

**REGULAR MEETING  
OAKDALE CITY COUNCIL  
April 13, 2021**

**CALL TO ORDER**

A regular meeting of the City Council of the City of Oakdale was held on April 13, 2021, at Oakdale City Hall, 1584 Hadley Avenue, Oakdale, Minnesota. The meeting was called to order by Mayor Paul Reinke at 7:00 PM.

**CALL OF ROLL**

On a call of roll, the following were present:

Mayor Paul Reinke

Council Members: Jake Ingebrigtsen  
Susan Olson  
Colleen Swedberg  
Kevin Zabel

Absent: None

Also Present: Christina Volkens, City Administrator  
Jim Thomson, City Attorney  
Susan Barry, City Clerk  
Alyssa MacLeod, Communications Specialist  
Chelsea Petersen, Administrative Services Director  
Bob Streetar, Community Development Director  
Bill Sullivan, Chief of Police  
Kevin Wold, Fire Chief

Jon Fletcher, Presbyterian Homes (virtual)  
Mikaela Huot, BakerTilly (virtual)  
Libby Stanton, Presbyterian Homes (virtual)

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES: Workshop, March 9, 2021  
Workshop, March 23, 2021  
Regular Meeting, March 23, 2021**

**A MOTION WAS MADE BY COUNCIL MEMBER ZABEL, SECONDED BY COUNCIL MEMBER INGEBRIGTSON, TO APPROVE THE WORKSHOP MINUTES OF MARCH 9, 2021, AS PRESENTED.**

**5 AYES.**

**A MOTION WAS MADE BY COUNCIL MEMBER INGEBRIGTSON, SECONDED BY COUNCIL MEMBER OLSON, TO APPROVE THE WORKSHOP MINUTES OF MARCH 23, 2021, AS PRESENTED.**

**5 AYES.**

**A MOTION WAS MADE BY COUNCIL MEMBER OLSON, SECONDED BY COUNCIL MEMBER SWEDBERG, TO APPROVE THE REGULAR MEETING MINUTES OF MARCH 23, 2021, AS PRESENTED.**

**5 AYES.**

**OPEN FORUM**

Mayor Reinke invited comments from the audience; no comments were brought forth.

**a) Proclamation: Public Works Week**

Mayor Reinke proclaimed May 16 to 23 as “Public Works Week”.

**CONSENSUS MOTIONS**

**A MOTION WAS MADE BY COUNCIL MEMBER OLSON, SECONDED BY COUNCIL MEMBER INGEBRIGTSON, TO APPROVE THE FOLLOWING CONSENSUS MOTIONS:**

- a) Repeal Policy MIS-001: Ads at Walton Park Ballfield Complex.**
- b) Amend language relating to “Holidays” in both Policy PE-020: Paid Time Off (PTO) – Annual Leave; and Policy PE-031 – Personnel.**
- c) Waive reading and adopt Resolution 2021-36, Approving the appointment of Mike Kothe as Utilities Superintendent for the Public Works Department, effective April 14, 2021, at a rate of pay consistent with the current labor agreement.**
- d) Waive reading and adopt Resolution 2021-37, Approving the appointment of Lucas Petersen as part-time, temporary Building Supervisor for the Recreation Department, at a rate of pay of \$13 per hour.**
- e) Authorize entering into an agreement with Executive Management Systems Inc. for Strategic Planning Initiative services.**

**5 AYES.**

**ADVISORY BOARDS AND COMMISSIONS**

- a) Economic Development Commission: Appointments to Economic Development Commission**

**A MOTION WAS MADE BY COUNCIL MEMBER ZABEL, SECONDED BY COUNCIL MEMBER INGEBRIGTSON, TO APPOINT GARY SEVERSON TO THE ECONOMIC DEVELOPMENT COMMISSION, TERM TO BEGIN: APRIL 14, 2021, TERM TO EXPIRE: JUNE 30, 2022.**

**5 AYES.**

**A MOTION WAS MADE BY COUNCIL MEMBER ZABEL, SECONDED BY COUNCIL MEMBER OLSON, TO APPOINT LYNN STAFFORD TO THE ECONOMIC DEVELOPMENT COMMISSION, TERM TO BEGIN: APRIL 14, 2021, TERM TO EXPIRE: JUNE 30, 2022.**

**5 AYES.**

**A MOTION WAS MADE BY COUNCIL MEMBER ZABEL, SECONDED BY COUNCIL MEMBER OLSON, TO APPOINT ERIN VOCA TO THE ECONOMIC DEVELOPMENT COMMISSION, TERM TO BEGIN: APRIL 14, 2021, TERM TO EXPIRE: JUNE 30, 2023.**

**5 AYES.**

#### **COMMUNITY DEVELOPMENT**

##### **a) Presbyterian Homes Senior Housing – Request for Tax Increment Financing**

Community Development Director Streetar provided an overview of a request from Presbyterian Homes for tax increment financing to construct a 107-unit senior housing building on the Helmo Station parcel; 24 of the units would be made affordable for senior housing.

In response to several questions from Council Member Zabel, Community Development Director Streetar provided information on anticipated monthly rents for the affordable senior units.

Jon Fletcher, Presbyterian Homes, explained that the units are affordable as per the definition and based on the number of bedrooms.

In response to a request from Mayor Reinke, Community Development Director indicated that the developer was amenable to offering the affordable units first to Oakdale seniors.

Mayor Reinke stated his support to provide tax increment financing to Presbyterian Homes for this senior housing.

Council Member Ingebrigtson supported the Presbyterian Homes proposed project but not the use of tax increment financing at the proposed location for the proposed project.

**A MOTION WAS MADE BY COUNCIL MEMBER OLSON, SECONDED BY MAYOR REINKE, TO APPROVE THE REQUEST BY PRESBYTERIAN HOMES FOR TAX INCREMENT FINANCING TO CONSTRUCT A 107 UNIT SENIOR HOUSING BUILDING, WITH 24 AFFORDABLE UNITS, AT HELMO STATION; AND FOR SAID AFFORDABLE UNITS TO FIRST BE OFFERED TO OAKDALE RESIDENTS.**

**ROLL CALL VOTE:**

<b>OLSON:</b>	<b>AYE</b>
<b>SWEDBERG:</b>	<b>NAY</b>
<b>INGEBRIGTSON:</b>	<b>NAY</b>
<b>ZABEL:</b>	<b>NAY</b>
<b>REINKE:</b>	<b>AYE</b>

**VOTE: 2 TO 3. MOTION FAILED.**

Council Member Swedberg shared her support of affordable housing but not the use of tax increment financing at the proposed location for the proposed project.

**COUNCIL PRESENTATIONS**

Council Member Swedberg announced that Washington County was seeking volunteers, 50 years of age and older, for a virtual panel on transportation.

**AWARD OF BIDS**

**a) City Project 2021-04 (Temporary Granular Activated Carbon Treatment Plant at Well 7)**

Public Works Director/City Engineer Bachmeier reviewed a request to award the bid for City Project 2021-04 (Temporary Granular Activated Carbon Treatment Plant at Well 7) to Magney Construction.

In response to questions from Council Member Zabel, Public Works Director/City Engineer Bachmeier explained that the bid before the City Council was for only the building; filters and equipment would be provided by 3M; the engineer's estimate of \$6 million was for the project included the building, filters, and equipment; and that the city would be reimbursement for operational costs.

**A MOTION WAS MADE BY COUNCIL MEMBER ZABEL, SECONDED BY COUNCIL MEMBER SWEDBERG, TO WAIVE READING AND ADOPT RESOLUTION 2021-38, AWARDED CITY PROJECT 2021-04 (TEMPORARY GRANULAR ACTIVATED CARBON TREATMENT PLANT AT WELL 7) TO MAGNEY CONSTRUCTION IN THE AMOUNT OF \$2,193,315.**

**5 AYES.**

REGULAR MEETING  
April 13, 2021  
Page Five

**CLAIMS**

A MOTION WAS MADE BY COUNCIL MEMBER INGEBRIGTSON, SECONDED BY COUNCIL MEMBER SWEDBERG, TO APPROVE THE CLAIMS FOR THE PERIOD OF MARCH 20 TO APRIL 9 IN THE AMOUNT OF \$1,618,048.44.

5 AYES.

**ADJOURNMENT**

A MOTION WAS MADE BY COUNCIL MEMBER ZABEL, SECONDED BY COUNCIL MEMBER SWEDBERG, TO ADJOURN THE REGULAR MEETING HELD APRIL 13, 2021, AT 7:30 PM.

5 AYES.

Respectfully submitted,  
Susan Barry,  
City Clerk