

**MAHTOMEDI CITY COUNCIL
MINUTES
MAY 4, 2021**

Mayor Jud Marshall convened the regular City Council meeting at 7:00 p.m. with Council members Richard Brainerd, Jeff Charlesworth, Jeff Ledermann, and Jane Schneeweis in attendance. City Administrator Scott Neilson, City Attorney Bridget Nason, City Engineers John Sachi and Nick Williams, Finance Director Scott Schaefer, Public Works Director Bob Goebel, Fire Chief Terry Fischer, and City Clerk Jerene Rogers were also in attendance.

CONSIDER APPROVAL OF AGENDA

City Administrator Scott Neilson asked to pull item 6a from the Consent Agenda.

City Council member Brainerd moved and City Council member Ledermann seconded the motion to approve the agenda as amended. The motion was unanimously approved by roll call vote. Yea: Brainerd, Charlesworth, Ledermann, Marshall, Schneeweis. Nay: None

CONSIDER APPROVAL OF THE APRIL 20, 2021 CITY COUNCIL MEETING MINUTES.

City Council member Ledermann asked to include the following statement in the April 20, 2021 City Council meeting minutes for item 8e: The City Council concurred to encourage staff to move forward with all 12 traffic safety improvement items as feasible.

City Council member Charlesworth moved and City Council member Ledermann seconded the motion to approve the April 20, 2021 City Council meeting minutes as amended. The motion was unanimously approved by roll call vote. Yea: Brainerd, Charlesworth, Ledermann, Marshall, Schneeweis. Nay: None.

4. PRESENTATIONS

1. 2020 Audit-CliftonLarsenAllen

Chris Knopik, CliftonLarsenAllen presented the 2020 Audit results. He said once again they received full cooperation from management, there were no past adjustments for 2020 and no material audit adjustments in the current year.

Lucas Chase, CliftonLarsenAllen, said the City will receive an unmodified opinion, there were no internal control exceptions noted and no Minnesota legal compliance exceptions noted. He said the City has received the GFOA Certificate of Achievement for Excellence in Financial Reporting for 29 consecutive years and will be applying this year as well. He stated there will be two new Statements coming out in the next few years. Statement 87 – Leases, will be required for December 31, 2022 and Statement 96 – Subscription Based Information Technology Arrangements will come out December 31, 2023. He thanked City staff and said the audit went very well.

Finance Director Scott Schaefer thanked the staff from CliftonLarsenAllen. He said this was the second audit we have completed remotely and it went very well. Finance Director Schaefer also thanked City staff.

4. PRESENTATIONS - Continued

2. Tree City USA Proclamation

Mayor Marshall read the Tree City USA Proclamation.

City Council member Ledermann said the City has an active forestry program and that the Forester will be making a presentation at an upcoming Environmental Commission meeting.

City Council member Charlesworth said every year the Park Commission plants a tree as part of the Tree City USA program. He said this year they are planting a flowering tree.

5. DISCUSSION FROM THE AUDIENCE

City Council member Schneeweis wished Janet Heinsch a Happy 100th Birthday. She stated that Janet has lived here her entire life.

Gene Altstatt, 67 Wildwood Beach Road asked why Birchwood Road near the pond continues to flood. He thought this issue would be fixed and the street raised as part of the street project last year.

City Engineer John Sachi said the street could not be raised because we would have had to fill in part of the wetland. He said when we have large rainfalls or rain when the ground is still frozen there might be some standing water on the road.

6. CONSENT AGENDA

City Council member Brainerd moved and City Council member Schneeweis seconded the motion to approve the consent agenda as amended. The motion was unanimously approved by roll call vote. Yea: Brainerd, Charlesworth, Ledermann, Marshall, Schneeweis. Nay: None

6. CONSENT AGENDA - Continued

6a. APPROVAL – Mahtomedi Beach Operations Agreement Between the City of Mahtomedi and YMCA of the Greater Twin Cities. – Removed from agenda

6b. APPROVAL – Award of Contract for Wedgewood Park Playground Equipment.

A contract for Flagship Recreation in the amount of \$76,715.90 was approved. This contract will allow the playground equipment to be replaced and installed at Wedgewood Park.

6c. APPROVAL – Permanent Public Drainage and Utility Easement Agreement Between PSA Assisted Living Inc., and the City of Mahtomedi.

A Permanent Public Drainage and Utility Easement Agreement between PSA Assisted Living, Inc. and the City of Mahtomedi was approved.

6. CONSENT AGENDA - Continued

6d. APPROVAL – Resolution Approving the Acceptance of Donations for the Fire Department.

Resolution 2021-24 Approving the Acceptance of Donations in the amount of \$150.00 for the Fire Department was approved.

6e. APPROVAL – Assignment of Assessments Agreement by and Among the City of Mahtomedi, Robert G. Ostler and Erin Oster and John Bachman and Joan Bachman.

An Assignment of Assessments Agreement by and Among the City of Mahtomedi, Robert G. Ostler and Erin Oster and John Bachman and Joan Bachman was approved. The agreement authorizes the City to transfer all remaining levied assessment amounts for the Quail Street Utility Extension and the Briarwood Area Improvements to the property identified by PID 20.030.21.21.0063.

6f. APPROVAL – Assignment and Assumption of Maintenance License Agreement between CHDC Mahtomedi Limited Partnership and Vadnais Lincoln Limited Partnership.

An Assignment and Assumption of Maintenance License Agreement between CHDC Mahtomedi Limited Partnership and Vadnais Lincoln Limited Partnership was approved. The agreement provides written consent to the assignment and assumption of the Maintenance License Agreement for the fence between the Lincoln Place Apartments and the Fire Station to the entity purchasing the apartment property.

6g. APPROVAL – Special Assessment Agreement for Private Water Service Improvement at 74 Pine Street.

A Special Assessment Agreement for a private water service improvement for the property at 74 Pine Street was approved. The cost of the improvement will be specially assessed against the property, and the property owner will pay for the cost of the improvements in annual installments with her property taxes at an interest rate of 3.32% over 10 years.

7. PUBLIC HEARINGS

7a. CONSIDER APPROVAL – Resolution Authorizing the Issuance, Sale, and Delivery of its Conduit Multifamily Housing Revenue Bonds Relating to the Lincoln Place and Vadnais Highlands Project; Adopting a Housing Program Pursuant to Minnesota Statutes, Chapter 462C; Approving the Forms of and Authorizing the Execution and Delivery of the Bonds and Related Documents; Providing for the Security, Rights, and Remedies with Respect to the Bonds, and Granting Approval for Certain Other Actions with Respect Thereto.

City Administrator Neilson said last December the City Council approved a Resolution authorizing preliminary support of conduit revenue bonds to finance a multifamily housing development in the amount of \$10,500,000. The developments are located in Mahtomedi (Lincoln Place 48-unit Section 8 housing located at 840 & 860 Stillwater Road) and Vadnais Heights (Vadnais Highlands, a 35-unit Section 8 housing located at 1085 County Road D). He said the City Council is being asked to authorize the

7. PUBLIC HEARINGS - Continued

issuance and sale of the Housing Revenue bonds for the project.

Jenny Boulton, Kennedy & Graven explained that the City issuing Conduit Revenue Bonds is a gateway for tax exempt financing for affordable housing. She said there is no liability to the City and this will not affect the City's ability to issue bonds.

Justin Eilers, Trellis Company indicated that they have added security at the facility located in Mahtomedi. He said they have taken an environmental and sustainable approach to the renovations of the buildings. They will be installing solar panels on the community building, they are adding dark sky lighting, new LED light fixtures, high efficiency boilers, windows and appliances, low flow faucets, toilets and showerheads.

Mayor Marshall opened the public hearing at 7:58 p.m.

Hearing no public commentary City Council member Schneeweis moved and City Council member Ledermann seconded the motion to close the public hearing at 7:59 p.m. The motion was unanimously approved by roll call vote. Yea: Brainerd, Charlesworth, Ledermann, Marshall, Schneeweis. Nay: None.

City Council member Schneeweis said she is very excited for the residents who live here and she appreciates the steps they have taken to ensure the safety of the residents.

City Council member Ledermann moved and City Council member Brainerd seconded the motion to approve Resolution 2021-26 Authorizing the Issuance, Sale, and Delivery of its Conduit Multifamily Housing Revenue Bonds Relating to the Lincoln Place and Vadnais Highlands Projects; Adopting a Housing Program Pursuant to Minnesota Statutes, Chapter 462C; Approving the Forms of and Authorizing the Execution and Delivery of the Bonds and Related Documents; Providing for the Security, Rights, and Remedies with Respect to the Bonds; and Granting Approval for Certain Other Actions with Respect Thereto. The motion was unanimously approved by roll call vote. Yea: Brainerd, Charlesworth, Ledermann, Marshall, Schneeweis. Nay: None.

7b. CONSIDER APPROVAL – Resolution Adopting Parking Restrictions on Certain City Streets.

City Administrator Neilson said at the February 16, 2021 City Council meeting, city staff reviewed with the City Council proposed No Parking restrictions recommended by the Fire Chief and Public Works Director. He said letters were sent out to residents on streets where No Parking restrictions were recommended. These recommendations were discussed at the April 6, 2021 City Council meeting at which time the City Council requested a public hearing set to get resident input. He said at this time Wildwood Beach Road is being removed from the list of proposed no parking areas due to ongoing research the City Attorney is conducting.

Fire Chief Terry Fischer overviewed his power point presentation. The presentation showed numerous city streets where an emergency vehicle could not get through if a car was parked in the street. Fire Chief Fischer said the National Fire Code that the City adopted many years ago states on roads 20'-26' in

7. PUBLIC HEARINGS – Continued

width, both sides will be posted as a fire lane. He stated the Code also states on roads 26' or wider a fire lane will be posted on one side of the street.

Public Works Director Bob Goebel said the Lake Links Trail members requested a dedicated lane for bikers and walkers along Wildwood Beach Road and Park Avenue. This request is what sparked the proposed no parking on these streets. He said the mailboxes are on the east side of Park Avenue that's why the decision was made to restrict parking on that side.

Mayor Marshall opened the public hearing at 8:22 p.m.

Ann Garry, 709 Park Avenue said there are no parking spots along Park Avenue near her property. She doesn't feel there is a need for any restrictions. She said there are seldom cars parked on the street.

Judith Wiberg, 425 Park Avenue said there have never been complaints by the neighbors, everybody gets along. She suggested moving the mailboxes to the west side of the street and mark that side as no parking.

Nancy Ver Steegh, 1148 Neville Avenue requested staff look at Neville Avenue as two halves. She asked that the north half be allowed to have one sided parking. She said the road is wider here and does not have curb or gutter. She understands why no parking is proposed on the other half closer to the beach where the road has curb and gutter and is narrower.

Bryan Gatzlaff, 82 Spruce Street concurs with the Fire Chief. He said Spruce Street is only 13 feet wide and parking should not be allowed on either side.

Gene Altstatt, 67 Birchwood Road asked if there have been fires in the past where fire trucks couldn't get through. He doesn't understand why this is being discussed now.

Fire Chief Fischer said the proposal for no parking on one side of Park Avenue was because the Lake Links Trail asked for a dedicated lane for the trail users. He said his job is to keep the community safe and sometimes things have to change. He said what if there is a medical emergency and an ambulance cannot make it to a home.

Steve Wolgamot, 1837 Park Avenue said he agrees with Bryan Gatzlaff. He said people should clean out their garages, park in the garage and this will free up space for visitors to park in driveways.

Tom Schneeweis, 713 Park Avenue asked if staff has spoken with the postal service. He asked if the City has gone door to door talking to residents about this issue. He said those people who belong to the dock associations will use the street parking when they are accessing their docks. He feels this issue should be analyzed in detail to determine how many parking spots are actually available.

Melissa Malinowski, 51 Neptune Street said now that the City made the roads better, they can't park on them. She doesn't feel the roads are the same width as they were before the project.

7. PUBLIC HEARINGS – Continued

Marilyn Kaplan, 1165 Park Avenue said she is concerned with the corner of Park Avenue and Locust Street. She said the mailboxes and two fire hydrants are on the south side of Locust Street. She is concerned about bikers and walkers having to cross the street at this intersection.

Bryan Gatzlaff, 82 Spruce Street asked if the one-way streets is off the table.

Mayor Jud Marshall said yes it is.

City Council member Brainerd said he was happy that residents had a chance to voice their opinions.

City Council member Ledermann moved to close the public hearing and City Council member Schneeweis seconded the motion at 8:55 p.m. The motion was unanimously approved by roll call vote. Yea: Brainerd, Charlesworth, Ledermann, Marshall, Schneeweis. Nay: None.

City Council member Brainerd suggested staff continue to study the area along Wildwood Beach Road and Park Avenue this summer to get a better understanding of the parking issues.

Public Works Director Goebel asked the council to look at the two maps provided in the council packet. He said we can wait on the first map that has the Lake Links Trail on it but he would like some direction on the other map that has all the other streets listed.

City Council member Ledermann said he is comfortable revisiting the proposed parking restrictions for the Lake Links Trail. He said bikers and walkers need clear direction regarding the trail.

City Engineer Sachi suggested amending Resolution 2021-20 by removing the streets that we will be discussing at a future council meeting. He said we should add number 15. Elm Street from Mahtomedi Avenue to Park Avenue to the resolution under A. No Parking on Either Side of the Street. He said we should remove numbers 9-14 from the resolution under B. No Parking on One Side of the Street.

City Council member Brainerd moved and City Council member Ledermann seconded the motion to approve Resolution 2021-20 as suggested by City Engineer Sachi. The motion was unanimously approved by roll call vote. Yea: Brainerd, Charlesworth, Ledermann, Marshall, Schneeweis. Nay: None.

City Council member Brainerd asked staff to continue studying the Lake Links Trail map and bring the results of that study back to the council at a future meeting.

8. STAFF REPORTS

8a. CONSIDER APPROVAL-Resolution Authorizing Public Dissemination of Appraisal Data.

City Administrator Neilson said in 2017 the City hired a company to complete an appraisal for property owned by the City and located adjacent to the boundaries of 240 Dwinnell Avenue. The purpose of the appraisal was to determine a sale price for the potential sale of a portion of the property to the owner of

8. STAFF REPORTS – Continued

240 Dwinnell Avenue for the purpose of replacing the on-site septic system. The owner of 240 Dwinnell Avenue has requested a copy of the appraisal. Because the City has not yet completed the sale of a portion of the City owned property, the Minnesota Government Data Practices Act classifies the data as protected nonpublic data. The City Council is asked to consider approval of the resolution making the appraisal data public.

City Council member Brainerd moved and City Council member Charlesworth seconded the motion to approve Resolution 2021-25 a Resolution Authorizing Public Dissemination of Appraisal Data. The motion was unanimously approved by roll call vote. Yea: Brainerd, Charlesworth, Ledermann, Marshall, Schneeweis. Nay: None.

8b. APPROVAL – Bill List.

City Council member Schneeweis moved and City Council member Charlesworth seconded the motion to approve the bills as presented. The motion was unanimously approved by roll call vote. Yea: Brainerd, Charlesworth, Ledermann, Marshall, Schneeweis. Nay: None.

9. REPORT FROM CITY ADMINISTRATOR

City Administrator Neilson said he would like to discuss the COVID Restrictions that are expected to be relaxed at the next Council meeting. He said he would like to get Council input regarding the capability to hold in-person meetings. He said last year one of the City's representatives on the White Bear Lake Conservation District Board retired so this freed up one of our seats. City Administrator Neilson was given direction from the Council to advertise for this position.

Public Works Director Bob Goebel said the Glenmar project is progressing nicely. They are projecting this project to be complete in three weeks.

City Engineer Nick Guilliams said pavement is being removed in the Phase 4 Historic District Project area. He said tree work and water main replacement will happen in next week.

City Engineer Nick Guilliams stated the 2021 Street Improvement Project is moving along. He said spot curb and gutter work is almost complete, the trails will be paved soon and they are expecting this project to be complete by mid-June.

City Engineer Sachi said a pedestrian ramp has been installed for the Gosiwin Trail. He said notices have gone out to the neighbors regarding the upcoming Parks Commission meeting where this trail will be discussed.

10. COMMENTS FROM THE CITY COUNCIL

11. CLOSED SESSION - None

12. ADJOURNMENT

City Council member Schneeweis moved and City Council member Ledermann seconded the motion to adjourn the meeting at 9:35 p.m. The motion was unanimously approved by roll call vote. Yea: Brainerd, Charlesworth, Ledermann, Marshall, Schneeweis. Nay: None.

ATTESTED:



JERENE ROGERS, CITY CLERK

APPROVED:



JUD MARSHALL, MAYOR