City of North Saint Paul
October 19, 2021
Approved Regular City Council Meeting Minutes

I. CALL TO ORDER

Mayor Furlong called the meeting to order at 6:30 p.m.

II. THE PLEDGE OF ALLEGIANCE

All present recited the Pledge of Allegiance.

III. ROLL CALL

Present:	Council Member Thorsen Council Member Petersen Council Member Wong Mayor Furlong
Absent:	Council Member Cole
Staff:	Interim City Manager Brian Frandle, Deputy Clerk Jennie Kloos, City Engineer Morgan Dawley, Finance Director Daniel Winek, Public Works Director Ron Ritchie.

IV. ADOPT AGENDA

On motion by Council Member Petersen, seconded by Council Member Thorsen, with all present voting aye (4-0), motion carried to approve the agenda as submitted.

V. PRESENTATIONS

There were no presentations.

VI. APPROVAL OF CONSENT AGENDA

Mayor Furlong requested that Consent Agenda Item M be removed as the application is not complete.

Council Member Thorsen requested that Consent Agenda Items C, I, and J be removed for further discussion.

On motion by Council Member Thorsen, seconded by Council Member Wong, with all present voting aye (4-0), motion carried to approve the consent agenda, as amended, Resolution No. 2021-102 consisting of:

A. October 5, 2021 workshop meeting minutes
B. October 5, 2021 regular meeting minutes
C. General claims $1,455,666.00 - **Moved to City Business**
D. HRA Claims $38,715.75

E. EDA Claims $66.00
F. Monthly Building Permit Report – September 2021
G. Resolution Approving Acceptance of Donations Received September 2021. Resolution No. 2021-103.
H. 2022 SCORE Grant Fund Application Approval. Resolution No. 2021-104.
I. Proposed Park Policy & Fees **– Moved to City Business**
J. Approve Ordinance Amending Title III, Chapter 30 of the North St. Paul City Code Concerning Mayor and Council Salaries **– Moved to City Business**
K. Approve First Amendment and Consent to Modifications of Tenant's Amended and Restated Communication Site Lease Agreement
L. Application for a Charitable Gambling Permit to conduct Excluded Bingo by the Knights of Columbus Council 4967, for November 13, 2021. Resolution No. 2021-105.
M. Fallen Angel Opening Party **– Item Removed from Agenda**
N. North St. Paul Police Department – JPA and Court Services Amendment Renewal. Resolution No. 2021-106.

VII. MEETING OPEN TO PUBLIC

R.T. Luczak, Kokoro Volleyball, thanked City Attorney Soren Mattick for engaging in the process. He stated Kokoro Volleyball brings over 150,000 visitors to the City of North St. Paul every year, who stay in the area for a few hours, with a potential of $1.5 million spent in the community. He added he understands that other issues being addressed by the City Council are important, but the future of the community center is equally important. He noted his organization has presented the City with an offer to purchase the building, which would decrease the City's tax levy by half; however, he contacted the City Manager to request to be added to the City Council's agenda and make a presentation, but he did not receive a response.

Mr. Luczak stated he has not received any updates or information from the City Councilmembers that were appointed to provide communication regarding Kokoro Volleyball. He added he has attended every meeting since they were appointed, and he recently found out that they met with a commercial property advisor. He requested transparency. He expressed frustration that Kokoro is filling that gap with its own experiences with the City, which have not been good. He added Kokoro has submitted an offer and made it clear that the library portion of the facility is negotiable.

Mayor Furlong stated the City Council has not had that discussion yet.

Mr. Luczak stated he was told he would hear back by the end of the week after the closed session, but he did not receive any information.

Mr. Luczak stated Kokoro has been a successful volleyball center, helping local schools of all levels raise funding of over $1 million to support athletic programs. He added over $10,000 was raised to support North High School's volleyball program. He noted Kokoro provides wellness programs for its athletes, including academic tutoring and counselling services, and scholarship opportunities for families.

Mr. Luczak stated Kokoro is a great tenant for the community center. He added they help out the library with repairs whenever they can, including the leaky roof. He noted Kokoro is the type of business that North St. Paul needs to attract to continue its redevelopment and growth, and Kokoro wants to be a part of North St. Paul. He noted the library would love a new space.

Mayor Furlong stated the thought of the City Council has always been to keep the community center as a community asset. He added these issues have not been discussed yet, including Kokoro's offer.

John Schmahl stated the City's caller ID on the phone system needs to be updated. He added when he calls the City, his caller ID says, "City of Roseville", but it is North St. Paul City Staff. He noted he called City Staff yesterday from his cell phone to see the caller ID, and now it shows up as "Twin Cities MN".

Mr. Schmahl stated Deputy Clerk Jennie Kloos indicated that caller ID information has to be changed by Century Link.

Mr. Schmahl stated a saw a black vehicle Ford Explorer in his neighborhood last week with illegible markings on the side, which he knew was a police vehicle. He added, the next time he saw the same vehicle, he stopped the driver to ask why the vehicle is unmarked. He added the officer indicated that the Police Department wants to keep their visibility down. He noted he has heard this is known as "ghost graphics", but everyone knows it is a squad car.

VIII. PUBLIC HEARINGS

There were no scheduled hearings.

IX. CITY BUSINESS ACTION ITEMS & RECOMMENDATIONS

A. <u>Award the Sale of $2,525,000 General Obligation Refunding Bonds, Series 2021A0</u>

Finance Director Daniel Winek introduced Terri Heaton from Baker Tilly and invited her to address the City Council.

Terri Heaton, Baker Tilly, reviewed the proposed sale of General Obligation Refunding Bonds 2021-A Series. She added three bids were received, with the lowest bid from Northland Securities for $2,525,000 with an interest rate of 1.0594% for bonds through 2030. Actual interest came in at 1.0885%, for an actual savings of $136,470.

Ms. Heaton stated the City's credit rating of Double A was affirmed by Standard & Poor, which provides a good commentary on the City's strong economy, growing market value, and continued residential development, as well as being a part of a broad and diverse market. She stressed the importance of good finance management and reporting. She noted Baker Tilly recommends awarding the sale to the low bidder, Northland Securities, at an actual interest rate of 1.0885%.

Ms. Heaton recommended that Resolution be amended to include the actual bond amount of $2,395,000.

On motion by Council Member Petersen, seconded by Council Member Wong, with all present voting aye (4-0), motion carried to adopt Resolution No. 2021-101 Providing for Issuance and

Sale of $2,525,000 General Obligation Refunding Bonds Series 2021A Pledging Net Revenues Levying a Tax for the Payment Thereof.

B. Park & Recreation Budget Spending

Mayor Furlong stated, after discussions with City Staff, it has been proposed that this Agenda Item be tabled. City Engineer Morgan Dawley agreed, adding there is no pressing need for consideration of this recommended action. He stated WSB is assisting City Staff with a Parks Improvement Plan, which the Parks & Recreation Commission hoped to have completed in 2021. He added WSB has committed to providing a draft plan for internal review and comment in December.

On motion by Council Member Wong, seconded by Council Member Petersen, with all present voting aye (4-0), motion carried to table Parks & Recreation Budget Spending.

C. Calling for Redemption of Certain Outstanding Bonds – General Obligation Municipal Building Refunding Bonds, Series 2012A

Mr. Winek reviewed proposed redemption of General Obligation Refunding Bonds, Series 2012-A, with a remaining balance of $805,000. He added City Staff recommends City Council approval of redemption of Outstanding Bonds, Series 2012-A.

On motion by Council Member Wong, seconded by Council Member Thorsen, with all present voting aye (4-0), motion carried to adopt Resolution No. 2021-100 Calling for Redemption of Certain Outstanding Bonds, General Obligation Municipal Building Refunding Bonds 2012a.

D. Adopt the 2022 - 2031 Capital Improvement Plan

Mr. Winek reviewed the proposed 2022-2031 Capital Improvement Plan, which has been previously reviewed by the City Council, and was tabled on September 21, 2021, so the Planning Commission could have a chance to review the plan and provide recommendations. The Planning Commission unanimously recommended City Council approval of the Plan as it complies with the 2040 Comprehensive Plan. He expressed his thanks and appreciation to the Planning Commission and Mr. Dawley for a fabulous discussion, and for providing suggestions for the plan, including multi-modal transportation opportunities on Ariel and future trails plans to connect areas of the City including Gateway Trail, parks, and the downtown area.

Mr. Winek stated amendments have been made to the plan since that meeting, including removal of funding source for community center, as City Staff are working on a complete assessment of the facility, which will come back to the City Council for review as a separate item. He added another amendment is the reduction of the amount of useful life related to police vehicles, upon recommendation by the Police Chief.

Mr. Winek stated City Staff recommends approval of the 2022-2031 Capital Improvement Plan to be renewed annually by multiple Commissions for recommendations to the City Council.

Council Member Wong requested clarification with regard to the community center.

Mr. Winek stated $650,000 was included in the Capital Improvement Plan for roof and exterior repairs to the community center facility. He added Public Works Director Ron Ritchie has indicated that they may seek normal bid specifications instead. He noted City Staff has recommended a complete facility assessment to determine accurate maintenance costs for review and consideration by the City Council.

Council Member Wong requested clarification regarding a potential timeline.

Mr. Winek stated City Staff reached out to Wold Architects to discuss the possibility of a facility assessment. He added they responded on Friday, but he does not have additional information yet.

Mr. Ritchie stated he met with Wold Architects as well as pest control company and they are getting together proposals that the City can use as bids for assessment of the building. He added he hopes to have the bids back this week and move forward from there.

On motion by Council Member Thorsen, seconded by Council Member Petersen, with all present voting aye (4-0), motion carried to adopt Resolution No. 2021-107. Adopting the 2022-2031 Capital Improvement Plan.

E. Consent Agenda Item C – General Claims: $1,455,666

Council Member Thorsen requested clarification regarding two items: page 10 of 16, Spectacular Cleaning LLC, September 2021, Janitorial Casey Events, for $1,275.00; and Casey Park, October 2021, $860.00. He added there is no detail about these items. He asked why the total amounts are different.

Mr. Winek stated the cleaning is billed on a monthly basis with a separate charge for every event.

Council Member Thorsen stated this issue relates to the parks rental fees discussion, as it does not sound like the City is following through with billing individuals who have rented the park and left it to be mitigated.

Mr. Winek stated he unsure, but he can get the information and bring it back for City Council review.

Council Member Thorsen requested clarification regarding another item on page 10 of 16, ROC, Inc., Janitorial library. He asked whether the City is paying for janitorial services at the library in the community center.

Mr. Winek confirmed that the City is responsible for all operational costs at the library.

On motion by Council Member Thorsen, seconded by Council Member Wong, with all present voting aye (4-0), motion carried to approve General Claims of $1,455,666.

F. Consent Agenda Item I – Proposed Park Policy and Fees

Council Member Thorsen stated there are ongoing issues with damage to park facilities and the City Council has already discussed a security deposit, which he supports. He added he is concerned that the City is not currently enforcing a security deposit policy, and therefore not much is actually being accomplished. He noted this issue should be addressed before rates are raised, as the security deposit will hopefully deter negative behavior.

Council Member Thorsen expressed concern that the City Council does not receive information when damage to parks property happens, and there is no communication except that it is happening more frequently. He stated he does not support the increase in rental fees, but he supports a rental deposit. He added the City Council does not have enough information about damage deposits and billing. He noted damage deposits should be enforced and collected, and people's behavior will change.

Mr. Frandle agreed to look into whether parks users are being billed for damage to parks facilities and ensure that it happens.

Mr. Winek stated he is not sure that individuals have not been billed. He added, if they have not, that will be corrected. He agreed to provide additional information to the City Council.

Council Member Thorsen stated the main issue is who is responsible for the process. He stressed the importance of communication and follow-up and getting a plan in place. Mr. Ritchie agreed, adding City Staff will get together and come up with a process.

On motion by Council Member Petersen, seconded by Council Member Wong, with Mayor Furlong and Council Members Petersen and Wong voting aye, Council Member Thorsen voting nay (3-1), motion carried to approve the Revised Park Policy and Fee Schedule.

G. <u>Consent Agenda Item J – Approve Ordinance Amending City Code Concerning Mayor and City Council Salaries</u>

Council Member Thorsen expressed his opposition to City Council pay. He added he is supportive of himself not receiving pay, as he has indicated in the past.

On motion by Council Member Wong, seconded by Council Member Petersen, with Mayor Furlong and Council Members Petersen and Wong voting aye, Council Member Thorsen voting nay (3-1), motion carried to approve an Ordinance Amending City Code Concerning Mayor and City Council Salaries.

X. REPORTS OF CITY MANAGER AND DEPARTMENTS

Mr. Frandle stated the City Council's November 2, 2021 meeting must conclude by 6:00 p.m. to accommodate Election Day activities. Mayor Furlong suggested the regular meeting could be held at 4:00 p.m.

Mayor Furlong stated there may be a discussion regarding the community center on the agenda. Council Member Thorsen stressed the importance of not putting a time restraint on a discussion. Council Member Wong agreed.

City Attorney Shana Conklin recommended scheduling the entire time as one meeting and agenda items could be tabled if related discussion is not concluded.

There was a consensus of the City Council to hold the November 2, 2021 regular meeting from 4:00 – 6:00 p.m.

XI. REPORTS OF COUNCIL, COMMISSIONS & COMMITTEES

Council Member Wong stated the Joint EDA/Planning Commission meeting is scheduled for October 21, 2021 at 6:30 p.m. She added there will be discussion regarding transportation issues as they relate to benefits to economic development.

Council Member Wong stated the Redevelopment Task Force is scheduled to meet on October 25, 2021 to discuss the redevelopment plan. She added she plans to attend along with Council Member Thorsen.

Council Member Wong stated the Planning Commission is scheduled to meet November 4, 2021, at which the sign Ordinance will be reviewed.

Council Member Wong stated the Arts & Culture Commission had a meeting at 6:30 p.m. that day and met with the City Council. She added work continues on the foundation of the Commission.

Council Member Petersen stated the Business Association met last week. She added the Kwik Trip is scheduled to open on Thursday, October 21, 2021.

Mayor Furlong stated a ribbon cutting will be held on October 28, 2021 at 11:00 a.m., if any other Council Members can attend.

XII. GENERAL BUSINESS

Mayor Furlong stated the EDA met recently with the Port Authority regarding services that they offer to cities. He added these are preliminary discussions.

Council Member Petersen stated the City Council attended the recent ribbon cutting at Rotary Park which was a nice event that highlighted the important partnership between the Rotary Club and the City of North St. Paul.

Council Member Petersen stated the restaurant on the Gateway Trail is open again.

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Council Member Petersen stated a Lake Elmo/Oakdale Prayer Breakfast is planned for November 10, 2021 from 7:00 – 9:00 a.m. at Inwood Oaks in Oakdale.

Council Member Thorsen stated, as noted by Council Member Wong, the Redevelopment Master Plan Task Force is scheduled to meet on October 25, 2021 at 6:30 p.m. at City Hall.

Council Member Thorsen stated Brother's Bistro opened a few weeks ago, and they have great food.

Council Member Thorsen stated he had comments to make about the community center, but he will save that for the related discussion at the next meeting.

Mayor Furlong stated applications for the City Manager position are due October 26, 2012. Additional information is available on the City website.

Mayor Furlong stated work has commenced on the new restaurant at the old Sentinel building.

Mayor Furlong stated the opening of Kwik Trip is very exciting. He added it is an employee-based company, with staff engaged in the business model.

XIII. CLOSED SESSION

There was no closed session.

XIV. ADJOURNMENT

There being no further business, on motion by Council Member Thorsen, Seconded by Council Member Petersen, with all present voting aye (4-0), Mayor Furlong adjourned the meeting at 7:39 p.m.

/s/ <u>Terrence J. Furlong, Mayor</u>

Attest:

/s/ <u>Brian Frandle, Interim City Manager / Clerk</u>