

**WORKSHOP
OAKDALE CITY COUNCIL
May 10, 2022**

The City Council held a workshop on Tuesday, May 10, 2022 at Oakdale City Hall, 1584 Hadley Avenue North, Oakdale, Minnesota. The meeting began at 5:00 PM.

Present: Mayor Paul Reinke

Council Members: Jake Ingebrigtsen
Colleen Swedberg
Kevin Zabel
Susan Olson

Also Present: Christina Volkens, City Administrator
Kathy Laur, City Clerk
Nick Newton, Police Chief
Jason Zimmerman, Finance Director
Jim Romanik, Public Works Manager
Andrew Gitzlaff, Community Development Director
Luke McClanahan, City Planner
Lori Pulkrabek, Communications Manager
Holly Wilson, Human Resources Director
Kevin Wold, Fire Chief
Jim Thompson, City Attorney

John Shardlow - Stantec
Brian Bachmeier – Interim Engineer

Mike Larson, Larson Family Properties
Carrie Eggleston, United Properties
Scott Peterson, United Properties

Brad Scheib, Hoisington Koegler Group Inc. (HKGi)
Gary Mulcahy, HUB Properties

TREE BOARD REAPPOINTMENT INTERVIEWS

The Mayor and City Council had the opportunity to talk with Nick Kantola and Mike Saarela about their interest in being reappointed to the Tree Board. Mr. Kantola has liked the years he has served already and believes the city does a good job marketing the importance of caring for trees. He feels that the Tree Board is supported by the council.

Mr. Saarela has also enjoyed his time on the Tree Board. When asked by Council Member Zabel if there is anything the city can do differently, Mr. Saarela stated that the city does a good job. He believes the city should continue the tree giveaway every Arbor Day. He also commented that the city should canvas neighborhoods and make improvements to trees or their removal as needed.

2022 DEBT STRATEGY UPDATE

Finance Director Zimmerman gave a summary of the city's road reconstruction projects for 2022 that were included in the 2022-2026 Capital Improvement Plan (CIP) and the use of bond proceeds as a component of the overall funding strategy. In April, Mr. Zimmerman discussed with the council about the timing of a bond sale, the current interest rate environment and the overall debt strategy for the 2022 street reconstruction projects. After a discussion with Baker Tilly, the city's financial advisor for bonds, it was determined that June 14, 2022 is not a good day to pursue a bond sale. Baker Tilly advised not to sell bonds one week on either side of June 14, as the bond market may experience volatility as a result of Federal Open Market Committee Meeting on that date. Staff was advised to target June 23, 2022 for the date to sell bonds. Mr. Zimmerman proposed that on May 24, 2022 the City Council consider authorizing a bond sale and approving a parameters resolution. The purpose of a parameters resolution is to provide flexibility for the sale of the Series 2022A Bonds. The resolution will establish parameters on what the City Council will approve with the fluctuation market conditions as well as the ability to move the sale date if the market conditions do not look favorable on the anticipated sale date of June 23, 2022. City Administrator Volkens and Mr. Zimmerman will report back the results of the proposed sale at the June 28, 2022 City Council workshop should the sale go through.

4FRONT COMPREHENSIVE PLAN AND PUD AMENDMENT

Community Development Director Gitzlaff stated that the property owner and developer are requesting a PUD ordinance amendment to permit additional uses on Parcel C of the 4Front Technology and Office Campus and a comprehensive plan amendment in order to facilitate mixed-use and multi-family housing. The comprehensive plan amendment requires formal review by Metropolitan Council.

Mr. Gitzlaff stated the applicants have indicated that the comprehensive plan and PUD amendments will facilitate the development of up to 300,000 square feet of horizontal and vertical mixed-use construction, including up to 175 units of residential. Mr. Gitzlaff brought up the issue regarding likely lack of sewer capacity. Residential use was not contemplated before and there is a higher peaking factor with residential. The city has initiated a sewer study with SEH for this area that includes the 4Front Campus, Oakdale Station, and Oakdale Marketplace. The city anticipate upgrades will need to be done to support residential development on the 4Front campus. The Planning Commission included a recommended condition that the applicant be required to pay the costs of the sewer improvements necessary to support the additional flow associated with the contributing projects within the 4Front Campus. No public comments were received at the Planning Commission meeting.

Mr. Gitzlaff advised the council to wait to consider approval until the results of the sewer study are available, have been vetted by staff, and reviewed by Council, likely at the May 24, 2022 meeting. The 120-day review period expires on June 28, 2022.

Scott Peterson of United Properties (the developer) and Mike Larson of Larson Family Properties (property owner) were invited to speak. They've been working on this project for two years. Their goal is to be a premier mixed-use community. All of their permits have been approved so far. Mr. Peterson believes Parcel C is a desirable location for a grocer, quick serve restaurant, white tablecloth restaurant, with parks and trails in place nearby.

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Council Member Ingebrigtsen stated if the developer is willing to commit to the infrastructure cost he could get onboard with this proposal. Mr. Peterson said they are committed to 34th St. North improvements, but he does not know the extent of the sewer issue.

Council Member Olson has traffic concerns. Mr. Peterson said they haven't done a traffic study yet. The way it is laid out now there are entrances and exits to the parcel so traffic should not be impacted.

Council Member Swedberg stated she is excited about the concept. However, they need to address the sewer issue. Mr. Peterson said each parcel would come with a separate PUD.

John Shardlow of Stantec (City's planning consultant) stated that flexibility would be built into this concept plan.

Mayor Reinke commented that he supports the existing plan and likes the investment that continues to be made. He would like clarification of the PUD enhancements. He doesn't want to see the city paying for any additional sewer lines. The City Council as a whole agrees that the city should not have to pay for additional sewer lines. Mr. Peterson said he was willing to get answers to City Council regarding sewer line costs ideally before the next City Council meeting.

Council Member Zabel would like to see a master plan for sewer capacity for the whole development. The City Council generally agreed that a master plan for the entire campus is needed. City Administrator Volkers said the sewer study only went as far as Parcel C because that was what was in front of them. She stated that we would not know the true impacts of additional development until we have better plans for the entire area. The council concurred that should be the next step.

PARK DEDICATION FEE SCHEDULE UPDATE

Community Development Director Gitzlaff has been working with Stantec to update the City's park dedication fee schedule to better align with identified parkland needs and to ensure compliance with state statute.

He spoke to Oakdale's current population and park acreage, which translates to roughly 17 acres per 1,000 population. City Council could reasonably conclude that the current park and recreation system serves the City well and therefore this ratio of 17 acres/1,000 population is what is needed going forward for the park dedication formula which translates to .05 acres/unit for single family; .04 acres/unit for medium density (townhomes) and; .03 acres/unit for high density (apartments).

Mr. Gitzlaff stated that under MN state statute, a municipality may choose to accept a cash fee as set by ordinance from the applicant for some or all of the new lots created in the subdivision, based on the average fair market value of the unplatted land or "fair market value" of land to be redeveloped. After speaking with city attorney Thomson, affirmation was received that the City can set an average price per land for residential and commercial on a citywide basis.

John Shardlow of Stantec stated ideally the city should have a parks system plan. Fees have to be current and a standard should be set for the city. The fees for 2021 are being used for comparison

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purposes because there are errors in the methodology used to calculate the 2022 fee schedule. Mr. Shardlow said the city needs to have a standard from which everything flows and 17 acres/1,000 population is reasonable and justifiable.

The council agreed that the 2021 fee schedule for park fees should be put back in place until a further review is done and a new proposed park fee schedule can be completed. This will be put on the May 24, 2022 council agenda.

CEDRIC'S LANDING EXPANSION CONCEPT PLAN REVIEW

Community Development Director Gitzlaff introduced Brad Scheib, Principal Planner for HKGi who was there to represent HUB Properties. The applicant is proposing a multi-family development of approximately 125-units on a portion of 5585 Golf View Avenue N. The concept proposes a combination of studio, 1-bedroom, and 2-bedroom market rate units. The proposed surface and underground parking provide 192 spaces.

The property proposed to be built on is privately owned and guided as open space in the comprehensive plan and is part of the Greens of Silver Lake PUD. They are asking to build 125-units. They will need to get separate permits from the watershed district and the DNR. The existing PUD on the site will need to be amended. The applicant has also proposed relocating Golfview Park to a new more central location within the development.

Mr. Scheib talked about protecting the wetlands and possibly adding trails. There is some contamination on the land and that will need to be addressed. He presented a concept plan.

Council Member Zabel stated he was open to the concept but needs more details.

Mayor Reinke expressed concern for residents next to the park.

Council Member Swedberg expressed concerns regarding increased traffic on 56th St. along with making sure the new park remains the same size, and current parking issues. She noted the park needs to remain accessible to everyone, as it's the only park on the north side of the city.

Due to time constraints, the City Council Workshop recessed at 6:55 pm until after the Regular City Council meeting.

The City Council Workshop meeting reconvened at 7:56 pm.

Present: Mayor Paul Reinke

Council Members: Jake Ingebrigtsen
Colleen Swedberg
Kevin Zabel
Susan Olson

Also Present: Christina Volkens, City Administrator

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Kathy Laur, City Clerk

COUNCIL TOPICS

Council Member Ingebrigtson – no report

Council Member Olson – no report

Council Member Swedberg – As people use the city trails for biking, she is requesting that people announce themselves. She has received several complaints recently about the speed people are going on the trails. People on electric bikes and scooters are going too fast on the trails.

Council Member Zabel asked City Administrator Volkens on how the sales tax issue is coming along. Ms. Volkens responded everyone is doing everything possible at the moment. Zabel continued that we need to get the message out to the community. Ms. Volkens stated it's not going well, but our consultants are at the legislature and they are talking to everyone they can. Mr. Zabel also asked about the water debacle. Ms. Volkens replied that the judge told the DNR to stop arbitrarily restricting limits such as the recent 55-gallons per person order. She has our attorneys working on this.

Mayor Reinke – no report

ADJOURNMENT

The meeting adjourned at 8:25 pm.

Respectfully submitted,

Kathy Laur
City Clerk