

**WORKSHOP  
OAKDALE CITY COUNCIL  
January 22, 2019  
5 PM**

**Attendance**

The City Council held a workshop on Tuesday, January 22, 2019, at Oakdale Municipal Building, 1584 Hadley Avenue North, Oakdale, Minnesota.

Present: Mayor Paul Reinke

Council Members: Jake Ingebrigtsen  
Susan Olson  
Colleen Swedberg  
Kevin Zabel

Also Present: Brian Bachmeier, Public Works Director / City Engineer  
Susan Barry, City Clerk  
Bart Fischer, City Administrator  
Alyssa MacLeod, Communications Specialist  
Bob Streetar, Community Development Director  
Dallas Pierson, Planning Commission  
Emily Shively, City Planner  
Bill Sullivan, Chief of Police  
Suzanne Warren, Administrative Services Director

**Police Department Overview and Update**

Police Chief Sullivan provided an overview of the following:

Smokedale Tobacco License – New applicant. No issues raised during background investigation; some financial connection to the current owner but attributed to culture; other stores owned by applicant are very well run; store name to change within 30 days; and store will close at midnight.

In response to a question from Council Member Olson and Swedberg, Chief Sullivan noted that Oakdale has three tobacco shops and that the city could consider imposing a moratorium to allow staff time to research limiting the number of tobacco shops. He added that the city's tobacco ordinance needs to be updated and commented on the potential of raising the age limit as has been done in some communities.

Chief Sullivan briefly discussed vaping and how it is a growing issue in schools.

Staff was directed to present a moratorium on new tobacco businesses to the City Council by March 1.

In response to questions from Council Member Zabel, Chief Sullivan commented on the need for carefully constructed language relating to vape shops as well as giving existing businesses time to come into compliance.

**Staffing**

Chief Sullivan provided an overview of staffing levels at the department and how they can be affected by various leaves.

#### Facility Expansion

Chief Sullivan provided an update on the planned expansion of police department facility. He noted that the biggest challenge will be where to house police operations during the construction phase.

#### Records Management System

Chief Sullivan provided an overview of Washington County's new records system that will commence in 2020 and require Oakdale to pay \$60,000 to the county on an annual basis.

#### Staffing Study

Chief Sullivan commented on the desire for a department staffing study to be conducted in the future to assist with long-range planning.

#### Mental Health

Chief Sullivan commented on the increase in mental health issues in the community.

Mayor Reinke noted that he would be joining Chief Sullivan at a mental health presentation being put on by the FBI on January 23.

#### Sergeant Nick Newton

Chief Sullivan announced that Sergeant Nick Newton has been accepted to represent Oakdale at the elite FBI National Academy's Leadership Program.

#### Forfeiture Fund

Chief Sullivan provided an overview of forfeiture funds and indicated that equipment and furnishings for the police expansion project would be paid for from this fund. He also noted that the department was set to receive a significant amount relating to a fairly recent case.

#### **Comprehensive Plan Implementation**

Community Development Director Streetar provided an overview of the components of the 24-month action plan for implementing the city's 2040 Comprehensive Plan.

The following comments were made:

#### Land Use – Development – Regan Property – 7049 – 4<sup>th</sup> Street

Mayor Reinke indicated that Mr. Regan wishes to present his proposal to the new city council.

Transportation –Autos and Trucks – 4<sup>th</sup> Street Bridge

Community Development Director Streetar recently learned that Washington County was pursuing legislative funding to cover the bridge costs and added that the bridge design would be significantly modified.

Housing – Affordability

Council Member Zabel asked to be provided with more detail on the number of Oakdale families in ISD 622 who are experiencing homelessness.

Economic Development – Business to Business Purchasing

Council Member Zabel commented on the importance of the city taking the use of taxpayer funds into account when deciding where to make purchases.

Other

Council Member Ingebrigtsen asked to be provided with a copy of the concept plan for development of the former 3M site and inquired about planned sidewalks.

Community Development Director Streetar noted that the development would be pedestrian friendly.

Council Member Zabel asked for clarification on the need to develop an affordable housing preservation plan when such developments are typically agreed to as temporary.

Community Development Director Streetar explained that the city has the ability to renew the agreements.

Council Member Zabel asked for clarification on developing a fair housing policy as state and federal governments already have robust enforcement policies.

Community Development Director Streetar explained that the policy is a requirement of the Metropolitan Council and that the city's policy could speak to referring issues that arise.

In response to questions from Council Member Zabel relating to the 29 Pines Manufactured Home Park, Community Development Director Streetar commented on the extensive costs and disruptions related to redeveloping manufactured home parks and offered the option of revitalizing existing homes in the park by promoting improvement tools. He further commented that the park could be redeveloped at some point should circumstances change.

**Highway 36 and Hadley Avenue Interchange Project**

Public Works Director / City Engineer Bachmeier provided an overview of the Highway 36 and Hadley Avenue Interchange project. He explained that five years ago, Mills Fleet Farm contacted the

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city about developing the remainder of their property and indicated their desire to donate land for the interchange project to ensure access to their site; Washington County and the city pursued and acquired several million dollars from the federal and state governments for the project. He showed a rendering of Highway 36 and noted that only two “at grade” intersections remain along Highway 36, within the beltway; one at Highway 120 and the one at Hadley Avenue. Public Works Director / City Engineer Bachmeier noted that the city would participate in frontage roads, realignment of a portion of Hadley Avenue, and relocating a portion of utilities as well as have maintenance responsibilities for a portion of the trails, the majority of the street lighting, and landscaping. He explained that through negotiations, the city would not be responsible for maintaining the backside of the noise wall or anti-graffiti coatings.

Public Works Director / City Engineer Bachmeier reviewed project costs, bids, the city’s share of the project (\$5,050,544), and funding sources (Utility Reserve Fund: \$1,050,000, Municipal State Aid Streets fund advances: \$3,000,000, and Storm Water Utility Fund: \$1,000,000).

Administrative Services Director Warren provided additional detail on the funding sources for the project. She noted that the amount going into the Utility Reserve Fund was sufficient and the amount could be increased to allow for future capital project needs such as the upgrading of Highway 120 planned for 2023.

Council Member Zabel asked about advancing MSAS funds for more than three years so that the city would not need to use reserve funds.

Administrative Services Director Warren explained that it would be appropriate to use the Utility Reserve Fund and Storm Water Utility Fund for those respective components of the project.

Public Works Director / City Engineer Bachmeier added that MSAS funds cannot be used for utility relocation.

In response to a question from Council Member Zabel, Public Works Director / City Engineer Bachmeier noted that MSAS could cover \$4.5 million of the city’s share of the project costs.

In response to a question from Council Member Olson, Council Member Zabel stated that the city may advance up to one million dollars in MSAS funds per year, for an indefinite period of time; thus, he supported the option of advancing MSAS funds for this project.

Public Works Director / City Engineer Bachmeier commented on the potential need for MSAS funding for the BRT and/or 4<sup>th</sup> Street Bridge projects in 2022.

In response to a question from Council Member Ingebrigtsen, Administrative Services Director Warren indicated that the city can afford the project.

Council Member Ingebrigtsen commented on a scenario where MSAS funds were no longer made available to cities.

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Public Works Director / City Engineer Bachmeier noted that an issue could arise should there be a marked increase in the number of requests.

In response to a question from Council Member Olson, Administrative Services Director Warren noted that funding for emergencies would be available in the Storm Water Utility and Utility Reserve funds should the need arise and also noted that insurance coverage is also applied in certain instances.

Public Works Director / City Engineer Bachmeier provided an overview of the maintenance agreement.

Mayor Reinke stated his support for the agreement and the use of MSAS funds. He further stated that the increase in construction costs was upsetting but shared that Washington County would be absorbing an additional two million dollars of the project costs.

Council Member Ingebrigtsen was also unhappy with the higher costs.

Administrative Services Director Warren informed the City Council that staff could bring back additional internal funding options and the City Council could still proceed with approving the agreements at the regular meeting.

Council Member Ingebrigtsen expressed concern that the amount being used from the Utility Reserve Fund.

Administrative Services Director Warren commented on the importance of Oakdale's participation in the project in order to retain access on the northern portion of the city.

### **Adjournment**

The workshop adjourned at 6:58 PM.

Respectfully submitted,  
Susan Barry, City Clerk