



AGENDA

City Council Workshop

January 12, 2021
Council Chambers

The City Council workshop will be held via Zoom. Zoom is an online platform that allows persons to “attend” the meeting via video or telephone.

View Workshop at: <https://zoom.us/j/94154255722?pwd=bFk1QitUZDIhUkRzUEZYSUJLS2dEZz09> from a PC, Mac, tablet, iPhone, or Android device.

Or listen to the discussion by phone by calling 1-312-626-6799 and entering Meeting ID: 941 5425 5722 and Passcode: 898165, when prompted.

While the workshop is available for public viewing, public comment will not be taken during the meeting.

5 PM	Helmo Station
5:50 PM	3M Water Settlement – Status of Concerns
6 PM	Willowbrooke Master Development Agreement (Draft)
6:30 PM	Used Car Dealer License Fee Options
6:40 PM	Council Topics
7 PM	Adjourn



COUNCIL MEMORANDUM

To:	Honorable Mayor and City Council
From:	Robert Streetar, Community Development Director
Date:	January 12, 2021
Subject:	Helmo Station

The City Administrator and the Community Development Director met individually with each council member in December, 2020 to review the conceptual plans for two potential housing development projects at Helmo Station - one by Presbyterian Homes and the other by Bethesda.

On Thursday, January 7 at the Special City Council Workshop, council further discussed these two projects and potential tax incentives being requested.

Both developers will be attending this workshop virtually to introduce themselves, describe their projects and be available for questions and discussion.



COUNCIL MEMORANDUM

To:	Honorable Mayor and City Council
From:	Christina M. Volkers, City Administrator
Date:	January 12, 2021
Subject:	3M Settlement Options - Status of Concerns

The City Administrator and Public Works Director/City Engineer will provide a status update on discussions with other cities and the Board of Trustees regarding the three options previously presented for the 3M settlement monies and the lack of response to our letter of concerns.



COUNCIL MEMORANDUM

To:	Honorable Mayor and City Council
From:	Bob Streetar, Community Development Director
Date:	January 12 2021
Subject:	Willowbrooke Master Development Agreement (Draft)

Willowbrooke Master Development Agreement

The following identifies the main points of the Willowbrooke Master Development Agreement between the City and the Developers.

Section 5: Phase Development

- Describes the housing type to be constructed in each phase when the development/construction for each phase is expected to begin and end.

Phase	Outlot	Housing Type	Units	Development		Construction	
				Begin	Complete	Begin	Complete
1	A	Carriage Townhomes	63	Spring 2021	Fall 2022	Oct 2021	Oct 2024
1	B	Villa Homes	57	Spring 2021	Fall 2022	Oct 2021	Nov 2026
1	G	Townhomes	280	Spring 2021	Fall 2022	Oct 2021	Nov 2026
2	I	Small Lot Venture Homes	62	Spring 2022	Fall 2023	Oct 2022	Sep 2025
2/3	E & F	Multi-Family Units	766	Spring 2022	Fall 2025	Oct 2022	Sep 2028
2	C	Single-Family Homes	182	Spring 2023	Fall 2025	Oct 2022	Sep 2028
2/3	E & F	Multi-Family Units	*	Spring 2022	Fall 2025	Oct 2022	Sep 2028
3	D & H	Single-Family Homes	*	Spring 2022	Fall 2023	Oct 2022	Sep 2028

Section 6: Master Plan Public Improvements

- Describes the public improvements to be constructed, and the estimated cost for and how each improvement will be financed.
 - A. Park
 - The developer dedicates the park land to the City. The City improves and pays for the cost of the park improvements. See lines 15,16,19 in table 1 below.
 - B. Open Space
 - The developer dedicates the open space to the City. The City improves and Developer pays for the cost of the improvements. See lines 2,6,8,13, 17 in table 1 below.
 - C. Public Trails
 - The City constructs and pays for the cost of the trails. See lines 5, 10,11,12 below.
 - D. Streets
 - 40th Street: The City constructs 40th street, and the street cost is split between the Developer (58%) and the City (42%) See line 1 below. The developer's share is assessed and repaid by the Developer over 8 years. See table 2 below.

- **Outlot Q-Adjacent Park Streets:** The Developer constructs the streets and the cost is shared between the Developer (50%) and the City (50%). 50% of the cost of the park roads is \$567,278. This amount is added to the City's share of 40th for a total of \$1769,883. See table 2 below.
- **Ideal Avenue:** The Washington County constructs Idea Avenue, and the Developer pays the 100% of the City's share. The Developer is assessed and repays the amount over 8 years. See line 4 in table 1 below.

Table 1: Estimated Capital Budget

Year	Project	Phase	Quadrant	Plat	Outlot	Expenses	Revenues			
							G.O. Improvement	Special	Park	Developer
1	2021 40th Street					\$ 3,807,196	\$ 1,769,883	\$ 2,037,315	\$ -	\$ -
2	Open Space			Final		\$ 72,791			\$ 72,791	\$ -
3										
4	2022 Ideal Avenue	N/A				\$ 462,000	\$ 462,000	\$ 462,000	\$ -	\$ -
5	Trails	1	SE	Final	A,B,G	\$ 454,148	\$ 454,148	\$ -	\$ -	\$ -
6	Open Space			Final		\$ 211,141	\$ -	\$ -	\$ 211,141	\$ -
7										
8	2023 Open Space					\$ 137,961	\$ -	\$ -	\$ 65,792	\$ 71,507
9										
10	2024 Trails	2	SW,NW	Final	C,I	\$ 296,608	\$ 296,608	\$ -	\$ -	\$ -
11	Trails	3	SW,NW	Final	C,I,E,F	\$ 157,748	\$ 157,784	\$ -	\$ -	\$ -
12	Trails	3	NW,SW,NE	Final	D,H	\$ 410,817	\$ 410,817	\$ -	\$ -	\$ -
13	Open Space			Final		\$ 26,531	\$ -	\$ -	\$ -	\$ 26,287
14										
15	2025 Park	1	SE	Preliminary	Q	\$ 1,215,506	\$ 1,215,506	\$ -	\$ -	\$ -
16	Park	2	NW	Preliminary	E	\$ 607,753	\$ 607,753	\$ -	\$ -	\$ -
17	Open Space			Final		\$ 24,431	\$ -	\$ -	\$ -	\$ 24,207
18										
19	2026 Park	3	SW	Preliminary	T	\$ 1,407,100	\$ 1,407,100	\$ -	\$ -	\$ -
						\$ 9,291,731	\$ 6,781,599	\$ 2,499,315	\$ 349,724	\$ 122,000

Table 2: Estimated Capital Budget Financing

	40th Street	Park Roads	Idea Ave.
Total Cost	\$ 3,807,196	\$ 1,136,556	\$ 462,000
City	\$ 1,769,883		\$ -
Developer	\$ 2,037,313	\$ -	\$ 231,000
Lennar	\$ -	\$ 568,278	\$ 231,000

Final Plat Outlot	Estimated Assessments		
	Amount	Amount	Amount
A	\$ -	\$ -	\$ 38,500
B	\$ -	\$ -	\$ 38,500
C	\$ -	\$ -	\$ 38,500
D	\$ -	\$ -	\$ 38,500
E	\$ 679,104	\$ -	\$ 77,000
F	\$ 679,104	\$ -	\$ 77,000
G	\$ 679,104	\$ -	\$ 77,000
H	\$ -	\$ -	\$ 38,500
I	\$ -	\$ -	\$ 38,500
	\$ 2,037,313	\$ -	\$ 462,000



COUNCIL MEMORANDUM

To:	Honorable Mayor and City Council
From:	Mai Xiong, Licensing Clerk through Christina Volkers, City Administrator
Date:	January 12, 2021
Subject:	Used Car Dealer Licensing

Staff was asked to report back on the licensing of Used Car Dealers.

Currently, the objective of licensing used car dealers in Oakdale is to be able to set operational performance standards, regulations, and compliance for used car dealer businesses. Used car dealer applications and license renewals generally require review by three departments: Community Development, Administrative Services, and Building Inspections, to ensure that applicants meet zoning, license, and compliance eligibility.

The state licenses used car dealers at a fee of \$275; the state requires that applicants meet local municipal zoning requirements. If Oakdale were to discontinue used car dealer licensure, new used car dealer applicants interested in operating in Oakdale would be eligible to obtain a state license only if they were to obtain a conditional use permit (CUP) issued by the city; however, a CUP alone would not fulfill the current city objectives of maintaining a desirable community, as conditional use permits are more geared toward zoning and land use eligibility.

The city's three used car dealer lots were grandfathered in prior to the zoning regulations (Conditional Use Permit) for car lots being put into place; these existing businesses cannot be required to obtain a CUP; thus, all regulation of the site is done via the license renewal process that includes an annual inspection to verify compliance.

As an example, Stillwater Auto Sales was in violation of city codes and there were numerous complaints from nearby residents and businesses. After several attempts to get them to rectify the issues, Stillwater Auto chose to be compliant only when they realized that their city issued license would not be renewed.

Currently Oakdale's license and annual renewal fee for Used Car Dealers is \$400. Staff gathered the following information from 10 other cities in the metro area:

#	City	License Used Car Dealers?	License Fee
1	Afton	No	
2	Cottage Grove	No	
3	Lake Elmo	No	
4	Maplewood	Yes	\$333
5	Moundsview	Yes	\$225
6	North St. Paul	No	
7	Shoreview	No	
8	St. Paul	Yes	\$369
9	Stillwater	No	
10	White Bear Lake	No	
11	Woodbury	No	

Staff recommends continuing to license Used Car Dealers and seeks direction on whether to modify the license fee. Options are as follows:

1. Retain current license fee of \$400 per year.
2. Modify license fee as directed by the City Council.
3. Remove the city license fee.