

**WORKSHOP  
OAKDALE CITY COUNCIL  
April 14, 2020**

**ATTENDANCE**

The City Council held a workshop on Tuesday, April 14, 2020, at Oakdale City Hall, 1584 Hadley Avenue North, Oakdale, Minnesota. The meeting began at 5 PM.

Present: Mayor Paul Reinke

Council Members: Jake Ingebrigtsen  
Susan Olson  
Colleen Swedberg  
Kevin Zabel

Also Present: Jeff Anderson, Fire Chief  
Brian Bachmeier, Public Works Director/City Engineer  
Susan Barry, City Clerk  
Craig Dawson, Interim City Administrator  
Alyssa MacLeod, Communications Specialist  
Chelsea Petersen, Administrative Services Director  
Dallas Pierson, Planning Commission  
Bob Streetar, Community Development Director  
Bill Sullivan, Chief of Police  
Jim Thomson, City Attorney

**AGENDA MODIFICATION: Park Capital Improvement Program Review**

After brief discussion, the City Council concurred that the review of the Park Capital Improvement Program would be moved to the April 28 agenda.

**COVID-19 RESPONSE UPDATE**

Interim City Administrator Dawson stated that Governor Walz extended the emergency declaration to May 31 and the Stay at Home order to May 3.

Public Works Director/City Engineer Bachmeier provided an overview of the tasks currently being performed by Public Works crews: street sweeping, patching, removing load limit signage, clearing trails, etc.

Fire Chief Anderson noted that the department's Personal Protective Equipment supplies were holding up.

Council Member Ingebrigtsen asked if information was available on the number of Oakdale residents who have tested positive for the virus.

Fire Chief Anderson did not have access to that data but said the department receives notifications prior to going on calls for service.

City Attorney Thomson added that he would need to confirm whether such data is private.

Police Chief Sullivan explained that officers responding to calls prepare for the potential of any medical issues and also that officers no longer accompany the EMT crews on calls. He added that call loads have been steady; patrolling of high traffic areas, such as grocery stores, has continued; and calls relating to social distancing have decreased. Police Chief Sullivan further added that police are closely monitoring calls relating to domestic abuse.

Administrative Services Director Petersen noted that her department has been tracking the City's expenses relating to COVID and staff is being extra mindful of extra spending. She further noted that Washington County was considering extending the deadline for property tax payments, which would delay payment of the City's portion by two-weeks.

Council Member Zabel asked whether communities receive penalty fees and interest related to property tax payments and, if so, how those funds are factored into the City's budget.

Administrative Services Director Petersen explained that a small, prorated portion that the City receives is accounted for in the delinquent taxes part of the budget.

In discussing the meeting schedule, the City Council concurred with returning to meeting two times a month rather than on a weekly basis.

Council Member Zabel commented on special legislation being considered that would allow restaurants to temporarily sell unopened wine and beer along with food orders at curbside. He asked that the City be prepared to enact this provision, if approved by the Legislature.

City Attorney Thomson indicated that he would review the legislation to determine if the City would need to make any modifications to allow the curbside sales of wine and beer.

Police Chief Sullivan noted that liquor stores in the City are being allowed to offer curbside pick-up.

Community Development Director Streetar informed the City Council that activity in his department has remained steady.

### **PROVIDING SANITARY SEWER TO LAKE ELMO**

Public Works Director/City Engineer Bachmeier provided an overview of a request from the City of Lake Elmo for Oakdale to provide sanitary sewer service to a 180-acre site, located east of Ideal Avenue and north/south of CSAH 14, recently acquired by Lake Elmo. He added that the site zoning was comprised of commercial, industrial, residential, and open space. Public Works Director/City Engineer Bachmeier further added that Lake Elmo currently lacks the capacity to extend sanitary sewer service to the site; whereas, Oakdale does have the capacity. He spoke about the potential of partnering with Lake Elmo to relocate and update Oakdale's lift station with Lake Elmo covering costs relating to the preparation of an impact and capacity study and a rate study, and to require Lake Elmo's support of Washington County's upgrading of CR 13 (Ideal Avenue).

Mayor Reinke commented on working with Lake Elmo to ensure complementary uses along the cities borders in the vicinity of this site.

In response to a question from Council Member Zabel, Council Members Ingebrigtson and Swedberg supported the concept being proposed but would need definitive data before taking action to approve the proposal.

Council Member Zabel asked that details be provided on the City's return on the investment and revenue as well as costs that Oakdale would take on should Lake Elmo build a lift station to serve the site at some point in the future.

Council Member Ingebrigtson expressed concern with industrial development occurring at that location.

Council Member Olson agreed.

### **PUBLIC WORKS FACILITY SITE PLANNING**

Public Works Director/City Engineer Bachmeier provided an update of the proposed site for the new public works campus, located at 32<sup>nd</sup> Street and Granada Avenue, on land donated by 3M. He noted that as the project would be a Brownfield Site redevelopment project, 3M needs the City to provide a site plan showing the placement of the public works buildings at that location. Public Works Director/City Engineer Bachmeier explained the process for correcting soils on the site and addressing contaminants. He added that the Public Works staff has expressed concerns about contaminants at the site as well as the proximity to the Hubbard Broadcasting satellite.

Public Works Director/City Engineer Bachmeier commented on another potential site for the Public Works campus, the Dale property south of LA Fitness. He noted that the cost for the site would be \$3.5 million for 15 acres, a portion of which could be sold off.

Public Works Director/City Engineer Bachmeier asked for input on the three sites:

1. Rebuild at Current Location (1900 Hadley): Would require filling portion of wetland and mitigating two acres at another location in the City.
2. Dale Site (South of LA Fitness): Difficult access. Use not consistent with PUD for the area.
3. 3M Site (32<sup>nd</sup> and Granada).

In response to a question from Council Member Swedberg, Public Works Director/City Engineer Bachmeier noted that Public Works staff met with an MPCA representative to learn more about Brownfield redevelopment projects and also that an earlier report showed there would be very little exposure from the satellite on the adjacent parcel.

Council Member Swedberg spoke to the importance of the Public Works staff being comfortable with the site selected.

Public Works Director/City Engineer Bachmeier described the two standards for cleaning up sites: industrial and residential and that he would ask 3M to use the residential option rather than industrial, which would include some additional steps.

Council Member Zabel commented on the long-term existence and success of Brownfield projects.

In response to a question from Council Member Olson, Council Member Zabel recalled that the testing of Brownfield sites continue as long as the site is in use as developed.

Council Member Olson talked about the importance of clearly communicating to the community why a contaminated site is being developed by the City.

Council Member Zabel suggested the potential of holding an open house.

Council Member Swedberg agreed. She added that of the other sites, the existing site would not provide the space needed.

Mayor Reinke noted that of the other sites, he would take the Dale property off the table due to cost, access issues, and zoning conflicts.

Council Member Zabel added that the Dale site would also take 10 acres of prime development property away.

Council Member Ingebrigtson talked about the importance of finding a balance between the emotional data and scientific data and that the experts are not seeing a scenario where there would be a concern with developing the site. Because of the lack of options for a site for the public works campus, he mentioned the possibility of building east of Target, on Lake Elmo property.

In response to a suggestion of building on the New Vision (Carmike Theater) site, Mayor Reinke stated that the purchase price would be deterrent.

Community Development Director Streetar provided a brief overview of the redevelopment plans being considered for the New Vision site.

Council Member Swedberg supported developing the 3M site to residential standards.

Council Member Olson stated that her utmost concern is the safety of those who will work at that location and for the community.

Staff was directed to proceed with the 3M property option and planning an open house to discuss the proposal.

## **SUMMERFEST**

Communications Specialist MacLeod reviewed community events that had been canceled in the metro area and asked for direction on whether to cancel Summerfest, set for June 25 to 28. She noted that no funds had yet been spent on the fireworks show or carnival; that tent rental costs could be carried over to 2021; and that deposits made for entertainment may not be refundable.

Council Member Ingebrigtson supported canceling Summerfest due to social distancing concerns.

Council Member Swedberg agreed.

Council Member Zabel inquired whether a decision on the fireworks could be made at a later date and commented on the potential of moving the fireworks to July 4.

After further discussion, the Summerfest Committee was directed to cancel the 2020 Summerfest Celebration.

### **COMMUNITY SURVEY**

Communications Specialist MacLeod provided an overview of the community survey being distributed May 15 and noted that it would include a POLCO component to allow for a more in-depth answer to a specified question.

In response to an inquiry from Communications Specialist MacLeod, the City Council did not want any of the proposed questions removed and supported the two additional questions relating to information sources and Summerfest, provided on space availability.

Council Member Zabel suggested a question relating to favorite park amenity.

Council Member Swedberg recommended using POLCO for the favorite park amenity question.

Council Member Olson agreed.

Council Member Swedberg inquired whether the City should hold off on sending out the survey until the end of July, early August due to the COVID situation.

Communications Specialist MacLeod did not think that COVID would have a bearing on the questions being asked.

Council Member Zabel supported proceeding with the survey in May as planned.

Mayor Reinke agreed.

Council Member Olson preferred to wait on the survey but supported proceeding in May.

### **FOOD SHELF FUNDING**

Interim City Administrator Dawson followed up on the request from the Special City Council meeting held April 7 to provide funds to the Christian Cupboard Emergency Food Shelf (CCEFS) due to the significant increase in users relating to the COVID pandemic. He explained that a statute identified by City Attorney Thomson allows cities to give money to local food shelves serving the community. Interim City Administrator Dawson identified funding sources as the charitable gambling fund or forfeiture fund.

Referencing forfeiture funds, Police Chief Sullivan explained how a donation could be accomplished using Police Department general funds and replenishing the fund with forfeiture funds.

Council Member Zabel strongly supported assisting CCEFS and utilizing monies from the charitable gambling fund as forfeiture funds were earmarked for the police expansion project. He recommended a donation of \$10,000.

Police Chief Sullivan explained that city councils may not direct the use of forfeiture funds.

Administrative Services Director Petersen commented that some monies from the Charitable Gambling Fund proceeds would be needed to address a deficit in the Summerfest fund from 2019.

Interim City Administrator Dawson suggested a donation cap of \$20,000 for the current and any future requests from local food shelves.

Staff was directed to developing a policy to provide the framework for donating to non-profits on a short-term basis and bring for review by the City Council on April 28.

Staff was directed to provide \$12,000 from the Charitable Gambling Fund to CCEFS, following receipt of a written request from the organization.

#### **ADJOURNMENT**

The work session adjourned at 6:40 PM.

Respectfully submitted,  
Susan Barry,  
City Clerk