

**The WORKSHOP MINUTES
OAKDALE CITY COUNCIL
July 12, 2022**

The City Council held a workshop on Tuesday, July 12, 2022 at Oakdale City Hall, 1584 Hadley Avenue North, Oakdale, Minnesota. The meeting began at 5:03 PM.

Present: Mayor Paul Reinke

Council Members: Jake Ingebrigtsen
Colleen Swedberg
Kevin Zabel
Susan Olson

City Staff Members: Christina Volkens, City Administrator
Katie Robinson, Deputy City Clerk
Jason Zimmerman, Finance Director
Jim Romanik, Public Works Manager
Andrew Gitzlaff, Community Development Director
Lori Pulkrabek, Communications Manager
Luke McClanahan, City Planner
Nick Newton, Police Chief
Steve Goodwin, Police Captain
Julie Williams, Superintendent, Recreation
Jeff Koesling, Superintendent, Parks/Building Division
Matt Williams, Superintendent, Street / Fleet Division
Loren Cota, Superintendent, Forestry/Environmental Services Division
Mike Kothe, Superintendent, Utilities Division

Guests: Sara McDonald, Stantec
Rachel Bruin, Stantec
Josh McKinney, Measure Group LLC
Mike Kuntz, September Son Architecture LLC.
Vishal Dutt, AV Development
Dr. Graham Brayshaw, Animal Human Society
Paul Omodt, Omodt & Associates (VIRTUAL)

SUMMERFEST DEBRIEF

Communications Manager, Lori Pulkrabek shared the debrief notes from the Summerfest Committee as they met the day before. The Committee listed the pros / cons they had identified and those noted based on feedback from participants and attendees.

A few of the pros were the medallion hunt, attendance, sales, activities for the younger children and the fireworks display. A few of the cons were the duration of the event (shorter this year), negative comments about not having a carnival, no bingo, less parade units and a few altercations among some teen attendees on Friday night.

Ms. Pulkrabek then shared some recommendations from the Summerfest Committee.

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A few of the ideas are as follows; move the parade back to Thursday evening and have the event last three days (June 22 - 24, 2023), close parking near the City Hall entrance as there was some frustration from attendees about not being able to get in/out of the lot after the parade, and the preference is to not add a carnival back. The committee is seeking guidance from Council.

Council Member Zabel suggested that a community group take over this event, because in surrounding cities / communities, Oakdale is the only City that utilizes city staff to coordinate such an event. City Administrator Volkens added that the only thing the City is allowed to spend money on is the fireworks display so other expenses would have to be sponsored. There was much discussion on how to approach community members to solicit volunteers to take over this event. One idea was for Mayor Reinke to publicly share with the community via our cable channel how and or why we need to take a different approach for future Summerfest events.

Mayor Reinke mentioned he is aware of two entities that he has personal knowledge of that he is willing to approach and have a conversation about the future of Summerfest and who would /could run it. Council Member Swedberg also has personal knowledge of others that may be interested.

Council Member Ingebrigtsen thinks having some sort of a communication blitz might be a great idea to pull in volunteers - using our Social Media avenues could help.

Ms. Pulkrabek mentioned that some decisions need to be made ASAP as bands and vendors would need to be contacted immediately to book for next June and some are already booking for next summer.

Council Members will reach out to their contacts and get feedback to the Summerfest Committee within the next 4 weeks.

EDER SCHOOLHOUSE

City Administrator Volkens asked the Council if we, as the City, want to take ownership of the schoolhouse. She reminded them that owning the schoolhouse would mean the expense of maintaining it. If the decision is made to take ownership it would have to go into the 2023 budget.

Council Member Zabel supports taking ownership of the schoolhouse and suggests get the legal process completed this year. All Council Members and Mayor Reinke agree with this support / suggestion with the exception of Council Member Ingebrigtsen. His concern is the long-term expenses of maintaining this property if we take ownership.

Council Member Swedberg brought up that she believes we do already own the schoolhouse as there was a meeting back in 2016 that the City of Oakdale did take ownership of it verbally, however, the documentation was never completed.

Someone will reach out to the Washington County Historical Society to see if they would be interested in assisting with the painting expenses and will get the feedback back to Council.

Because the council would like to pursue ownership, the next step is for the Eder Schoolhouse Declaration of Covenants be added to the July 26, 2022 Council agenda for authority to proceed.

ITS TRUCK REPLACEMENT

Recreation Superintendent, Julie Williams presented the need to replace the ITS Truck. In 2011, the Recreation Department expanded the ITS (In The Streets) program with the help of a former ambulance/van, used previously by both the Fire and Police departments which was offered to the department at no cost. There are frequent repairs needed and due to the age of the vehicle it has become increasingly difficult to obtain parts and is not cost effective to repair or maintain. The maximum speed is now 40 mph. for this old van. The vehicle has already had multiple mechanical issues this summer and is at the point that it requires service approximately every two weeks.

With the Fire Department purchasing a new ambulance with delivery early September, they have been given a trade in price for their current Braun 2009 Ford E450 ambulance of \$6,000. They currently use this ambulance as a reserve unit, however, it has been suggested that the City keep the ambulance and gift it to the Recreation Department to replace the current ITS Truck.

If the Fire Department does not trade the 2009 ambulance in, they will have to pay the \$6000 additional expense when the new ambulance arrives. The current price of the new ambulance is \$288,000. To update this ambulance to utilize as a new ITS truck it will need to be painted and modified to house the gaming systems and large screen TV. Estimated costs would be \$10,500 for those modifications. The original purchase for the ambulance was funded from the Special Project fund thus the extra \$6,000 needed for no trade-in will need to also come from that fund. Further, the \$10,500 will come from 2022 Recreation furniture fund (\$3,000) and an increased 2023 Recreation budget request of \$7,500 (subject to 2023 budget approval).

City Administrator Volkens asked the Council if they support this idea. All Council Members and Mayor Reinke are supportive.

Council Member Zabel did mention that he thinks the \$6,000 should come out of the Vehicle Replacement funds as opposed to the Special Projects funds.

Ms. Volkens responded explaining that Finance Director, Jason Zimmerman had suggested that we can move the \$282,000 for the new ambulance into the Vehicle Replacement Fund and then we would pay for the whole thing from the Vehicle Replacement Fund. Because funds for the modifications won't be totally available until 2023, the replacement ITS truck will be available after January, 2023.

WOODBURY HUMANE SOCIETY AND AGREEMENT

Mayor Reinke welcomed Captain Steve Goodwin and the Director of Animal Services at the Animal Humane Society, Dr. Graham Brayshaw,

Police Captain Goodwin shared that in early 2022, St. Paul Animal Control terminated all suburban contracts for housing of impounded animals, forcing us to explore other options for impounds. The City of Oakdale contracted with Companion Animal Control to assist with the process and works in partnership with Otter Lake Animal Hospital as one of the locations they impound animals. Currently, Otter Lake is under construction, expected to reopen sometime next year. As a result, Otter Lake is not taking on any new clients until construction completion.

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In the interim, the only feasible option is to work with the Woodbury Humane Society for our impounds. They submitted their agreement, legal reviewed, and it was on council agenda for approval at the June 14, 2022 council meeting. There was noted concern with the contract language in the agreement presented to Council, but the Council approved the contract with conditions that the language in Section 1 (D) be updated and remove section 1 (F) in the Agreement.

Police department leadership has been in correspondence with Dr. Graham Brayshaw of Animal Humane Society in Woodbury. While they are not in agreement with the recommended Council changes to the contract, Dr. Brayshaw, an Oakdale resident, is in attendance tonight to discuss any concerns and /or address any questions the Council may have for him. Currently Dr. Graham has been gracious enough to allow us to bring in animals temporarily, but would like to define and confirm a contract with the City to continue work on our behalf.

Police Chief Nick Newton mentioned this was a great opportunity for the Council to ask questions and get clarification on their concerns with the Animal Human Society and their process/procedures.

Council Member Swedberg asked Dr. Graham how many animals did the City of Oakdale bring in to AHS this year? Dr. Graham did not have exact numbers available but did explain that there was more than usual this year due to COVID. Many people brought pets into their homes and now do not have time to care for them. There is a cost to surrender an animal which people are aware of, so rather than pay that cost sometimes they are abandoning the animal.

Companion Animal Control has diverted 6 dogs to foster care last month, responded to a total of 14 stray dogs and 3 stray cats, the majority have been recovered by owner, 3 dogs and 2 cats were transported to Animal Humane Society and Otter Lake took 6 dogs.

City Administrator Volkers asked Captain Goodwin to clarify that 6 dogs would have been slated for euthanasia but instead have been diverted to foster homes and other facilities. She wanted to point out that although the contract says euthanasia, the reality is it is first priority to divert the animal to other facilities or owners.

Dr. Graham talked about how everyone has a different approach on when euthanasia is appropriate. For the Animal Humane Society there is a medically barrier, meaning they if the animal is suffering or if the facility cannot immediately handle what issue the animal is dealing with that is when it is considered. However, if there is disagreement, they discuss the behavioral side of things, such as what is safe to put back out into the community. Dr. Graham states the Animal Human Society is more conservative than other groups out there and that it is not a capacity issue or space issue, it's through previous history they consider if it is a safe dog or cat.

Council Member Olson asked for clarification on the five-day holding period. What happens after the five days, are pets automatically euthanized? Dr. Graham replied that at the end of the five days, the ownership gets transferred to Animal Human Society. Depending on the health or/and behavior of the animal it either go towards adoption and they work with rescue partners if the animal is not getting adopted, or whether euthanasia is deemed appropriate. Overall live release rate is 92%, by far most dogs have a live outcome.

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If there is a decision to euthanize there is a medical and behavior team on staff five days a week to be able to make the appropriate call. Council Member Olson asked to clarify that euthanasia is only used as an absolute last resort. Dr. Graham stated yes, an absolute last resort.

Due to Otter Lake being closed to us at this time, this is the only option we have right now.

Mayor Reinke thanked Dr. Graham for his time and asked Council for any other questions/comments/concerns and there were none. He then supported getting this contract signed at the next Council Meeting on July 26, 2022.

OAKDALE MARKETPLACE APARTMENTS CONCEPT PLAN

Mayor Reinke welcomed guests from AV Development. Mr. Vishal Dutt, Mr. Josh McKinney and Mr. Mike Kuntz. He also reminded the guests that the Council does not make formal decisions workshops, the meetings are informational and for presentations for possible projects.

City Planner, Luke McClanahan began with a quick intro to the project which is a 155-unit multi-family apartment complex located in the Oakdale Marketplace Planned Unit Development (PUD). The property is located on the west side of Market Place N. and is currently a vacant lot consisting of approximately 4.4 acres.

The City's Comprehensive Plan guides this area for Mixed Use development. The Comp Plan identified this area as a priority for development and redevelopment. Also, the Comp Plan encourages construction of a full range of housing choices, including multi-family.

In May and June of 2022, the applicant obtained informal feedback on the proposed concept plan from City staff.

Results of the sewer study revealed there is sufficient capacity in the area south of 34th St. N. / Co. Highway 14 to accommodate future residential use, however, the City expects that the applicant would be responsible for any increase in flow to the area lift station above the amount listed in the Comprehensive Plan.

To enable the proposed apartment complex, the applicant would need to request and obtain approval of an amendment to the PUD Ordinance, subdivision/platting, a site plan and, potentially, a noise variance.

City staff has done additional research into this style of development. Not speaking to this particular project, but the style – multi-family use located in a commercial area - is a best practice in planning and development. As a follow up, staff could provide the City Council with examples of similar development found in neighboring communities, if desired.

City Planner, Luke McClanahan introduced Mr. Vishal Dutt, Founder of AV Development, Mr. Josh McKinney, consultant for AV Development shared a presentation on the potential build-out of the concept that includes retail and the multi-family housing that creates a work/play lifestyle for residents with much opportunity for future retail as well.

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Mr. Michael Kunz, Architect/consultant for AV Development, introduced himself and shared a bit of his experience with such projects and believes this is the right project in the right place.

There are many communities that have multi-family housing units close to retail which is becoming more popular as residents in these communities are in close proximity to lifestyle needs.

Some details he shared are as follows; there will be 150 stalls for outdoor parking and 126 stalls in a basement level parking garage, the main level of the building will include an exterior courtyard, light recreation area, dog park, fitness club and locations on the floor for people to work from home.

Mayor Reinke stated he is not supportive of a multifamily unit at this location due to land planning decisions made in previous years.

Council Member Zabel feels the plan is more like a housing 'island' and it is not connected to other neighborhoods, park amenities and expressed that the City of Oakdale wants neighborhoods to be connected as to create community, in his opinion.

Council Member Olson asked if there are any issues with the soil at this location and what were the age groups of the studies the developers gathered information from. Mr. Vishel replied there are no soil issues and the age group for the study was between 21 years to 60+ years of age with a mix of professionals, etc.

Council Member Swedberg thinks this is a great idea and sees this happening in other cities. She believes it may also help attract more restaurant and retail to the area.

Council Member Ingebrigtsen stated that if the developers moved forward with the details now and what we know now, he would be supportive. He also asked, if at some point they needed more money, would they come to the city for funds, Mr. Vishal stated, "no".

Mr. Vishal did share with Council that the nearby businesses, Target, AutoZone and TruStone Financial are aware of this project and they have no objections. He also asked Council what improvements to the site plan could be changed to make this project more desirable.

Council Member Zabel mentioned that having another complex could alleviate the 'island' perceptions or having the project on a parcel closer to Target so there is not one single residential building by itself.

Council Member Olson shared her hesitance, but that it's the developer's money and they know the market better than she does.

After further discussion and feedback from Council, Mayor Reinke encouraged AV Development to take the Council's feedback, meet with their consultants and decide which direction they would like to go as next steps (whether they want to continue to pursue or not).

WILLOWBROOKE PARKS, PROGRAMMING MASTER PLAN AND DESIGN UPDATE

Community Development Director, Andy Gitzlaff introduced Sarah McDonald and Rachel Burland from Stantec to review the results of the online questionnaire, the draft park inventory and needs assessment and two early concepts for each of the new parks.

The Commons

The first concept is a 'Gather and Move' design. This could include a teen/adult play area, green infrastructure, Adirondack grove, central gathering spot, overlook of wetland, restroom / shelter, walking paths and parent supervision fitness equipment.

The second concept is a 'Wander and Reflect' design. This could include green infrastructure, swing benches, demonstration garden area, movable lounge chairs, secondary paths, walking paths and a clearing with a seating area and a possible plaza area.

Neighborhood Park 1

The first concept is a 'Ball and Grill' design. This could include a pavilion, pickle ball court, volleyball green space, room for pickle ball expansion and a U12 soccer field

The second concept is a "Picnic and Pickle" design. This could include a pavilion, pickle ball court and an open green space.

Neighborhood Park 2

The first concept is a 'Learn and Play' design. This could include a nature's playground for ages 2 - 5, nature playground for agenda 5 - 12, open green space and a picnic area.

The second concept is a 'Fun and Games' design. This could include exercise stations, 1/8 mile running track, wetland (pond), hammock grove, restroom / shelter, bocce field, table tennis court, secondary paths and a cornhole court.

There are walking paths proposed for leisure walks, the demonstration gardens could be complete with native plants, open green spaces could be used for picnics, volleyball or other 'yard' activities, hammock grove would be a spot to relax under some trees, the adult exercise equipment would be placed directly across from and facing the playground equipment for younger children so the parents can stay active while watching their children play. Gathering spots could consist of a wooden table with a couple lounge chairs, the nature playgrounds would have structures build from nature such as wooden play structures, mound tunnels, climbing logs, spider web climber constructed from rope and wood. Also, the age appropriate play structures for adults, teens, 2 - 5 years old and 5 - 12 years could provide a variety of equipment to keep everyone active accordingly.

Mayor Reinke thanked the Stantec representatives for the background work and the presentation. He favors on the side of the parks being more active, especially were parking is provided as opposed to the passive concepts.

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Council Member Swedberg noted that while the questionnaire was informative it was not statistically significant due to the small sample size and should not be interpreted word for word, in her opinion.

Council Member Olson shared her concern about higher rates of vandalism with so many different movable park structures.

Council Member Zabel was apprehensive to committing to amenities without knowing who is going to be living the area (Willowbrooke) and believes maybe this could be done in such a manner of a 5-year plan and completed in phases.

Council expressed concerns about costs and the limited tools the City would have to provide funding.

Sarah McDonald noted that they did receive some demographic information from Lennar about the types of buyers in Willowbrooke.

Council Member Olson responded that the parks are not only for Willowbrooke, but for the whole community.

City Administrator Volkens asked if Council was comfortable with the concepts being shared with parks and recreation committee. Council was supportive of sharing as long as a summary of their feedback was incorporated:

- Council did not endorse a specific concept or level of amenities for any of the parks. Concepts are being presented for feedback only at this point in the process.
- Council prefers more active-use programming in locations where parking is also provided.
- Council has concerns about theft and vandalism of park amenities, particularly items that cannot be easily secured.
- Council was open to phasing park improvements over time as part of a master plan.
- Council confirmed that a splash pad, pool, community center, dog park, or skate park would not be appropriate for Willowbrooke Parks.

Community Development Director, Andy Gitzlaff noted that the concepts would be presented for the first time at the planning commission meeting to avoid review out of context.

RECESS FOR REGULAR MEETING 6:57PM

WORKSHOP RECONVENED 8:30PM

LOCAL OPTION SALES TAX STRATEGIC COMMUNICATION PLAN

On May 10, 2022, the City Council authorized Omodt & Associates Critical Communications LLC to develop strategic communications and crisis communications plans for the City of Oakdale. Thus far, a strategic communications plan for the Local Option Sales Tax (L.O.S.T.) has been developed.

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The scope of work approved on May 10, 2022 for the L.O.S.T. information project includes reviewing applicable background, meeting with City staff and elected officials as needed to ascertain direct needs and goals, working collaboratively to develop a strategic communications plan, and executing a plan collaboratively with the City's communications team.

Communications Manager Lori Pulkrabek introduced Paul Omodt of Omodt & Associates Critical Communications LLC.

Mr. Omodt reviewed the draft communication Plan with Council and attendees. The plan looks at where we are today, where we are going, at the phases of communications, the audiences and then looks at what the City can do. The plan is laid out in the following phases, the why phase or "showing the need", second is the vision phase which is helping people understand what it looks like and what it can do, third is the reinforcing phase which keeps the "need and vision" in front of the voters, last is the activating phase, this shows them how, tells them where and guides them in the voting process.

In reviewing the overall projections for 2022 elections, it is estimated there will be a high number of voters due to the high-level interest and having Local, State and Federal offices on the ballot.

City Administrator Volkens shared feedback to the Council that she received from City Attorney Jim Thompson, which clarified that Council Members can advocate for the what's on the ballot on a personal basis only. No City funds or communications tools can be used.

After reviewing the timeline, Mayor Reinke expressed support for it. City Administrator Volkens will get more information to Council on the details of the timeline and what the listening sessions may look like.

LOCAL OPTION SALES TAX BALLOT LANGUAGE

Communications Manager Lori Pulkrabek began by stating per Statute we need to have the language to the Washington County Auditor by 8/25/22. The ballot language was reviewed and discussed during the March Workshop and a sample was sent to LMC for their review. The LMC offered suggested edits to the ballot language.

Mayor Reinke supported the changes suggested by the LMC.

Council Member Zabel would like to see the verbiage switched around whereas instead of having the "what, how much and why", he would like to have it presented with the "why" first. He believes that if people see immediately why the City is asking for the .5% L.O.S.T. (Police and Public Works facilities), they will be more supportive. Council members agreed.

A revised version of the ballot language will be prepared incorporating suggestions from the LMC and the City Council. Upon review and approval from the City Attorney, the wording will be changed.

NEW PUBLIC WORKS FACILITY – UPDATED COST AND PROGRAMMING PROJECTIONS

Public Works Manager Jim Romanik presented to the Council updated cost and programming projections for the new public works facility by reviewing a PowerPoint that highlights the timeline of this project from 2020 to present.

In May of 2020 Hagen, Christensen & McIlwain (HCM) Architects was hired to provide space program validation on the 2017 study undertaken for the new Public Works Facility. The programming validation indicated the current space needs at 88,000 sf. and a 2025 need of 92,700 sf., with the Willowbrooke development considered (only that development was considered).

Unfortunately, the architects were unable to attend the workshop meeting this evening.

After an analysis of the currently facility and the equipment Public Works has and a space study done by HCM, the recommendation was the need for a facility of roughly 85,000 sf. (current facility is 31,000 sf.)

The additional space is significant to be able to bring the Public Works operations together and to house the equipment appropriately as to avoid premature aging of vehicles due to in climate weather conditions.

After some value engineering and removals of originally planned space, in 2020 the estimate from Loeffler's for a new public works facility was \$28,582,690. Today's estimate for the same build out is \$31,440,958.

In 2020 the first site concept plan included a conference room, vestibule, lobby, and unisex restrooms that would be open to the public (for outside vendors to come in for meeting, the public residents to be able to come in and pay utility bills, etc.). The plan also included; office space, training room, break room, storage, water lab, and an IT/ phone room. Second floor would include; men's and women's locker room areas, mother's room, laundry, storage file storage, mechanical room, fitness room, murphy beds (which would allow for staff to stay at the facility in the event of extreme conditions (such as dangerous weather during their shifts or severe weather with constant plowing required), and an elevator.

City Administrator Volkens stated this is a combination of years of what is needed for functional building.

Mr. Romanik confirmed this would and could have fit the currently needs and future needs of the Public Works Department.

In 2022 there were a series of meetings attended by Public Works staff, Superintendents, City Administrator Volkens, Hagen, Christensen & McIlwain Architects (HCM). The Public Works staff also had the opportunity to visit additional sites HCM has built in other communities.

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In April of 2022, Public Works reviewed the programming / planning update and did a budget check. Since 2020 there was a rise in inflation in the construction market. Comparatively, the estimate in 2020 for the project was \$20,250,000. This included at 75,468 sf. footprint with 10,000 sf. of mezzanine (this would be a base building with Willowbrooke only needs considered).

At a Council meeting in January of 2021, the proposed 2023 construction cost was \$23,574,000, which did not include necessary soft costs of professional fees, testing, inspections, fuel island, road salt building, etc.

The 2022 estimate for the 2023 construction is \$31,578,800 (\$29,913,800 for building and \$1,665,000 for site improvements). This does not include necessary soft costs of professional fees, testing, inspections, fuel island, road salt building, etc.

In April and May of 2022, City Administrator Volkert, Public Works and Hagen, Christensen & McIlwain (HCM) worked to revisit the plans in an attempt to develop a project that can meet the current maximum L.O.S.T. authority of the \$22,000,000 for this project.

Significant 'value engineering' and reductions were made as a result of these meetings. Some of the reductions included the loss of: 20,000 sf. of needed indoor vehicle and equipment storage space, in floor radiant heat in the maintenance bays, materials and finishes on panels, material and equipment storage. Further considerations and reductions were to review the updated plans with the requested changes such as reducing site concrete and using asphalt, 1200 sf. of offices, training room / break room turned into one room, lost works space, lost conference room space, reduced shop space including brine production space, main parking area would be 38,171 sf. (cut 14,000 sq. feet out of indoor parking), etc.

The revised concept for the facility would be approximately 58,000 sf. (currently facility is 31,000 sf.).

Mr. Romanik opened up the conversation to feedback, direction, ideas.

City Administrator Volkert shared the following options with Council; first option it to proceed with a \$22M (subpar building) but would solve the air quality problem, second option would be to meet with the city of Lake Elmo to explore a joint opportunity as their current Public Works building needs to be replaced eventually and this could open up better chances of also getting bond money for the project. The third option (staff recommended) is to pause and do not proceed with this now because we are not getting the building or the functions that are needed, therefore the City would be spending \$22M on a subpar facility last would like be in place at least 40 years and then switch priorities to move the police facility forward.

Council Member Zabel recalled Leo Daly stating a garage space for the police department would be built first which then could house the department while the offices are being renovated. Council Member Ingebrigtsen and Mayor Reinke also recall a conversation in that detail.

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Council Member Swedberg asked, if \$15M is not enough for the police department, how would we go forward with that idea? Ms. Volkers replied that based on other police departments in nearby communities, this value is very close but the current architects will not review and revise plans and estimates for a reasonable fee.

Mayor Reinke stated the City should not build a facility that is outdated and too small from the start for \$22M.

Council Member Zabel mentioned that the City has been operating under the assumption the sales tax had to cover the whole amount, but what if it does not? He proposed the city reinstate the building levy for \$100K a year to help pay for the cost of \$22M.

Mayor Reinke agreed with Council Member Zabel and stated, we do have to move forward with this and there are two ways this is getting paid for, either by L.O.S.T. (shared by residents and visitors to Oakdale) or property taxes (entire cost burden on homeowners in Oakdale).

Council Member Zabel raised the point that instead of \$100K property tax, it would have to be \$2.2M to be able to cover the debt service. Finance Director, Jason Zimmerman confirm it would be \$2.5M/year to pay for this \$22M for Public Works and \$15M for Police facility debt service. However, that amount continues to rise with rising interest rates.

Mayor Reinke voiced the assumption is we have to do this. If L.O.S.T. happens and there is a differential, it will have to go on property taxes.

Mr. Romanik shared with Council that the current building was built undersized due to lack of support in the past. Additions have been made, however, it caused problems with continued maintenance and again, staff does not recommend proceeding with a building now at \$22M.

Mayor Reinke asked Mr. Romanik and the Superintendents if they could live with the currently building for another 3 – 4 years and they responded uniformly, “yes”, given the alternative.

Council Member Zabel stated he feels strongly the public works facility has to go first (before the police department) and that the Council has 25 years to figure it out how to pay for it later. He is not advocating for a subpar \$22M facility and will not support taking this off the ballot. He also believes these projects cannot be split and have to go together (on the ballot).

Council Member Ingebrigtsen agrees that they both have to go on the ballot together, although Mayor Reinke does not agree.

Council Member Olson brought up the timeline of the clean-up of the soil and asked how long that would take. Ms. Volkers responded that there will be a meeting with 3M on July 22, 2022 to get the process moving forward. The clean-up will start soon.

Ms. Volkers asked the public works staff / Superintendents which concept is their preferred concept for their future facility. Staff responded that Concept #2 would be best for their current and future needs, which is a much higher current cost projection beyond \$22M.

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Due to time constraints, Mayor Reinke asked that the discussion be tabled until a later date.

Ms. Volkers confirmed the topic will be added to the August 9 2022 workshop agenda for further discussion.

ADJOURNMENT

The workshop was adjourned at 9:58pm.

Respectfully submitted,
Katie Robinson
Deputy City Clerk