

OFFICIAL PROCEEDINGS

Pursuant to due call and notice thereof, the regularly scheduled meeting of the Spring Lake Park City Council was held on November 7, 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, Wendling, and Mayor Hansen

Members Absent: Councilmember Nelson

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: Michael Harasyn, 566 78th Avenue NE
Barbara Goodboe-Bisschoff, 8309 Monroe Street NE
Suzanne Cellette, 8284 Fillmore Street NE
Mary Kurth, 736 Maple Street NE
Jim Hennessey, 8228 Tyler Street NE
Dean Sweeney, 7705 Lakeview Lane NE
Suzanne Bickford, 1095 Manor Drive NE
Mary Campbell, 2160 111 Lane NW, Coon Rapids
Mark Peterson, Spring Lake Park
Owen Metz, Dominionium Development
Terry Sween, Dominionium Development
Olivia Alveshere, ABC Newspaper

3. Pledge of Allegiance

4. Additions or Corrections to Agenda - None

5. Discussion From The Floor

Barbara Goodboe-Bisschoff, 8309 Monroe Street NE, stated that she is representing the residents in the immediate area of the Goony Golf site and stated that they are very concerned with the proposed rezoning of homes. She stated that she is concerned with the flooding that occurs in the area, as well as Conde Park, and does not feel that by removing the one acre of foliage will help with the flooding situation.

Mike Harasyn, 566 78th Avenue NE, representative for Springcrest Homeowner Association, stated that there are concerns with the flooding that occurs on Terrace Road. He reported that the amount of standing water is alarming and affecting the townhomes. He stated that the townhome association will be logging water amounts and watching for more flooding and reporting back to the City Council. Mayor Hansen added that the flooding and water concerns will be discussed at the November 14, 2016 City Council workshop session.

Suzanne Bickford, 1095 Manor Drive NE, expressed her concern with the rezoning proposal for the two parcels near the Goony Golf site. She opined that if the rezoning is approved, her home will have no resale value and little visibility from the Highway. Ms. Bickford stated that she feels the City Council is moving away from the management plan and zoning plans. She asked that the Council listen to its residents and reminded the Council of the past correspondence she had distributed to them at an earlier meeting. She supplied the Council with a letter from a resident and asked that they review it before any decisions were made regarding the proposed zoning code amendments.

Suzanne Cellette, 8284 Fillmore Street NE, addressed the issue of the flooding that occurs in her area as well. She stated that she does not want to see the greenspace removed as it will cause even more flooding. She reported that sump pumps are working overtime as it is now. She encouraged the Council to think about the current citizens and the problems that are occurring with the flooding in many areas.

Mary Campbell, 2160 111 Lane NW, stated that she has concerns with the proposed plans for the Goony Golf site. She stated that she feels that the the proposed changes would go against the Comprehensive Plan that is already in place.

Mark Peterson, Spring Lake Park resident, stated that he is not in favor of the proposed development and feels that more traffic will be created. He stated that there will be more water runoff from the proposed site.

6. Consent Agenda:

Mayor Hansen reviewed the following Consent Agenda items:

- A. Approval of Minutes – October 17, 2016
- B. Application for Exempt Permit – MN Darkhouse and Angling Asst. – March 25, 2017 at Kraus-Hartig VFW
- C. Contractor's Licenses
- D. Sign Permit
- E. Correspondence

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

7. Public Works Report

Public Works Director Randall reported that the Public Works Department has completed mowing for the season; continues to pick up garbage and recycling from the parks; aerated the parks and winterized the sprinklers. He stated that the department is busy preparing the winter equipment.

Mr. Randall stated that all the sewers have been cleaned and fire hydrants have been drained for the winter. He reported that street sweeping has started and reminded residents to move their vehicles that are parked in the street for easier access for the sweeper.

8. Code Enforcement Report

Building Official Brainard reported that he attended the Council meetings on October 3 and October 17; an Open House with Dominion Development Group on October 7; the North Suburban Code Officials meeting on October 11 and ICC Group B Code Development Hearings October 18 – October 26.

Mr. Brainard stated that in October 2016, 71 permits were issued consisting of 37 building permits. He reported that he conducted 112 inspections, including 40 building, 12 mechanical, 14 plumbing, 5 nuisance, 4 certificate of occupancy, 20 rental housing, 8 fire and 9 zoning inspections.

Mr. Brainard reported that the October 2016 vacancy listing shows that there are 14 vacant/foreclosed residential properties currently posted and/or soon posted by the Code Enforcement Department, which is down one from last month. There are two vacant/foreclosed commercial property, which is up one from last month; and 16 residential properties currently occupied and ready for Sheriff Sale's redemption, which remains the same from last month. He reported that he did post one abandoned and/or vacant property notice in month of October; in addition, three Administrative Offense Tickets and six violation notices were issued by the Code Enforcement Department.

Mr. Brainard noted that he attended the International Code Council (ICC), Group B Code Hearings in Kansas City, Missouri, October 18 – 26, 2016. He reported that the hearings consisted of proposed code changes to various building codes and each proposal was debated for and against the changes.

Mr. Brainard provided a handout on the regulations and process for erecting a fence in the City for residents as well as commercial owners.

9. Resolutions and/or Ordinances

A. Resolution 16-30 Approving a Comprehensive Plan Amendment to Amend the Future Land Use Map for 1063 and 1075 Manor Drive NE

Administrator Buchholtz reported that Dominion, an established Twin Cities apartment developer, has an option to purchase two single-family lots near the Goony Golf Mini Golf site on County Highway 10 NE. He reported that the lots are at 1063 and 1075 Manor Drive NE. He stated that their intent is to develop age-restricted 55 plus housing. He explained that Dominion is expanding the site to include two adjacent homes to "square off" the Goony Golf site into a regular rectangle. He stated that Dominion is requesting a comprehensive plan amendment from Commercial to High Density Residential and a rezoning from C-2 to R-3 for the project.

Administrator Buchholtz reported that the Planning Commission, after receiving the staff report and hearing the testimony presented by the developer and residents during the public hearing, recommended approval of the land use changes.

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, transportation access to the the site, economic implications to the community, housing needs, and land use compatibility.

Councilmember Nash inquired if the rezoning of these particular parcels would be categorized as spot zoning. Planner Carlson explained that the proposed site would not be categorized as that since the properties would be joining the R-3 area of the development. He stated that the parcels that are being rezoned for the purpose of redevelopment as part of the multi-family district.

Owen Metz, Dominion Development, provided a company overview and explained that Dominion specializes in affordable housing. He stated that rental units typically have a range of \$900-\$1,300 for a monthly rent and residents who live in the properties are that who can afford the monthly rent on their own without subsidies from other sources.

Councilmember Wendling asked for clarification if only residents of the age 55 or older and financially secure can only rent at the proposed facility. Mr. Metz stated that although no one can be turned away, the residents must be able to prove that they are able to afford the monthly rent.

MOTION MADE BY COUNCILMEMBER WENDLING TO APPROVE RESOLUTION 16-30 APPROVING THE FUTURE LAND USE MAP FOR 1063 AND 1075 MANOR DRIVE NE. ROLL CALL VOTE: ALL AYES. MOTION CARRIED.

B. Ordinance No. 429 Amending the Official Zoning Map of the City of Spring Lake Park

MOTION MADE BY MAYOR HANSEN TO APPROVE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SPRING LAKE PARK. ROLL CALL VOTE: ALL AYES. MOTION CARRIED.

12. New Business

A. Liquor Store Budget

Administrator Buchholtz reported that the proposed 2017 Liquor Store budget is ready for the Council to review. Councilmember Nash proposed that it be tabled until Liquor Store Manager Hachey is available to present it to the Council at the November 21, 2016 meeting.

MOTION MADE BY COUNCILMEMBER NASH TO TABLE LIQUOR STORE BUDGET PRESENTATION UNTIL NOVEMBER 21, 2016 COUNCIL MEETING. ROLL CALL VOTE: ALL AYES. MOTION CARRIED.

B. Purchase New AED Defibrillators

Police Chief Ebeltoft reported that as part of the "Strategic Planning Process" and looking to the future, the City created a five-year capital budget and assigned several different project with cost in those consecutive five years. He explained that the five-year capital budget was presented to the Mayor and City Council for review and approval. He stated that in 2017, one of the Police Department projects allocated was the replacement of the AED Defibrillators for the City with designated funding in the amount of \$22,000.00

Chief Ebeltoft reported that the current AED Defibrillators were purchased in March 2004. He stated that like any equipment, they do have a life expectance, they have reached and surpassed their useful life, and repairs to the current AED's would be costly and time consuming. He recommended that the Police Department and City Hall purchase 13 Zoll Plus AED Defibrillators. He reported that the price for each of the defibrillators is \$2,100.00 however; government contract pricing is available at \$1,350.00 with a total price of \$17, 550.00. He added that a mail-in rebate for the old AED units of \$200.00 per unit is available until the end of December 2016.

Chief Ebeltoft stated that he has reached out to Allina Health Emergency Medical Services and learned that they would like to donate one AED unit to assist with the replacement of the older unit.

Chief Ebeltoft reported that the purchase is scheduled for 2017; however, due to the limited period of the current rebate, he is requesting authorization to purchase the 13 units at this time. He stated the funds will be taken from the Capital Replacement Fund #403. He added that the purchase would be under budget by \$4,450.00 without the rebate.

Councilmember Nash inquired if this particular model of AED Defibrillators have issues with needed updates or needed equipment changes. Chief Ebeltoft stated that he was not aware of any problems.

MOTION MADE BY MAYOR HANSEN TO APPROVE PURCHASE OF 13 ZOLL PLUS AED DEFIBRILLATORS IN THE AMOUNT OF \$17,550.00. ROLL CALL VOTES: ALL AYES. MOTION CARRIED.

C. Authorize Preparation of Plans and Bidding – 2017 Sewer Lining Project

Engineer Gravel reported that for the past several years the City has completed a sanitary sewer lining project as part of a long-term effort to maintain the City's infrastructure. He explained that the sewer maintenance program has been set up to try to keep the annual lining projects within a cost of \$150,000 to \$200,000.

Mr. Gravel reported that Public Works Director Randall has determined a priority sewer repair area for the 2017 lining. He stated that the proposed 2017 work includes the sewer lines in the area east of Able Street, south of Highway 10, west of TH 65, and north of 81st Avenue NE. He stated in addition to lining of the sewer mains, sewer service connection wyes will be repaired where warranted. He noted that the repair area is near the area that is being proposed for the new multi-family development.

Mr. Gravel stated that the estimated construction cost for the 2017 sewer-lining project is \$150,000 to \$170,000. He stated that if the city would like to take the next step in the project, he requests that the City Council order preparation of plans and specifications and authorize bidding for the 2017 Sanitary Sewer Lining Project. He stated that bid results will be presented to the Council in March for approval.

MOTION MADE BY MAYOR HANSEN TO AUTHORIZE PREPARATION OF PLANS AND BIDDING FOR 2017 SEWER LINING PROJECT. ROLL CALL VOTE: ALL AYES. MOTION CARRIED.

D. Authorize Preparation of Plans and Bidding – 2017 – 2018 Seal Coat and Crack Repair

Engineer Gravel reported that as part of the ongoing street maintenances, the City completed an annual street maintenance project consisting of crack repair and seal coating. He stated that seal coating includes placing bituminous emulsion and small aggregate on the street surface. He stated engineering staff has reviewed the street system history with the Public Works Director to establish priority streets for crack seal and seal coat treatment.

Mr. Gravel stated that to reduce bidding costs, he recommends obtaining bids for a project that will include both 2017 and 2018 construction. He reported that the target streets to be completed under this recommended two-year project are essentially the streets that were last treated in 2007 and 2008. He stated that portion of University Avenue Service Drive, Terrace Road, Monroe Street, and Able Street are proposed to be included and in addition, city parking lots at the liquor store and other facilities may be included as alternate bids.

Mr. Gravel requested that the City Council authorize preparation of plans/specifications and bidding for the 2017-2018 Seal Coat and Crack Repair project. He stated that the project schedule includes receiving bids in February, with Council considering award of Construction Contract in March with construction in the summer of 2017 and 2018.

MOTION MADE BY MAYOR HANSEN TO AUTHORIZE PREPARATION OF PLANS AND BIDDING FOR THE 2017- 2018 SEAL COAT AND CRACK REPAIR. ROLL CALL VOTE: ALL AYES. MOTION CARRIED.

11. Engineer's Report

Engineer Gravel reported that the final closeout process continues for the 2014-2015 Street Improvement Project, Lift Station No. 1 Reconstruction and 2016 Sanitary Sewer Lining Projects.

12. Attorney's Report

Attorney Thames had no new items to report.

13. Reports

A. Beyond the Yellow Ribbon Report

Councilmember Nash stated that there was nothing new to report.

14. Other

A. Administrator Reports

Administrator Buchholtz reported that the quarterly liquor store report and proposed 2017 liquor store budget will be presented at the November 21, 2016 Council meeting.

Administrator Buchholtz reported that there was a significant number of voters that took advantage of absentee voting that took place during the absentee voting period. He estimated 10-15 percent voter turnout during this time. He reminded residents of Election Day on November 8, 2016, and thanked the election judges who will be working the election.

Administrator Buchholtz stated that a special Council meeting will be held on November 14, 2016 to canvass the election results. He stated that a Council workshop session to follow to discuss the public utilities budget, storm water issues and an animal control issue.

15. Adjourn

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

The meeting was adjourned at 8:16 P.M.



Cindy Hansen, Mayor

Attest:


Daniel R. Buchholtz, Administrator, Clerk/Treasurer