

**REGULAR MEETING MINUTES
OAKDALE CITY COUNCIL
June 14, 2022**

CALL TO ORDER

A regular meeting of the City Council of the City of Oakdale was held on June 14, 2022, at Oakdale City Hall, 1584 Hadley Avenue, Oakdale, Minnesota. The meeting was called to order by Mayor Paul Reinke at 7:02 PM.

CALL OF ROLL

On a call of roll, the following were present:

Mayor Paul Reinke

Council Members: Jake Ingebrigtsen
 Colleen Swedberg
 Kevin Zabel
 Susan Olson

Staff Present: Christina Volkens, City Administrator
 Jim Thomson, City Attorney
 Katie Robinson, Deputy City Clerk
 Nick Newton, Police Chief
 Brian Bachmeier, Interim City Engineer
 Jim Romanik, Public Works Manager
 Andrew Gitzlaff, Community Development Director
 Lori Pulkrabek, Communications Manager
 Kevin Wold, Fire Chief
 Luke McClanahan, City Planner
 Shannon Reidlinger, Senior Community Development Specialist

PLEDGE OF ALLEGIANCE

APPROVAL OF THE AGENDA

Amended items per City Administrator

- Consensus C pulled.

- Amendment to Resolution 2022-67; Approving the Amended Site Plan for Impact Apartments with Conditions; added language to Condition #4.

- Amendment to Resolution 2022-70; added Condition #3.

A MOTION WAS MADE BY COUNCIL MEMBER ZABEL, SECONDED BY COUNCIL MEMBER SWEDBERG, TO APPROVE THE AGENDA AS AMENDED FOR THE MEETING OF JUNE 14, 2022.

5 AYES.

APPROVAL OF MINUTES

A MOTION WAS MADE BY COUNCIL MEMBER ZABEL, SECONDED BY COUNCIL MEMBER INGEBRIGTSON TO APPROVE THE WORKSHOP MINUTES OF MAY 24, 2022.

5 AYES.

A MOTION WAS MADE BY COUNCIL MEMBER SWEDBERG, SECONDED BY COUNCIL MEMBER OLSON TO APPROVE THE REGULAR MEETING MINUTES OF JUNE 14, 2022.

5 AYES.

NOTICE OF PUBLIC HEARING

Public Improvement Hearing for City Project R2022-02, 40th Street North Reconstruction

It is recommended the City Council conduct the Public Hearing

Interim City Engineer, Brian Bachmeier presented a PowerPoint on the reconstruction of 40th Street North. Alliant Engineering completed a street and storm sewer improvements study along 40th Street North between Interstate Highway 694 and Ideal Avenue North (CSAH) 13.

The conclusions of Alliant's study were as follows; full reconstruction and realignment of 40th Street North is required for connectivity and consistency with the Willowbrooke housing development; the mass grading, watermain and sanitary sewer improvements along 40th Street North have been designed as part of the Willowbrooke development and coordinate with the street and storm sewer improvements proposed; a connection to Ideal Avenue North (CSAH) 13 at the end of the project has been coordinated with Washington County for concurrent improvements to be constructed in 2022.

Alliant's recommended improvements would consist of the reconstruction of 40th Street North to align with the roadway widths and features coordinated with the City during the Willowbrooke approval process, new storm systems be constructed in conjunction with the street improvements, and city standard street lights to provide uniform lighting throughout the project area.

The recommended constructed improvements are estimated at \$3,453,293 and funded via special assessments and general improvement bonds. The proposed schedule would be July 2022 – Fall 2022.

Mayor Reinke asked if Council Members had any questions...no questions were raised.

A MOTION WAS MADE BY CITY COUNCIL MEMBER INGEBRIGTSON, SECONDED BY COUNCIL MEMBER SWEDBERG TO WAIVE THE READING AND ADOPT RESOLUTION 2022-69; ORDERING PROJECT R2022-02 (40TH STREET NORTH RECONSTRUCTION)

5 AYES

Public Hearing for 4Front Comprehensive Plan Amendment and PUD Ordinance Amendment
It is recommended the City Council conduct the Public Hearing

Community Development Director, Andrew Gitzlaff presented the request for a public hearing for 4Front Comprehensive Plan Amendment and PUD Ordinance Amendments.

Larson Families Properties, the property owner and United Properties (the developer) are requesting an ordinance amendment to permit additional uses on Parcel C of the 4Frot Technology and Office Campus in order to facilitate commercial use.

Mr. Gitzlaff shared that after the April 7, 2022 Planning Commission meeting, the applicant provided a memo to City staff, dated June 3, 2022 to revise the Comprehensive Plan and PUD amendment requests from "Mixed Use" to "Commercial", thereby removing the proposed residential/multi-family use.

Mayor Reinke opened the conversation up to questions from the Council. Council Member Zabel asked about how the list of uses were developed. Mr. Gitzlaff replied that the PUD for Tartan Crossing was used as a guide and that the uses chosen were meant to provide some flexibility.

A MOTION WAS MADE BY CITY COUNCIL MEMBER JAKE INGEBRIGTSON, SECONDED BY COUNCIL MEMBER SWEDBERG TO WAIVE THE READING AND ADOPT RESOLUTION 2022-68; APPROVING THE 4FRONT COMPREHENSIVE PLAN AMENDMENT AND PUD ORDINANCE AGREEMENT

5 AYES

OPEN FORUM

None.

CONSENSUS MOTIONS

- a) Request that the City Council authorize Reappointment of Commissioners to City Board and Commissions;

Parks & Recreation Commission

Glen Giacoletto	Three Year Term	June 30, 2025
Steve Meyer	Three Year Term	June 30, 2025

Planning Commission

Chris Campbell	Three Year Term	June 30, 2025
Yaya Diatta	Three Year Term	June 30, 2025

Economic Development Commission

Gary Severson	Three Year Term	June 30, 2025
Stacie Penn	Three Year Term	June 30, 2025

- b) Request that the City Council waive reading and approve the issuance of a 2022 Fireworks Sales license to Target Store #T2135, 7900 32nd Street North
- ~~c) Request per City Code, Chapter 2, Article IV, Sec. 2-36 (c) and per City Personnel Policy PE-031, Section 5.0, that the City Council approve recommended appointment of Joseph Weeks as Street Maintenance Crew Member~~
- d) Request that the City Council approve the LEO Web Protect Agreement between the City of Oakdale and LEO Web Protect Inc. Services and authorize the Mayor and City Administrator to execute said agreement
- e) Request that the City Council authorize the Mayor and City Administrator to sign the Agreement between American Engineering Testing and the City of Oakdale for testing services for City Project R2022-01, Street Improvements
- f) Waive reading and adopt a Resolution 2022-54 to Concur on Award of Bid of County State Aid Highway (CSAH) 14 Signal and Trail Project
- g) Waive reading and adopt Resolution 2022-59 providing for the redemption of certain outstanding general obligation improvement and refunding bonds, Series 2012A and taxable general obligation housing bonds, series 2012C

- h) Request that the City Council authorize the Mayor and City Administrator to enter into Animal Humane Society Shelter Agreement
- i) Request that the City Council acknowledge receipt of the 2021 Annual Comprehensive Financial Report (ACFR) and other related documents
- j) Waive reading and approve Resolution 2022-60, Authorizing Statewide Public Works Mutual Aid Pact, and authorize the Mayor and City Administrator to execute the agreement
- k) Waive reading and approve Resolution 2022-61 adopting the Fence Consortium Joint Powers Agreement (JPA) and authorize the Mayor and City Administrator to execute the JPA.
- l) Requested that the City Council approve Resolution 2022-62, Adoption of an Amended Parameters Resolution with Regard to the Issuance of the G.O. Bonds Series 2022A, Establishing a Pricing Committee and Rescinding Resolution 2022-57
- m) Motion to Revise Policy PE-031 Personnel, Section 17.0 Work Day and Work Week

CITY ADMINISTRATOR VOLKERS PULLED CONSENSUS C.

A MOTION WAS MADE BY COUNCIL MEMBER ZABEL, SECONDED BY COUNCIL MEMBER INGEBRIGTSON TO APPROVE CONSENT AGENDA ITEMS A, B, D-G, I-M

A MOTION WAS MADE BY COUNCIL MEMBER ZABEL, SECONDED BY COUNCIL MEMBER INGEBRITSON TO APPROVE CONSENT AGENDA ITEM H UPON UPDATING LANGUAGE IN SECTION 1 (D) AND REMOVING SECTION 1 (F) IN THE AGREEMENT.

Police Chief, Nick Newton, will go back to the Animal Humane Society to review requested changes from Council and follow-up with Council once a determination is made.

5 AYES.

ADVISORY BOARDS AND COMMISSIONS

Economic Development Commission (no meeting, 6/1/22 was cancelled)

Environmental Management Commission (no meeting)

Planning Commission (met on 6/2/2022, Council Liaison, Colleen Swedberg)

Council Member Swedberg reported that Erin Perdu, Consultant gave a wonderful presentation on the Planning Commissions roles, expectation, responsibilities and overall goals. Council Member Swedberg suggests that all Commissions have a presentation like this at their meetings.

Parks and Recreation Commission (no meeting)

Tree Board (no meeting)

Mayor Reinke reported that he will be attending an Arbor Day Debrief next week, there are also plans for a 2022 Fall Burn and a 2023 Spring Planting.

AWARD OF BID

Award of Bid for City Project R2022-02; 40th Street North Reconstruction

Interim City Planner, Brian Bachmeier presented the Award of Bid for City Project R2022-02; 40th Street North Reconstruction.

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The Engineer's estimate for the construction work reflected in the feasibility report was \$2,557,993. The total project cost, including a 30% factor for the soft costs (engineering, financing, legal, etc.) is \$4,337,557.28.

Finance Summary is as follows;
Assessments - \$2,467,470.28
GO Bonds - Levy Funded* - \$1,870,087.00
Totaling - \$4,337,557.28

*The Master Funding Agreement (MFA) for Willowbrooke capped the City's share of the project at \$1,870,087.00. All costs above this amount are assessed to the three benefitting properties identified in the MFA.

Staff is recommending the project be awarded to Northdale Construction Company, Inc. in the amount of \$3,336,582.52. The benefitting property owners (WHITE STAR FARMS & CONTINENTAL) have signed petition amendment waivers agreeing to the revised assessment amounts.

A MOTION WAS MADE BY COUNCIL MEMBER ZABEL AND SECONDED BY COUNCIL MEMBER SWEDBERG TO WAIVE READING AND ADOPT RESOLUTION 2022-63; AWARDED CITY PROJECT R2022-02; 40TH STREET NORTH RECONSTRUCTION TO NORTHDAL CONSTRUCTION COMPANY, INC. IN THE AMOUNT OF \$3,336,582.52.

5 AYES

STAFF REPORTS

Engineering

Approval of Plans and Specifications for the City Project U2022-04; Water Tower 2 Painting and Authorize for Advertisement of Bids

Interim City Engineer, Brian Bachmeier stated both the inside and the outside of Water Tower 2 need to be repainted and is requesting the City Council approve the plans and specifications for the City Project U2022-04 and allow the City Engineer to prepare notice to be inserted in the official newspaper (Pioneer Press) an advertisement for bids upon the making of improvement project U2022-04, under such plans and specifications to be published for at least 21 days, shall specify the work to be done. Bid opening will be Thursday, July 14, 2022.

Council Member Zabel asked why there was a delay in getting this project started as costs of supplies go up consistently. Public Works Manager, Jim Romanik responded by stating he had contacted Badger State and the only explanation was that their engineer was 'out',

It is also up to City Council to determine if prevailing wages should be applied to this project funded wholly by City funds

A MOTION WAS MADE BY COUNCIL MEMBER ZABEL, SECONDED BY COUNCIL MEMBER OLSON, TO WAIVE THE READING AND ADOPT RESOLUTION 2022-64; APPROVAL OF PLANS AND SPECIFICATIONS FOR CITY PROJECT U2022-04, WATER TOWER 2 PAINTING AND AUTHORIZE THE ADVERTISEMENT FOR BIDS

5 AYES

Community Development

2020 Washington County Recycling Grant

Senior Community Development Specialist, Shannon Reidlinger presented a request to execute the 2022 Washington County Recycling Grant Agreement. The purpose of the grant is to assist municipalities with recycling program expenses.

The City utilized grant funding in 2021 to support Washington County programs such as the food scraps drop-off program and BizRecycling, and to encourage recycling, reuse, and waste reduction through educational content.

Staff reapplied for the Recycling Grant in 2022 to continue waste reduction projects including: promoting Washington County's food scraps drop-off program by collecting organic waste at late summer events; promoting Washington County's BizRecycling program by spotlighting local business participants; installing waste bins for trash and recycling at Oakdale's Nature Preserve; and encouraging residential and commercial recycling, reuse and waste reduction through simple, high-level education materials shared via multiple communication outlets.

Washington County approved the City's 2022 grant application and awarded the City \$52,608 in funding for the calendar year, which will be distributed upon execution of the 2022 Washington County Recycling Grant Agreement.

A MOTION WAS MADE BY COUNCIL MEMBER ZABEL, SECONDED BY COUNCIL MEMBER OLSON, TO WAIVE THE READING AND ADOPT RESOLUTION 2022-65; ACCEPTING GRANT FUNDS IN THE AMOUNT OF \$52,608 FROM WASHINGTON COUNTY RECYCLING GRANT AGREEMENT

5 AYES

Helmo Station Final Plat

Community Development Director, Andrew Gitzlaff shared that Norhart is seeking approval of a final plat and site plan amendment to allow the development of a 328-unit, 7 story apartment building on the R5 Parcel within the Helmo Station PUD. The request adds 7 more units, removes the proposed underground tunnel, and reduces the parking on the R6 parcel from 153 spaces to 126 spaces. The applicant is also requesting temporary installation of a parking lot on the R6 Parcel (which will be used for future development).

The development agreement would need to be finalized and approved before construction began.

Mayor Reinke asked if Council had any questions, Council Member Zabel asked about Fire Department needs. There is a need for special equipment and training for staff on Fire Safety for this particular building. Mr. Zabel feels as if the owner of the building should be pay for training, however, Fire Chief Kevin Wold, replied that the training is set up as to which the first person being trained can bring that knowledge back to the fire department and train others.

Mayor Reinke asked to move to a better definition of the fire fees.

A MOTION WAS MADE BY COUNCIL MEMBER ZABEL, SECONDED BY COUNCIL MEMBER INGEBRIGTSON, TO WAIVE THE READING AND ADOPT RESOLUTION 2022-66; APPROVING THE FINAL PLAT FOR HELMO STATION, SUBJECT TO CONDITIONS

A MOTION WAS MADE BY COUNCIL MEMBER INGEBRIGTSON, SECONDED BY COUNCIL MEMBER SWEDBERG, TO WAIVE THE READING AND ADOPT RESOLUTION 2022-67; APPROVING THE AMENDED SITE PLAN FOR IMPACT APARTEMENTS, SUBJECT TO CONDITIONS AS AMENDED

5 AYES

City Planner, Luke McClanahan presented the Willowbrooke Sixth Additional Final Plat request to create 62 single-family home lots and three out lots for open space. The final plat application was found to be in conformance with the Detailed Development Plan / Preliminary Plat that the Council approved on September 8, 2020.

A MOTION WAS MADE BY COUNCIL MEMBER ZABEL, SECONDED BY COUNCIL MEMBER INGEBRIGTSON, TO ADOPT RESOLUTION 2022-70; APPROVING THE FINAL PLAT FOR WILLOWBROOKE SIXTH ADDITION, LOCATED IN THE WILLOWBROOKE PUD WITH CONDITIONS OUTLINED AS AMENDED

5 AYES

CITY ATTORNEY – JIM THOMSON

No report

ADMINISTRATOR'S REPORT

No report

COUNCIL PRESENTATIONS

Council Member Swedberg reported to the Council that the Landscape Revival Community event that was held on June 4, 2022 at Fire Station #1 was attended by over 600 people. The Landscape Revival Committee was so very pleased with the Fire Chief, Kevin Wold and Assistant Fire Chief, with their willingness to assist and host this event that a donation was made to the Fire Department from the Landscape Revival Committee.

Mayor Reinke reminded everyone of the June 16, 2022 Oakdale Community Picnic that his held by the Oakdale Area Chamber of Commerce and the Oakdale Summerfest Event is coming up next week, June 24 – 25, 2022.

CLAIMS

A MOTION WAS MADE BY COUNCIL MEMBER ZABEL, SECONDED BY COUNCIL MEMBER SWEDBERG TO APPROVE CLAIMS FOR THE PERIOD OF MAY 21, 2022 – JUNE 10, 2022 IN THE AMOUNT OF \$555,172,21.

5 AYES.

ADJOURNMENT

A MOTION WAS MADE BY COUNCIL MEMBER INGEBRIGTSON, SECONDED BY COUNCIL MEMBER SWEDBERG, TO ADJOURN THE REGULAR MEETING OF JUNE 14, 2022 AT 8:03PM.

5 AYES

Respectfully submitted,
Katie Robinson
Deputy City Clerk