

***REGULAR ANDOVER CITY COUNCIL MEETING – JANUARY 15, 2019
MINUTES***

The Regular Bi-Monthly Meeting of the Andover City Council was called to order by Mayor Julie Trude, January 15, 2019, 7:00 p.m., at the Andover City Hall, 1685 Crosstown Boulevard NW, Andover, Minnesota.

Councilmembers present: Jamie Barthel, Sheri Bukkila, Valerie Holthus and Mike Knight

Councilmember absent: None

Also present: City Administrator, Jim Dickinson
Community Development Director, Joe Janish
Director of Public Works/City Engineer, David Berkowitz
Recreational Facilities Manager, Erick Sutherland
City Attorney, Scott Baumgartner
Others

PLEDGE OF ALLEGIANCE

RESIDENT FORUM

Twila Hauck Martin, 14810 Palm Street NW, spoke in support of a smaller budget for the Community Center through a reduction in space, specifically the hockey arena. She presented a petition to the Council with signatures that had been gathered in support of taking the project to a referendum vote.

Mayor Trude spoke to the events that led up to the decision to build the Community Center. She also described the elements that were included in the plans.

Melanie Bently, 13979 Flora Street NW, said she has been a resident of Andover for 50 years, choosing to raise her kids in Andover. She expressed her concern about the roads being “deadly.” Her child cannot get to the high school safely, crossing Crosstown Boulevard. She wants her child to be able to bike to school. Mayor Trude responded by saying that this particular crossing, is next on the list.

Ms. Bently explained it is a mile to get there safely and because of that, the kids are walking down Crosstown Boulevard after school and it is not safe. Mayor Trude suggested maybe the Park and Recreation Commission consider moving this issue up on the list. She also expressed concern about the lighting in the area. Mayor Trude encouraged Ms. Bently to call the City during the daytime and speak to the City engineer. She also thought that a grant might be

available due to the need for a safe route to school.

Jake Brozek, 14345 Quince Street NW, encouraged the Council to get out in the community and talk to residents. He stated he went to 10 random houses in his neighborhood and 80-90% did not know about the plans for the Community Center. He walked around to 20 houses and that was his experience. He recommended additional information be shared and acknowledged that some had not read information that was available.

Daren Lazan, Andover resident, commented that the facility [Community Center] is performing very well and current the Hockey Association is buying ice in other communities. He has watched the facility come together and really feels that it made a lot of sense. He stated he was shocked that there was this much dissention after all of the work has been done [by the City staff, Council and community members]. He expressed wonder about why there is so much concern [by residents]. He looked at, and ran estimates, about the park system, there will ultimately be \$50 million invested in the City's outdoor sporting facilities. Those facilities are used, at best, 6 months out of the year and currently take \$1.29 million to maintain. The new Community Center expansion will cost \$18 million and will run 12 months a year and residents will pay \$150,000 for operation shortfalls. He continued by stating it is a prudent investment to develop indoor space in Minnesota, in proportion to outdoor space, and adding to the Community Center was talked about in the first process. He reminded residents the City is a representative republic, not a democracy. The rumors were shocking and included innuendo. He stated the Hockey Association is giving \$500,000. He asked the Council to make the decision and said that he thought a referendum is a mistake. He expressed concern about the divided nature of the discussion, noting a majority of residents want investment in their City and the goal is to be a first-class city. He asked the Council to demonstrate leadership and make a decision.

Ben Riechers, 15844 Martin Street NW, stated he feels that the hockey arena is more of a want than a need compared to roads, sanitation, education, police, and healthcare. He has evaluated more than 1,000 business cases in his career and feels that common errors are in assumptions. At this point [in the process], engineers want to revisit their assumptions. Mr. Riechers stated he wants to push for assumptions that are a need, not a want. He speculated that those in attendance may learn about value engineering, "spun as hard-headed decision making," but that does not make it [a portion of the proposed Community Center addition] a need. Mr. Riechers asked the public if they want it [Community Center]. He said the way residents find out about the Community Center was to read the Star Tribune. He stated because of the error in leadership there will be trouble no matter what is decided.

Jeremy Coe, 13897 Ivywood Street, commented he has been a part of the Community Center process over the last 3 years and he wanted to take a different tone. He does not believe in threatening and believes in how the citizens voted and wants to trust the Council to make the decision. He has seen discussion about the project in numerous meetings and there has been conversation about trails and meeting space and the effort to keep property values up. Mr. Coe expressed concern about "throwing barbs" to distract residents from the hard work that has been done over 3 years. The Teen Center and Senior Center are attracting new citizens and increasing

the tax base. He asked the Council not to be distracted by social media and acknowledged that it is not easy to take the heat. He appreciates the effort and has seen the process. Mayor Trude noted comment cards had primarily positive comments, many residents expressed they were afraid to speak because of intimidation tactics by speakers at meetings. At the last census, there were about 11,000 kids in the community and every household has about 3.2 kids.

Carroll Abbott, 2917 142nd Lane NW, stated he appreciated the crowd at this meeting [implying it would be good to have at other meetings]. Mr. Abbott stated he also liked that people were standing up for what they want. He said he would not be paying taxes much longer at his age so that was not his personal concern. He expressed concern about the state of education and wished the Council good luck.

Ryan Winge, 15946 Vintage Street NW, noted at the last update, the cost of the Community Center was \$17-18 million. He asked what was the Council's intention and how will the project be bid. Mayor Trude stated that would be part of the process.

AGENDA APPROVAL

Supplemental information was provided for the Sheriff's Department report.

Motion by Holthus, Seconded by Knight, to approve the Agenda as amended above. Motion carried unanimously.

APPROVAL OF MINUTES

January 2, 2019, Regular Meeting: Correct as written.

Motion by Holthus, Seconded by Bukkila, to approve the January 2, 2018 Regular Meeting minutes as presented. Motion carried unanimously.

CONSENT ITEM

Item 2 Approve Payment of Claims

Item 3 Accept Feasibility Report/Order Public Hearing/18-38/University Ave. NW
Reconstruction (See Resolution R004-19)

Item 4 Approve Resolution Authorizing Speed Limit/168th Lane NW between Round Lake Blvd.
NW and Verdin Street NW (See Resolution R005-19)

Item 5 Accept Park and Recreation Commission Recommendation Use/Changes to Timber
River Park

Item 6 Approve Roadway, Drainage & Utility, Trail Easement/18-37/Veterans Memorial Blvd.
NW

Item 7 Accept Feasibility Report/Waive Public Hearing/18-52/2128/2130 – 140th Ln. NW/WM
(See Resolution R006-19)

- Item 8 Approve Massage Therapist License
- Item 9 Approve Appointment – Streets Maintenance Supervisor
- Item 10 Approve Commission Appointments
- Item 11 Approve Application for Exempt Permit
- Item 12 Accept Contribution/North Metro Soccer Assoc./Andover Community Center (See Resolution R007-19)
- Item 13 Approve Debt Service Payments
- Item 14 Approve Application for Exempt Permit/MDHA

Motion by Bukkila, Seconded by Knight, approval of the Consent Agenda as read. Motion carried unanimously.

ANOKA COUNTY SHERIFF'S OFFICE MONTHLY REPORT

Anoka County Sheriff's Office Commander Paul Lenzmeier gave the monthly Sheriff's Office report. A goal of the Sheriff's Office is to increase training in 2019. Recently they worked with the Andover Fire Department to practice a mass casualty exercise at Constance Free Church. They are holding another event in June with other jurisdictions.

Commander Lenzmeier announced that February 23rd is the Polar Plunge. The final numbers for 2018 were 14,000+ calls, which was down about 800 from 2017. Thefts were also down for the year and felony arrests were down by one-half. Domestic assaults have been stable and there were a few less DWI arrests. There have been directed patrols on Veterans Memorial Drive. The purpose is not to issue citations, but rather evoke a change in behavior.

Councilmember Holthus stated she will plan to organize a bowling event in support of the Polar Plunge and Special Olympics. She also asked if the neighboring communities were seeing fewer arrests as well. Commander Lenzmeier noted the pattern in Ham Lake is the same.

HOLD PUBLIC HEARING/19-2/2019 STREET RECONSTRUCTION

Mr. Berkowitz presented information about the planned reconstruction. He explained the neighborhood east of Crooked Lake, south of Bunker Lake Boulevard and east of Crooked Lake Boulevard has been identified in the City's five-year Capital Improvement Plan for reconstruction during the summer of 2019. The project would include reclaiming the existing bituminous, constructing concrete curb and gutter, storm sewer/culvert improvements, and constructing a new bituminous surface. This has been a very effective reconstruction method since the City began the process back in 1996. Widening will take place on some of the streets within the neighborhood to maintain a minimum 22' paved surface with curb and gutter. A resident survey was sent out to determine interest in extending City water with this project. Responses received to date are 25 against and 9 in favor of water main extension. Based on the results of the survey, water main improvements have not been included in this project. A neighborhood informational meeting was scheduled and held on December 4, 2018 and the resident comments were included in the Council's meeting information.

Mayor Trude asked for clarification regarding the name of the street that is a dead end. Mr. Berkowitz confirmed the street was Eidelweiss. They will be looking for a turn-around there, but there are drainage issues. Staff is also looking at storm sewer treatment in the area.

Mayor Trude asked about the traffic in the area. Mr. Berkowitz replied there are 600 vehicles daily in the area, which is not enough for a 4-way stop according to current criteria which requires 2,400 daily. He said it has been proven that it is not necessarily safer and does not actually slow down traffic. Mayor Trude asked about the removal of another 4-way stop and if there had been any incidents. Mr. Berkowitz stated it was actually a 3-way stop that was removed in another part of the City.

Councilmember Bukkila asked why the reconstruction project was more expensive than recent other projects. Mr. Berkowitz confirmed it is a larger area and curb was being added for 80 lots. The storm sewer improvements also increase the costs. There is a lot of ice in that area right now due to the winter rain storm. Mayor Trude asked if it was draining to resident's front yards. Mr. Berkowitz stated the grades are very flat in the area and it is hard to drain right now.

Councilmember Barthel was concerned about the road widening. Mr. Berkowitz noted that road widths are inconsistent in the area. Staff "shoots" for 11 feet to drive on, not including the curb.

Councilmember Barthel indicated City residents are required to pay 25% of reconstruction costs according to the City Code. Mr. Berkowitz confirmed that research about 10 years ago demonstrated that other cities required residents to pay 30-50%. The City has to have 25% to bond for the project. Mr. Berkowitz will do some current research. The City of Coon Rapids has one set price for residents of \$1,900 because lots are virtually the same size. Lots in Andover vary significantly, so everyone pays closer to their fair share.

Motion by Holthus, Seconded by Knight, to open the public hearing at 8:04 p.m. Motion carried unanimously.

It was explained that residents can call or email the City Engineer with their questions.

Andrew Smith, 2837 135th Lane NW, said his street was older than he is. He has only been in their house 1½ years. Mayor Trude explained the people who sold the home knew this was coming.

Mr. Smith asked about the 5% interest on the amount paid over time, and who funds that and where does it go. Mr. Dickinson explained it is through a revolving fund and interest is based on the rates the City borrows at. The first year pays 5% and as principal declines you pay less. Residents can make a decision about how to fund the amount closer to October of this year.

Mr. Berkowitz stated the City tries to estimate high and in every case so far, bids have come in lower. If the bids come in really high, City staff will know right away. If it is more than 5% higher, then it comes back to the City Council. The City will send out contact information when

the road construction starts.

Ben Taylor, 13327 Gladiola Street NW, asked about City water being brought to the street. Mayor Trude explained it will not as it is pretty costly and the majority of those asked did not want it. Mr. Taylor said that it is “like a skating rink out there right now until you get to Coon Rapids.”

Councilmember Bukkila said the roads are really flat and the new curbing will really help resolve the water issue. She noted that residents can upgrade their driveway at the same time.

Gayle Rolli, 2815 135th Circle NW, asked about the quality of the construction and repair of the road. He pointed out that a lot of garbage trucks use their circle as a turnaround. Mr. Berkowitz stated that the blacktop will be 3 inches, thicker than before and in 2 steps, and should last 25-30 years.

Jerry Bailey, 13526 Gladiola Street NW, asked about taking the stop signs out. He is concerned that it will turn into a “drag strip.” There is more foot traffic because of the lake and people walk in the street.

Kathy Mcelhose, 2938 141st Lane NW, stated she uses this route to go back and forth to work, but there are no sidewalks along some of this area. She explained there is a lot of walking and children in the street.

Jake Rostberg, 13337 Gladiola Street NW, had a question regarding water drainage. Mr. Berkowitz said there is an easement to address water ponding and draining and there will be a separate meeting for those residents that have that concern.

Mike Gamache, 2815 134th Avenue NW, said the repairs are long needed and discussed 10 years ago. He is looking forward to it and appreciates the curb. There were concerns expressed about speeding in the area.

Motion by Holthus, Seconded by Knight, to close the public hearing at 8:24 p.m. Motion carried unanimously.

Councilmember Barthel asked residents to keep the Council posted on concerns regarding stop sign removal and traffic driving too fast. Mayor Trude asked when the sign would be removed.

Motion by Knight, Seconded by Bukkila to approve Resolution No. R008-19, ordering the improvement of Project No. 19-2, 2019 Street Reconstruction and directing preparation of final plans and specifications. Motion carried unanimously.

PUBLIC HEARING – VACATION OF STORM SEWER AND PONDING EASEMENT – CHARLES LEHN

Mr. Janish presented information about the vacation of the storm sewer and ponding easements.

He noted on March 1990, the City of Andover was deeded an easement for storm sewer, ponding and access to an area in which a storm sewer pipe was constructed to assist with drainage of storm water from the properties to the east. On August 8, 2018, the City Council approved variances to reduce the width of the lot at the front yard setbacks so the properties could be further subdivided. The approved Resolution No. R051-18, and an exhibit of the variances were available for review. As part of the review process and lot split request, City staff recommended the existing storm sewer and ponding easement on the property be vacated and a drainage and utility easement be rededicated that encompasses the entire floodplain on the existing properties.

Motion by Holthus, Seconded by Bukkila, to open the public hearing at 8:28 p.m. Motion carried unanimously.

John Turner, 16732 Argon Street NW, asked if all of the “pink area” in the map shown would become flood plain. Mr. Janish said it would not be based on studies done several years ago. He explained the easement and flood plain did not match in the past, but will in the future. He confirmed the land is not buildable, except for the 2 lots indicated.

Frank Skubitz, 16648 Maniteau Boulevard NW, asked to make a correction and asked for clarification regarding the approval in August tied to three lots. Mr. Janish indicated the lot split had not occurred yet and that is done at the staff level. Mayor Trude clarified the Nature Conservancy will not take that land.

Charles Lehn, 4991 165th Avenue NW, applicant, stated the variance that was approved proposes 3 lots, and the conditions were that the easement be attached to a single lot that would be the larger parcel.

Jeff Krause, 16811 Argon Street NW, stated he built his home 32 years ago and has experienced water damage twice to his home. In the past, he has asked the City to clean out the drains. He confirmed it is a “huge problem and big concern.” Mr. Berkowitz confirmed there would be no change in the drainage patterns, just another lot added. All concerns of this sort can always go to City staff. Mr. Berkowitz confirmed if anything needed to be done about any current drainage issues, that could be discussed.

Mayor Trude explained the process for vacation of an easement and then dedication of the same.

Motion by Barthel, Seconded by Holthus, to close the public hearing at 8:40 p.m. Motion carried unanimously.

Motion by Knight, Seconded by Holthus, to approve Res. No. R009-19, granting the vacation of storm sewer and ponding easement. Motion carried unanimously.

ACCEPT DEDICATION OF DRAINAGE AND UTILITY EASEMENT – CHARLES LEHN

Mr. Janish presented information about the vacation of storm sewer and ponding easement. He

noted as part of the vacation of storm sewer and ponding easement for the property owned by the Lehn/Russel family, a drainage and utility easement is required to be dedicated encompassing the floodplain on existing properties. The Quit Claim Deed has been reviewed and approved by the City Attorney.

Motion by Bukkila, Seconded by Barthel, approving the dedication of drainage and utility easement. Motion carried unanimously.

Councilmember Knight noted the description on the survey is back to the 1880s. Mr. Dickinson responded that some of this property is still un-platted.

Mayor Trude noted the land had been in this particular family for seven generations.

PUBLIC HEARING – VACATION OF ROADWAY EASEMENT – CHARLES LEHN

Mr. Janish presented information about the vacation of storm sewer and ponding easement. He noted in January 1972 the City of Andover was deeded a roadway easement for Maniteau Boulevard and 167th Avenue NW. On August 8, 2018, City Council approved variances to reduce the width of the lot at the front yard setbacks so the properties can be further subdivided. As part of the review process and lot split request, City staff recommended the existing roadway easement on the property be vacated and a drainage, utilities, and roadway easement be rededicated that encompasses the same portion of the road.

It was clarified that the roadway is an easement and that there is a legal reason to take this action.

Motion by Holthus, Seconded by Barthel, to open the public hearing at 8:46 p.m. Motion carried unanimously.

Mr. Baumgartner explained the action is to vacate the single use as a roadway and open it up to drainage and utility easement too.

Motion by Holthus, Seconded by Barthel, to close the public hearing at 8:47 p.m. Motion carried unanimously.

Motion by Knight, Seconded by Holthus, to approve Resolution No. R010-19, approving the vacation of roadway easement. Motion carried unanimously.

ACCEPT DEDICATION OF DRAINAGE, UTILITY AND ROADWAY EASEMENT – CHARLES LEHN

Mr. Janish presented information about the drainage, utility and roadway easement. He explained as part of the vacation of the roadway easement for the property owned by the Lehn/Russell family, drainage, utility, and roadway easements are required to be dedicated. The Quit Claim Deed has been reviewed and approved by the City Attorney.

Motion by Knight, Seconded by Barthel, to accepting the easement and approving the Quit Claim Deed, pending any changes by the City Attorney. Motion carried unanimously.

It was reported that staff will be reviewing the survey work.

RECESS AND RECONVENE

Mayor Trude recessed the meeting at 8:49 p.m. The meeting was reconvened at 9:00 p.m.

ACCEPT DEDICATION OF TRAIL AND VEHICLE MAINTENANCE ACCESS EASEMENT – CHARLES LEHN

Mr. Janish presented information on the trail and vehicle maintenance access easement. He noted on August 8, 2018 Mr. Lehn received approval of variances to reduce the required width of the lots at the front yard setback. The variances allowed Mr. Lehn to create three properties from two properties. A condition of the variances' approval stated, "Trail easement location must be determined by staff and dedicated to the City at the time of the approval and filed with Anoka County." The area in which the trail will be located is mostly within the flood plain and will not be considered parkland. The area in which the trail will traverse will remain as private property, and a conservation easement will not be granted.

The dedication and development of the trail would start the connection of the existing neighborhood to Timber River Park and the Timber River Estates neighborhood. An additional easement is still necessary to make the final connection through a property to the north. Mr. Lehn indicated the City of Andover can work with the property owner to the north to obtain the easement. The agenda item from August 8, 2018 notes in several locations a connection to the neighborhood to the north (Timber River Estates) and the connection to the park (Timber River Park) or references the trail connection in general.

Staff has also included the original applicant's letter, dated June 2, 2018 as it related to the variance request submitted by Mr. Lehn, owner representative. This letter indicated the owners wish to provide a trail easement to the City of Andover, (should the City decide to accept) that would connect the existing neighborhood to Timber River Park and its respective neighborhood in order to make a scenic trail connection and provide for a recreation amenity to the community.

The applicant is proposing to provide a trail easement to the northern property line of the property, approximately 300 feet short of the Timber River Park. The Quit Claim Deed had been reviewed and approved by the City Attorney.

Mayor Trude and Councilmembers expressed support for signage in honor of the WWII veteran, Clyde Russell, who earned two purple hearts during his service. The trail will bring two neighborhoods together. Mayor Trude thanked the relatives for donating the property (trail easement) to the community. She noted it was a former Public Works employee that donated the

land in honor of his father.

Councilmember Holthus asked if there were any concerns about parking at the end of the trail. It was indicated that City staff will pay attention if it occurs in the future.

Mayor Trude explained there is parking in Timber River Park that could be utilized. Mr. Berkowitz explained City staff could post no parking signs, if it becomes an issue. The Public Works Department would maintain any signs as they are made by staff in their sign shop.

Motion by Knight, Seconded by Holthus, accepting the easements and allow the attorney to work with the property owner on the additional easement and to include the Quick Claim Deed. Motion carried unanimously.

CONSIDERATION OF PARK DEDICATION AND TRAIL FEE WAIVER – CHARLES LEHN

Mr. Janish presented information requesting the City Council consider waiving the park dedication and trail fee from this lot split. Mr. Lehn's letter indicated the applicant plans to dedicate a 15-foot by approximately 1,800-foot lineal trail easement to the City of Andover through their property. As part of this dedication, the applicant is asking the City Council to consider waiving the park dedication fee (\$3,415) and trail fee (\$870).

City Council is reviewing this request as the fees are established by ordinance and City staff does not have the ability to waive them. City staff has concerns related to granting a waiver due to the precedent that may be set. This trail segment is also considered an "internal trail," and historically, the City of Andover has not waived Park Dedication and Trail Fees for "internal trails."

Councilmember Barthel advocated for precedence and stated he would like to see a collection of the park dedication fee.

Mayor Trude noted the trail provides access to Timber River Park for this whole neighborhood that has no park and for that reason she would support waiving the fee for the one lot. She believed the access is a unique situation. Mr. Dickinson commented there is benefit to the park created by the trail easement.

Motion by Holthus, Seconded by Knight, approving to waive the park dedication and trail fees. Motion carried 4 ayes, 1 nay (Barthel).

VALUE ENGINEERING UPDATE/DISCUSSION – COMMUNITY CENTER EXPANSION PROJECT

Mr. Dickinson gave a presentation on the value engineering progress to date. At the end of the presentation the Council will be invited to ask questions. The City Council was requested to receive updates and analysis from the City Administration, 292 Design Group (architect) and

RJM Construction (construction manager) relative to the value engineering progress for the Andover YMCA Community Center Expansion project. The focus of the update/discussion is on design/development progress (value engineering), partnership/stakeholder progress, construction cost estimates/budgets for the projects, and proposed timing.

Relative to this project, designs and cost estimates for this project were last presented by RJM Construction and 292 Design Group, at a Special City Council meeting on October 9, 2018. The total cost estimate was \$18.9 million at that time, and after a lengthy Council discussion, the project team was directed to work towards reducing that project cost to a \$16.8 million project, no more than a \$100 increase on a home valued at \$ 250,000.

Mr. Dickinson explained since October 9th administration provided brief updates to the Council at the October 23, 2018, and November 27, 2018, Council Workshop meetings. In addition, City Staff held two information meetings on December 12, 2018, and December 17, 2018, where the public was invited to attend an open house and question and answer format meetings where they were able to view potential expansion plans, learn how this project may affect home value, property taxes, and potential usage of the facility.

At the October 9th meeting RJM Construction's cost estimate outlined costs for various component breakouts based on drawings received from 292 Design Group, as listed below:

- Multipurpose Arena Breakout
- Multipurpose Breakout # 1 - Adjacent to Arena
- Multipurpose Breakout # 2 - Adjacent to Fieldhouse
- Fieldhouse Breakout
- Sitework- West Side Breakout— parking lot
- Sitework- East Side Breakout— parking lot

Again, the total cost estimate was \$18.9 million at that time, and as indicated at that meeting the estimates were based on drawings dated September 17, 2018. Since that date, finer tuning has taken place by the project team through additional design/ development discussions. Those discussions (value engineering) looked to yield cost savings in the following areas:

- Precast Plank & Wall Panels
- Storefront & Glazing Systems
- Plumbing
- Electrical (primarily fixtures)
- Landscaping & Irrigation
- Parking Lot (size — performance parking)

The project team has looked at the following:

- Various reductions in the floor plan for a more efficient layout -simplifying the circulation and reducing some square footage.
- Studying the construction methods for more efficient construction.
- Studying the details on how to attach the new construction to the existing building in the

- simplest way possible.
- Simplified some of the mechanical and electrical systems to reduce cost.
- Relocated some HVAC units to reduce ductwork length and eliminate the underground ductwork in the original layout.

To do this, 292 Design Group has prepared updated drawings and construction documents for RJM Construction to provide updated estimates.

The last project team meeting was held on January 8th and the project team believes reductions have been made in areas that make sense and believes we have about as efficient design as possible without sacrificing programming. The ultimate goal of the team was to produce documents that would provide a community center expansion that will serve the community well into the future. The updated cost estimate of \$17,964,328 is short of the directive to work towards reducing the project cost to a \$16.8 million project.

Mr. Dickinson summarized the recent progress on the Community Center project and recent communication efforts. Twenty-six people asked questions at the first meeting. The second meeting did not have a time restraint but had the same number of speakers. The value engineering work looked at expansion areas such as: teen/senior space, meeting rooms, office space, storage, sports complex space, fieldhouse and parking for those using the facility, plus YMCA space. The project team has looked at several options to reduce costs. Drawings have been updated, as have the cost estimates. The proposed design was focused on how to serve the community well into the future. There will be some savings on the potential building costs that were found to actually decrease maintenance costs overall and for the long term.

Mark Wentzel, 292 Design Group, described the plans as they currently stand. He started by describing the site work – including parking needed (175 spaces) due to the parking shortage that already exists today. The parking spaces and associate grading would cost \$2.4 million. The current plan is for four additions – sports complex/arena with a range of activities, expanded lobby and administration offices, teen/senior space meeting space, and court space. They have added a second floor with a walking/running track and some training and meeting room space.

Mr. Wentzel noted there will be an expanded lobby, offices and meeting rooms, and a new entrance on the west side. There will be a main reception area for the building, and a meeting room for 20-30 people.

Mr. Wentzel explained the teen/senior space will have some modification to make it accessible, and they will create an activity space for kids/parents to gather as they come and go from the courts, and new restrooms and changing space/lockers.

Councilmember Barthel expressed concern about having windows in the doors for the safety of people walking directly into the field of play. The design includes a designated teen room for 50 and the larger multipurpose space accommodates 75 people with a cost of \$2.2 million.

Mr. Wentzel stated the sports complex space/ice arena – regulation size, also will have the option for green turf or for other large events, and seating on one side for 300 people, team rooms for a variety of sports, and public restrooms. There will be some support spaces with storage to store turf, batting cages, etc. There would be a better pro shop layout for open skating, for a total cost of \$9.6 million. Mr. Wentzel noted a significant feature is the second floor, with stairs or an elevator to the second floor, and two meeting rooms and athletic fitness space – specialized training space. The cost of the second floor is \$900,000.

Mr. Wentzel explained the fieldhouse is designed around a basketball court, but is meant for several sports, multipurpose space, bleachers for 150 people, and will have its own entrance and a ticket booth to pay for tournament/spectator fees, etc. \$1.98 million. The group did not meet the Council's goal to reduce costs to \$16.8 million. Mr. Wentzel stated he tried not to reduce areas so that it did not meet the requirements intended for the expansion.

Councilmember Barthel asked about a parking contingent on the components and whether staff had been working with the YMCA on their expansion interest. The response was that some of the parking may relate to the Y's decision on the east side. On the west side, it relates more to the sports complex. Mr. Dickinson stated the YMCA is working with their Board on a decision about going forward. The YMCA paid for some of the spaces in their current agreement that will be reassigned to new space.

Councilmember Holthus asked if there would be changes with Purple Park. The response was there would not be changes to the park, but to the parking lot.

Mayor Trude asked about dividers vs. walls in the new teen/senior space. The response was that there could be five meetings in the facility at once. There will also be netting to protect the track. The community rooms on the second level will be quiet. Some of the main floor meeting rooms were moved to the second floor to save dollars. All costs for the sports turf are built into the price for turf, etc. in the sports complex. It will be cooler for walking when the ice is in. There will be fresh air for ventilation, but air conditioning is not included in the price. Mayor Trude asked for a specific cost for that item, noting that storage is very important for the sports complex.

Councilmember Holthus asked if the storage areas could accommodate gymnastics equipment. The response was that there should be enough room.

Recreational Facilities Manager Erick Sutherland noted groups have been identified that have used the fieldhouse space previously. Some of current activity would be moved into the turf area so that court space can be used for court sports.

Mayor Trude asked about taking out the ice and putting in the turf. Mr. Sutherland responded March is when the hockey play-offs begin. The girls are done in February and the boys are done two weeks later. He hopes that by the end of February, the turf would be ready to go and it might be ready a little earlier. In April and May demand is more weather dependent. Groups are

committed to buying blocks of time and Associations and others were invited to express interest and 75 – 80% responded.

Mr. Sutherland presented documents with stakeholder notes from a previous meeting. He also invited stakeholders to meet directly with them. Another item noted was the current hockey arena needs to convert to a non-Freon system and the current ice sheet has to be down for 2-3 months during that process so first year with an additional ice sheet would not be a normal year. The conversion time to put ice on concrete is only 24 hours, compared to a sand floor. It can also come down pretty quickly. Home shows, etc. could take place there and the load in-load out would be better. Mr. Sutherland explained during the true summer months, staff will have some work to do to fill the space with customers as folks want to get outdoors with activities. The YMCA has 500+ kids in their program in the summer that could utilize the space. There are full project costs in the budget to build out the space. The track is 3 lanes wide for 2 walkers and a runner.

Councilmember Holthus asked if the corners will be banked. Mr. Wentzel indicated this could be considered in the design.

Councilmember Bukkila asked about replacement costs for refrigeration on original ice sheet of \$1.5 million, combined with this project it's is much less at \$6-700,000. It was noted that maintenance dollars can be used that are set aside for that work already.

Mayor Trude asked if there is some separation for sound in this plan. The response was the fieldhouse can be separated from the current court space. The Mustangs could have significant use of the space and they have 3 seasons.

RJM Construction pointed out the numbers include design construction, equipment upgrade and contingencies, including inflation.

Mayor Trude noted 3-5% per year should be planned as inflation costs each year the project might be delayed. There are two contingencies of 4% each. The cumulative total would be \$1.2 million or \$1.3 million. The response was a few months delay should not increase costs at 3-5% rate. If the bid were to come in over budget they would maintain the design contingency and try not to use that money but make a deliberate decision to use it. They would maintain a construction contingency through the whole project of 3-5% and would adhere to bidding laws. The desire is to align with local participation by contractors and try to drive costs down that way.

Mayor Trude asked when the project would be ready to send out to bid. It was explained it will take 292 approximately 6 weeks to prepare the documentation. It was asked if they could go out with an alternate bid. The answer was yes, and the fieldhouse is the easiest one to isolate, but there are other options.

Councilmember Barthel asked about how long the bids would be open. The response was one month, so they would come back in April or May. It was explained a precast order can be 3 to 4

months out, so they could not start the project too soon, but rather sometime in the summer months, probably July or August would be a good target.

Councilmember Knight asked about the costs of different components. Mr. Dickinson replied work has already been done – the pricing out of each component.

Mayor Trude asked for RJM's help with bids with alternate components and whether there could be a separate build for the fieldhouse. It was noted the YMCA is thinking about building court space also, so if a gym was built it could be open within 6-8 months. Mr. Sutherland indicated the gym has the least question marks about getting it rented out and is almost a stand-alone as far as design goes. The walking track could not easily, for instance, be added later. He explained athletic areas charge by the hour but meeting space is primarily not charged due to use by local non-profits and citizen groups. Mr. Sutherland noted Community Center staff have built relationships with various end users now compared to when the Community Center was first built. Hours available/sold have been put together for review and the fieldhouse piece would be bought out right now with current interest.

Councilmember Bukkila stated she would like to see how many users would benefit from it.

Mayor Trude stated she would like to get things moving and thinks there are residents who want to keep it moving too. She would like to take the Community Center project to bid with an alternate for the gym. If other alternates could be put together by RJM, she would be open to that as well.

Councilmember Barthel stated he does not take this decision lightly. He started to attend [Council] meetings last January and has listened to both sides. He continued by stating the City "is about family and caring" and the kids can use the outdoor fields for free. When it comes to the referendum, he had thought long and hard, noting the City had set a precedence when the first Community Center did not go to a referendum. With regard to a resident's comment, he would like to see the price tag a lot lower, but he has not had time to work on it due to just beginning his term in office on January 1st. Councilmember Barthel stated he had made two campaign promises: 1. He would like the Advisory Committee to see what could be offered to residents for free – such as the walking track, open gym, etc.; and, 2. He would like to get a few individuals to devise guidelines about what goes to a referendum, so it does not continue to be an ongoing question. He believes the City should have guidelines and regrets that this issue is tearing people apart.

Councilmember Knight expressed the importance of looking at the whole age spectrum – child/teen and seniors and library services, noting there is a need to serve all ages.

Councilmember Holthus noted the YMCA gives 4 free passes for residents now through 2034 and residents also get special rates. Her initial desire was for a teen center because students leave Oak View Middle School and do not have much to do until their parents get home. She likes that the plan includes space for them. She shared that she listened to groups in the

community with a lot of different needs and thinks this space will meet needs in the community, which is growing.

Councilmember Knight stated this model with the YMCA is being copied in other communities and is working well. He felt the City was fortunate to be able to combine efforts.

Mayor Trude noted the City has 1,500 acres with farms that have people who want to sell, but other residents want Andover to stay the same. She stated the City offers development opportunities and in this plan, there can be 25 teens in the community room and 100 in the gym. She is glad they have adult supervision and was sad that kids left crying when they were called a special interest group at the public information meetings. She was disappointed the City Administrator was treated with so much disrespect by residents. Mayor Trude expressed she would like to build a building to match the growth of the community. She noted seniors from the community come to Dunkin Donuts for coffee after they visit the YMCA so it is also good for business in the community. Mayor Trude acknowledged that sometimes things do not go your way but the Council needs to keep going. She agreed the City needs to improve communications – there needs to be more newsletters, press releases, and web updates. She called attention to the fact that the City has no one on staff dedicated to communications.

Councilmember Bukkila stated she is not against the project, but she is against the process. She expressed it was a Council's choice not to do more communication. She believes a referendum is in order for this matter and that it is not appropriate to vote and then establish rules going forward. Councilmember Bukkila stated the whole community should be invited into the opinion. She stated she still enjoys serving with the Council and Councilmembers, and just because she disagrees with everyone here on this matter, it does not change that.

Mayor Trude noted Councilmember Bukkila was helping to collect signatures for the petitions and had signed the petition herself. Councilmember Bukkila stated some activities had been associated with her, inappropriately. She said this was not a "stellar moment in our history." Mayor Trude commenting on City government, stated that "we invite community leaders to make recommendations and then act going forward on behalf of the community." She was not sure "what more we could have done."

Mr. Dickinson stated the Council could still select a lesser dollar amount [after the bid process]. He explained it will take about 3 months to finance the project and this vote would indicate direction going forward and initiate final negotiations with the YMCA.

Mayor Trude clarified the motion would be to prepare documents for bid, with the gym as a separate number and there may be other items to consider. Financing is implicit.

Motion by Trude, Seconded by Holthus, to direct staff to prepare documents for bid with the gym as a separate bid alternate. Motion carried 4 ayes, 1 nay (Bukkila).

SCHEDULE FEBRUARY EDA MEETING

Mr. Dickinson requested the Council schedule an EDA Meeting to discuss topics as detailed in the staff report.

The Council discussed the draft agenda and available dates.

Motion by Knight, Seconded by Holthus, to schedule an EDA Meeting on February 5, 2019, at 6:00 p.m. Motion carried unanimously.

ADMINISTRATOR'S REPORT

City Staff updated the Council on the administration and city department activities, legislative updates, updates on development/CIP projects, and meeting reminders/community events.

(Mr. Dickinson) Mr. Dickinson gave a reminder about the Closed Session at the end of tonight's meeting. There is an upcoming January 16th North Metro Mayors Board meeting. Legislators will be in attendance discussing legislative plans for this session. There will be a focus on the WDE site due to the last part of the funding being challenged. He reported that Representative Peggy Scott is working to have a bill introduced to take care of the bids and keep the project moving. The RFP is done and a contractor has been identified. Very few companies in the U.S. do this work. Mr. Dickinson stated a meeting has been scheduled with the Commissioner of the MPCA. At the City Council Workshop next week, the big topic will be the Comprehensive Plan and upcoming road projects along with preliminary results on the bids for the Public Works building expansion. He noted the North Suburban Home Show is coming up. There will also be a sketch plan coming up for development near Crosstown and Constance Boulevards. He announced there have been permits for 5 new homes so far this year.

Councilmember Holthus asked why the WDE funding was approved but there is a wait for legislation. Mr. Dickinson explained some believe that the WDE project does not meet the intent of legacy funds, so a law suit has been initiated. The project cannot be released until funding has been "shored up."

MAYOR/COUNCIL INPUT

(Mayor Trude) Mayor Trude highlighted the postcard from the County regarding tree clearing along 157th Avenue and W Round Lake Boulevard, expanding the right-of-way area. She noted the City has no say in the matter.

Mayor Trude expressed appreciation for the hard work done by citizens in making their opinions known.

Councilmember Bukkila left the Council Chambers at 10:39 pm.

RECESS AND RECONVENE

Mayor Trude stated the purpose of the Closed Session is to discuss negotiations on Lot 5, Lot 3, Winslow Cove, Second Addition.

Mayor Trude recessed the Regular Meeting to a Closed Session at 10:42 p.m. The meeting was reconvened at 10:59 p.m.

ADJOURNMENT

Motion by Knight, Seconded by Holthus, to adjourn. Motion carried unanimously. The meeting adjourned at 10:59 p.m.

Respectfully submitted,

Marlene White, Recording Secretary

REGULAR ANDOVER CITY COUNCIL MEETING MINUTES – JANUARY 15, 2018
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