

## OFFICIAL PROCEEDINGS

Pursuant to due call and notice thereof, the regularly scheduled meeting of the Spring Lake Park City Council was held on December 5, 2016 at the Spring Lake Park Community Center, 1301 81st Avenue N.E., at 7:00 P.M.

### 1. Call to Order

Mayor Hansen called the meeting to order at 7:00 P.M.

### 2. Roll Call

Members Present: Councilmembers Nash, Nelson, Wendling, and Mayor Hansen

Members Absent: None

Staff Present: Police Chief Ebeltoft; Public Works Director Randall; Building Official Brainard; Engineer Gravel; Planner Carlson; Parks and Recreation Director Rygwall; Administrator Buchholtz and Executive Assistant Gooden

Visitors: Barbara Goodboe-Bisschoff, 8309 Monroe Street NE  
Suzanne Bickford, 1095 Manor Drive NE  
Hans Hansen, 8331 Able Street NE  
Linda Hamilton, 7856 Monroe Street NE  
Margaret Tannen, 7935 Sunnyside Road  
Gerald Maeckelbergh, 425 Rice Creek Blvd., Fridley  
Stephanie and DJ Tanner, 7535 Lyric Lane NE  
Carol Anderson, 8242 Fillmore Street NE  
Sara Criger, Allina/Mercy and Unity Hospitals  
Helen Strike, Allina/Mercy and Unity Hospitals  
Craig Malm, Allina/Mercy and Unity Hospitals  
Renee Gast, 12705 Lincoln Street NE  
Jack Angerhofer, 724 Holland Lane NE  
Owen Metz, Dominion Development  
Terry Sween, Dominion Development  
John Harriss, BKV Group, Minneapolis  
Olivia Alveshere, ABC Newspaper

### 3. Pledge of Allegiance

### 4. Additions or Corrections to Agenda - None

### 5. Discussion From The Floor

Suzanne Bickford, 1095 Manor Drive NE, stated that she has many concerns with the proposed Dominion development. She expressed that the four-story building being proposed is too high and will cause residents living in the apartment building to look onto her property and into her home. She stated that she would like to see conditions added to the Planned Unit Development application that a traffic study be completed before final approval; an eight foot vinyl fence be constructed along her property line and the proposed development; snow removal be done by the property owner and not the city. She also would like to see low lighting, similar to that of the dental office, be used on the property and the planting of full-grown trees to create more privacy.

Linda Hamilton, 7856 Monroe Street NE, reported that Allina Corporation will soon be filing a petition to support changing the services offered at Unity Hospital. She stated that she encouraging residents and the City Council to not support the change. She reported that in her recent campaign door knocking for the North Suburban Hospital Board position, she found that residents are very concerned with the accessibility of health care to them in the community. She stated that many community residents moved to Spring Lake Park due to the city's proximity to Unity Hospital.

Ms. Hamilton stated that there are concerns with the employees and patients with the control over healthcare. She stated that moving the healthcare out Spring Lake Park will not support the community and that the City needs to listen to the concerns of the residents to keep healthcare within the City.

Administrator Buchholtz stated that the City has not received any petitions from the North Suburban Hospital District to dissolve. He reported that the presentation from Allina at this meeting is to educate the Council and public on the One Hospital, Two campus model for healthcare.

Barbara Goodboe-Bisschoff, 8309 Monroe Street NE, stated that she would like to apologize to the Planning Commission and the representatives from the Dominion Group for providing incorrect Planned Unit Development (PUD) information at the Planning Commission meeting. She stated that she has learned that laws can be changed to allow eminent domain on property such as the proposed Dominion project. She asked that a statement prohibiting the usage of eminent domain be added to the contract with Dominion as part of the approval of the project.

Ms. Bisschoff stated that she is working with residents on the flooding at 11 locations within the City. She asked that funding be made available from FEMA, Metropolitan Council and funding from the TIF project to help address the flooding. She stated that she would like to see a meeting with the citizens addressing the concerns would be favorable.

#### 6. Consent Agenda:

Mayor Hansen reviewed the following Consent Agenda items:

- A. Approval of Minutes – November 21, 2016
- B. Contractor's Request for Payment No. 5/Final – Sanitary Lift Station – Meyer Contracting
- C. Licenses:
  - 1. Contractor's Licenses
  - 2. Used Car Licenses
  - 3. Tobacco Licenses
  - 4. Pawl Broker Licenses
  - 5. Massage Therapy Licenses (Enterprise and Individual Technician)
  - 6. Liquor Licenses
  - 7. Dance Licenses
- D. Memorandum of Understanding between the Teamsters Local 320 and the City
- E. Fourth Quarter Billing for 2017 Payable 2018 Property Tax Assessment – Ken Tolzmann
- F. Correspondence

MOTION BY COUNCILMEMBER NASH TO APPROVE THE CONSENT AGENDA. ROLL CALL VOTE: ALL AYES. MOTION CARRIED.

7. PresentationA. One Hospital, Two Campuses – Changes in Healthcare Delivery for North Metro – Sara Criger, Sr. Vice President – North Region President, Mercy Hospital

Sara Criger, Senior Vice President of Allina explained that Allina is taking a new approach of redefining the health care experience at Unity and Mercy hospitals. She explained that while Unity and Mercy hospitals have been providing the same health care options at both locations however, Allina has noticed a decline in services needed. She stated that by having the ability to combine many similar services at one location, it will cut down on the amount of doctors and staff needed at each location and by grouping like services in one location it will be easier on the patient.

Ms. Criger stated that both facilities will have the most frequently used services available at each existing hospital. She reported that emergency rooms are not closing and will accept patients the same as they always have. She stated that by combining the hospital services, patients will no longer need to worry about traveling to the other hospital to receive specialized care as Allina will provide all the necessary transportation and care to the facility that care is provided.

Ms. Criger reported that in March of 2017, Unity hospital will turn its focus to the mental health and addiction patients. She reported that by having the addiction programs and mental health services provided in one place it will provide for a more healing environment for the the patients.

Ms. Criger stated that security measures have been improved within the hospital and for the staff. She reported Allina will no longer make is any requests for funding to the North Suburban Hospital District for capital improvements to the hospital.

Councilmember Nelson stated that he has many concerns with Unity hospital changing over to mental health care and is concerned with the safety of nursing staff as well as the elimination of positions with this change in the hospital. He stated that he is concerned that there will be great increase in the number of uninsured people using the hospital as a primary care facility. He expressed that he is unhappy to see the healthcare services diminish for seniors in the area.

Ms. Criger stated that the care level at Unity will not diminish and encouraged residents that Unity will be offering the same services as it always has and to utilize the hospital in the same manner as they have been. She stated that Allina shares many of the same concerns of that the City and the residents and, in time, hopes that residents see that the changes will work well for the needs of the community.

8. Public Works Report

Public Works Director Randall reported that the Public Works Department has completed cleaning up the parks for the season; removed the volleyball and tennis court nets; continue to cut brush round the ponds and pumped all the fire hydrants.

Mr. Randall stated that all the streets have been swept and the Department plowed one time in the month of November. He reported that he has reviewed the water table in several the areas that have experienced flooding recently and has been reviewing the sewer lining tapes for repairs next year.

Councilmember Nelson inquired if the thin ice signs have been posted. Mr. Randall reported that the signs are in place for the winter months.

Mayor Hansen thanked the Public Works Department for the lighted decorations at the parks and commented on how nice the light displays look.

#### 9. Code Enforcement Report

Building Official Brainard reported that he attended the Council meetings on November 7 and November 21; a meeting with Substance Church Architects on November 3; a North Suburban Code Officials meeting on November 8; a Department Head meeting on November 8; a Spring Lake Park High School Addition meeting on November 22; and the North Suburban Building Officials meeting on November 29.

Mr. Brainard stated that in November 2016, 43 permits were issued consisting of 23 building permits. He reported that he conducted 163 inspections, including 36 building, 9 mechanical, 9 plumbing, 5 nuisance, 5 certificate of occupancy, 85 rental housing, 5 fire and 9 zoning inspections.

Mr. Brainard reported that the November 2016 vacancy listing shows that there are 14 vacant/foreclosed residential properties currently posted and/or soon posted by the Code Enforcement Department, which remains the same from last month. There are two vacant/foreclosed commercial property, which is remains the same from last month; and 10 residential properties currently occupied and ready for Sheriff Sale's redemption, which is down six from last month. He reported that he did post one abandoned and/or vacant property notice in month of November and conducted five certificate of occupancy inspections; in addition, two Administrative Offense Tickets and six violation notices were issued by the Code Enforcement Department.

Mr. Brainard provided a Christmas Tree Fact Sheet created by the State Fire Marshal Division.

#### 10. Public Hearing

##### A. Truth in Taxation Public Hearing – 2017 Budget and Property Tax Levy

Mayor Hansen opened the public hearing at 8:05 PM to discuss the 2017 proposed budget and tax levy.

Administrator Buchholtz reviewed the following visuals:

- Graphs showing the 2016 to 2017 Revenue and Expenditure Comparisons
- Pie Chart for 2017 Revenues
- Pie Chart for 2017 Expenditures
- 2017 Budget Highlights

Administrator Buchholtz stated the proposed levy increase is 5.4%, of which the General Government levy will increase by 4.69%. He stated that overall General Fund spending is set to increase by 5.35%. He stated that the City's tax rate will decrease slightly from 54.703% in 2016 to 52.394% in 2017. He reported that the City will be receiving Local Government Aid (LGA) for the fourth time, after previously in 12 years and outlined how these will be used as follows: 1.) fund general fund expenditures; 2.) buy down debt service levy; 3.) purchase capital equipment; 4.) fund State/Federal storm water mandates; and 5.) special projects.

Administrator Buchholtz reported that had the 2016 Legislature passed the Tax Bill, the City would have received an additional \$71,476 in LGA and this would have reduced the levy increase from 5.4% to 3.0%. He stated that cost drivers for the 2017 budget included increases in wages and benefits for City staff, increases in police and fire protection costs, and increases I.T. consultant fees.

Administrator Buchholtz reported that half of the receptionist salary was transferred from the Administration budget to the Code Enforcement budget as the receptionist has been assisting the Building Official with more clerical responsibilities.

Hans Hansen, 8331 Able Street NE, inquired what impact health care costs has on the budget. Administrator Buchholtz stated that the health plan that has been offered to employees in the past was no longer available as an option. He stated that with the existing plan, higher premiums were already being charged; therefore, there was not a large increase in the health care cost.

Mayor Hansen asked for comments from the floor. Hearing none, the public hearing was closed at 8:28 PM.

#### 11. Resolutions and/or Ordinances

##### A. Ordinance 430, An Ordinance Amending the Official Zoning Map of the City of Spring Lake Park and Creating a New Planned Unit Development District

Planner Carlson provided an overview of the request as it pertains to current land use guidance in the Comprehensive Plan and the official zoning map, its purpose and applicability, permitted uses, the public benefit, the site plan, building specifics relating to building height and materials, landscaping, storm water management and the public benefits.

Planner Carlson reported that in Section 153.151 of the Zoning Code, a Planned Unit Development (PUD) may allow those uses listed as permitted or conditional in the underlying zoning district. He stated that in this project the underlying zoning is R-3 Multiple Family Residence District. He stated that multi-family structures over six units per building are a permitted use.

Planner Carlson reported that the site plan is arranged with one building of four floors plus one level of underground parking. He stated that the building in plan view is similar to the letter "E" with three prongs extending south toward the Manor Drive frontage. He stated that these three extensions of the building present facades of about 70' wide rather than a long façade of 475 feet, which is the actual length of the building along Manor Drive. He explained that toward County Highway 10 there are two main prongs and a shorter one at the main entry.

Planner Carlson noted that a traffic study will be completed along Able Street and Manor Drive prior to final approval. He stated that affordable senior housing generates less traffic than other high intensity uses. He stated that senior drivers do not travel during the peak travel times and the design of the building and parking will create less traffic than what a commercial building would on the site.

Planner Carlson explained that the landscape plan is well designed and generous, providing several special amenities not only to residents but to the public as well. He reported that on Manor Drive near Laddie Road a small "pocket park" is proposed near the intersection. He stated that this would feature special paving, a bench, bike repair station, and a dog waste station. He noted that several improvements will be made to Triangle Park including a walking trail connecting to the proposed development and path lighting.

Planner Carlson explained that stormwater runoff will be addressed in the final details and approvals from the City Engineer and Public Works Director to handle stormwater from this project. He stated that it is known that stormwater runoff and flooding are concerns in the neighborhood and this project will neither

fix those problems nor make them worse. He reported that this project and this site will handle its own stormwater and will not contribute further to the flooding problems in the neighborhood.

Administrator Buchholtz explained that Ordinance 430 grants the development rights and the intent of the proposed development. He noted that the Ordinance grants city staff the right to approve any minor changes to the development plan without having to bring the changes to the Planning Commission and City Council for approval. He stated that the PUD is not adopted until all of the conditions of the memo provided by Planner Carlson are approved. He stated that Attorney Thames will draft the development agreement.

Administrator Buchholtz stated that any issue that is not addressed in the PUD will be addressed through Zoning Code. He noted that the PUD will take precedent and the Zoning Code will apply afterwards.

Councilmember Nelson noted that he supports the language in the Ordinance that allows the City Council to have control over the permitted usage. He stated that he would like to see that larger trees along Manor Drive be planted to help preserve the neighborhood and to allow for privacy for the residents nearby.

John Harriss, BKV Group, reported that the landscaping tree size will be taken into consideration and he was not ready to commit to the size of the trees that will be used. He stated that he would like to see a tree that will survive and be healthy. He stated that the trees that will be planted will be fast growing along Manor Drive. He noted that any existing large trees that are able to be saved during the project development will be.

Administrator Buchholtz stated that the existing billboard on the property will be removed. He also noted that if the Council consensus is of that to have larger trees along the east property line, staff will work with Dominion to include that request in the development agreement. The consensus of the Council was to require larger trees.

MOTION MADE BY COUNCILMEMBER NELSON TO APPROVE ORDINANCE 430 AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SPRING LAKE PARK AND CREATING A NEW PLANNED UNIT DEVELOPMENT DISTRICT CONTINGENT ON REVISIONS TO THE LANDSCAPE PLAN SHOWING LARGER CALIPER TREES ALONG THE EAST PROPERTY LINE. ROLL CALL VOTE: ALL AYES. MOTION CARRIED.

B. Resolution 16-37, A Resolution Approving Summary Publication for Ordinance 430

MOTION MADE BY MAYOR HANSEN TO APPROVE RESOLUTION 16-37 APPROVING SUMMARY PUBLICATION FOR ORDINANCE 410. ROLL CALL VOTE: ALL AYES. MOTION CARRIED.

12. New Business

A. Replacement of 800 MHz Portable Radios and Squad Mobile Radios

Chief Ebeltoft reported that in August 2014, the City was notified by Anoka County Radio Report that the existing 800 MHz Portable and Police Squad Mobile Radios were currently 10 years old. He stated that at the time, Anoka County Radio was seeing an increase in repairs to the radios and Motorola was servicing them.

Chief Ebeltoft reported that Motorola indicated they were ending service and not going to guarantee parts on the Squad Mobile Radios after 2018 and the Officer Portable Mobile in 2019. He explained that there are older radios in Anoka County that have not been supported for a few years already and prices of parts are increasing

with availability being limited.

Chief Ebeltoft reported that since 2014, he and Administrator Buchholtz, with the guidance of the City Council, took steps necessary to address a considerable budget shortfall of financing regarding the officer portable radios and mobile squad radios. He stated that replacement of the radios were scheduled in the five-year capital budget for 2017. He explained that he recently received information about equipment cost increases (\$400.00 per radio) taking effect as of January 1, 2017 with the issuance of the new state contract.

Chief Ebeltoft reported of being informed of some existing rebates for our current equipment, due to substantial savings (\$11,500.00), with the existing rebates and a deadline of December 15, 2016 for placing an order to maximize the savings for this purchase to be billed in 2017. He stated that he would like to replace fifteen portable radios and eight mobile squad radios. He stated that the cost for the replacement of these radios will be governed by Minnesota State Contract Pricing #40071. He reported that the total cost for replacement of the stated radios at \$82,487.50.

Chief Ebeltoft stated that the current Radio Replacement Fund has a \$50,113.80 balance. He stated that the 2016 transfer of \$15,000 could be made January 1, 2017, which would bring the Replacement Fund Balance to \$80,113.80. He stated that the remaining balance of \$2,487.60 would be taken from the Police Department Operating Budget for radio repairs.

MOTION MADE BY MAYOR HANSEN TO APPROVE REPLACEMENT OF 800 MHZ PORTABLE RADIOS AND SQUAD MOBILE RADIOS. ROLL CALL VOTE: ALL AYES. MOTION CARRIED.

B. Select Finalists for Interviews for Vacant Council Position

Administrator Buchholtz reported the City received six applications from residents interested in the vacant City Council position. He reported that the Council received the applications for review. The consensus of the Council was to interview all six candidates on Monday, December 12, 2016.

C. Xcel Energy Contract for Collection of Fluorescent Lamps

Administrator Buchholtz reported that Xcel Energy has agreed to work with the City on its fluorescent bulb collection. He stated that the Recycling Division and Xcel Energy agreed that the City would arrange the collection of the bulbs. He reported that Xcel Energy will reimburse the City 100% of the cost of collection and the cost of recycling including the cost of transportation, hauling, supplies, administrative expenses and labor costs directly associated with lamp recycling for Xcel residential and small business customers who can prove they have an Xcel account.

Councilmember Wendling suggested that a mailer be mailed to local businesses to make them aware of the recycling. Administrator Buchholtz stated that he will share the suggestion with the Recycling Coordinator.

MOTION MADE BY MAYOR HANSEN TO APPROVE XCEL ENERGY CONTRACT FOR COLLECTION OF FLUORESCENT LAMPS. ROLL CALL VOTE: ALL AYES. MOTION CARRIED.

13. Engineer's Report

Engineer Gravel had no new items to report.

14. Attorney's Report

Attorney Thames had no new items to report.

15. ReportsA. Beyond the Yellow Ribbon Report

Councilmember Nelson reported that the Men's Auxiliary has disbanded from the VFW however; the Beyond the Yellow Ribbon group will inherit the activities and events previously hosted by the Men's Auxiliary. He stated that volunteers are needed and encouraged residents to get involved in the group.

16. Other

Councilmember Wendling reported that he attended the Local Government Officials meeting and stated that the fiber optics within Anoka County was discussed. Administrator Buchholtz explained that Anoka County contracted with Zayo to build out the County's fiber optic infrastructure, connecting most government buildings within Anoka County to one central host. He stated that the City of Spring Lake Park had planned to transition into Zayo after the current franchise with Comcast ends. He reported that several capital items were needed to upgrade to become part Zayo. He stated that if the City would pull out of the contract, renegotiation would need to take place, resulting in higher costs to join back into the consortium.

B. Administrator Reports

Administrator Buchholtz stated that Blue Sun Soda Shop has applied to open a bottling operation within their retail space. He reported that Public Hearing will be held by the Planning Commission on Monday, December 12, 2017 to discuss amending the zoning code ordinance relating to bottling plants in commercial districts.

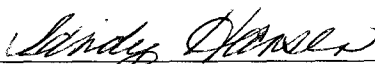
Administrator Buchholtz commended the Planning Commission for their hard work in the past six months. He stated that the Commission held six public hearings and had very good questions for the developer of the Dominion project.

Administrator Buchholtz reported that a public hearing will be held by the City Council on December 19, 2016 for the approval of private activity bonds for the Dominion project.

15. Adjourn

MOTION BY COUNCILMEMBER NELSON TO ADJOURN. VOICE VOTE: ALL AYES. MOTION CARRIED.

The meeting was adjourned at 9:30 P.M.

  
Cindy Hansen, Mayor

Attest.

  
Daniel R. Buchholtz, Administrator, Clerk/Treasurer