neighborhood meeting at the last Council meeting needs to be rescheduled. As was stated at the last meeting, a noise wall specialist will attend the meeting and provide options and visualizations regarding the construction of potential noise wall along TH 280. Direct mailed notice of the meeting will be sent to all residents of Malvern and Walnut Street. There will also be general notice of the meeting in the Roseville Review, on the cable channel, and on the website.

Motion by Gill-Gerbig, second Gower to set a date for the neighborhood meeting as Monday, April 29th at 6:30 p.m. with MNDOT regarding TH280 noise wall construction. Roll: Yes: all. Motion carried.

D. Set a Date for Spring Clean-up. Motion by Gill-Gerbig, second by Gower to set April 29-May 3 as Spring Clean-up Week and May 6- May 10 as Inspection Week. 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- Set a Date for Bond Sale
 2. 2000-2003 Improvements- Financing
 3. 2002 Improvements- Easements
 4. Use Deeds
 5. 2002 1st Quarter Financial and Investment Report

15. ADJOURNMENT OF THE REGULAR MEETING TO A WORK SESSION

Motion by McCloskey, second by Gill-Gerbig to adjourn the regular meeting to a work session at 8:29 P.M. Ayes: All.

16. WORK SESSION DISCUSSION

The work session was called to order at 8:37 p.m. The City Council once again discussed the Community Room Rental Policy and the potential need to replace the windows in the kitchen and the social room. The possible technical revisions to the Lauderdale Assessment Policy Manual did not require discussion since the revisions are not necessary due to further research that was conducted.

17. ADJOURNMENT OF WORK SESSION

Motion by Gill-Gerbig, second by Christensen to adjourn the work session at 9:35 P.M. Ayes: All.