

**ANDOVER CITY COUNCIL WORKSHOP MEETING – MAY 22, 2018
MINUTES**

The Workshop Meeting of the Andover City Council was called to order by Mayor Julie Trude, May 22, 2018, 6:00 p.m., at the Andover City Hall, 1685 Crosstown Boulevard NW, Andover, Minnesota.

Councilmembers present: Mike Knight, Sheri Bukkila, Valerie Holthus and James Goodrich

Councilmember absent: None

Open Space Commission present: Chairperson Gretchen Sabel, Commissioners Kim Kovich, Jim Olson and Anna Dirkswager

Open Space Commission Absent: Commissioners Brian Perra and Joy Faherty

Also present: City Administrator, Jim Dickinson
Public Works Director/City Engineer, David Berkowitz
Natural Resources Technician, Kameron Kytonen
Others

JOINT MEETING WITH OPEN SPACE ADVISORY COMMISSION

Mr. Kytonen stated the Open Space Advisory Commission has met on several occasions and continues to plan for ongoing management and development of the properties.

Chairperson Sabel gave a presentation to the Council on their role as Open Space Commissioners. She reviewed different nature preserve areas and the ongoing maintenance of current nature preserves in Andover.

Chairperson Sabel recommended to the City Council ongoing maintenance through the Open Space budget, Capital improvement plan to address large projects, and consider setting aside funds for possible future land acquisitions. She wondered if the Council was ready to set aside \$500,000 to be ready to purchase open space if the opportunity arises. She noted key areas can sell quickly.

Councilmember Holthus stated when she was on the Open Space Commission they were looking at parcels and the owners were not willing to sell, they held onto the property. Chairperson Sabel stated what they have found is things change for people such as property taxes rise, Ag.

Preserve is removed, etc. and they do come back to the Open Space Commission for purchase. If there is money set aside for when an opportunity arises the Open Space Commission feels it is beneficial to the City.

Councilmember Knight stated they have not done anything historic relative to the past purchases and there is a lot of history in the City. He thought they could make some type of historic display. Chairperson Sabel stated she has talked to Anoka County Historical Society and they would be interested to expand the Oxbow Trail to extend into Kelsey Park in Andover, but there is no money available at this time.

Councilmember Holthus stated she would be really interested if there is any way to connect Maple View Preserve with Northwoods Preserve. Chairperson Sabel thought the City could work with developers to maintain mini preserves within their developments for an area for nature to survive.

Mayor Trude thought they could set aside a little amount of money in a savings account for future open space acquisition.

Councilmember Bukkila felt this has come a long way since the beginning of the program.

Commissioner Olson stated looking at the historical areas, maybe they can research to see if there is some historical grant money available through the State or County that they can apply for to use for the historical areas in the City.

Commissioner Dirkswager wondered how the Council wanted the Open Space Commission to move forward. Mayor Trude thought the Council needs to discuss some policy items related to projects and funding.

Councilmember Bukkila stated she would not have a problem with putting improvement items in the CIP, although they maybe five years out.

UPDATE ON CITY CAMPUS MASTER PLAN

Mr. Dickinson explained the City Council is requested to receive an update from 292 Design Group relative to exploring the expansion of the Andover Community Center/YMCA. Focus of the presentation/discussion will be responding to stakeholder input received via a schematic design presentation. But first he asked Mr. Berkowitz to show what will be shared with the public at the Public Works Maintenance Facility open house.

Mr. Berkowitz reviewed with the Council the information that will be presented at the May 23, 2018 open house. The Council was encouraged to attend.

Mr. Dickinson introduced the 292 Design Group and RJM Construction. Mr. Mark Wentzell, 292 Design Group, made a presentation to the Council on the Community Center expansion

study. Mr. Brad Barrchman, RJM Construction presented the expansion cost estimates.

Mr. Wentzell stated the cost estimate for the main level of the expanded multi-use facility is \$10,900,000 and \$1,300,000 for the upper level expansion for a total of \$12,200,000, this includes the parking lot expansion. Another option to the indoor multi-use facility would be an outdoor multi-use facility with an estimate of \$7,600,000, which includes the parking lot expansion area, covered outdoor rink, team rooms, storage, warming house and other areas.

Mr. Wentzell stated the second expansion area would include a new lobby, meeting rooms and multi-purpose rooms for an estimated cost of \$2,400,000.

Councilmember Knight suggested having a multi-purpose room with computers for seniors to use. He also stated there should be pickleball courts included in the expansion.

Mr. Wentzell reviewed a fieldhouse expansion for more basketball, volleyball and pickleball courts. There will also be crash areas for kids and teams to decompress and prepare for games or practice. There will also be more facility storage included. The estimated cost for the fieldhouse expansion is \$4,700,000, which includes the rerouting of the access road to the north.

Mr. Wentzell reviewed the proposed outdoor recreation area, covered and uncovered areas that are refrigerated with a warming house that is attached to the indoor multi-purpose area. The estimated cost is \$6,400,000. Mr. Erick Sutherland stated the proposed outdoor recreation space is being proposed in case the current outdoor recreation area is removed for a Public Works expansion.

Mayor Trude thought the parking lot expansion should be allocated equally to each expansion package because it is inflating the cost of expansion area one.

Councilmember Holthus asked when the YMCA is going to make a decision on their expansion. Mr. Dickinson stated the YMCA has to go through their own process just like the City has to go through their process. They are fully engaged with the City and we may need to make changes to plans to accommodate some of their plans.

Councilmember Holthus stated she wants to have a space designated for a teen center and for a senior center. She would like to see a proposed multi-purpose space turned into those.

Mayor Trude stated she would like to have separate estimates for parking and improvements to the current facility and new buildings.

Councilmember Holthus asked what the facility needed right now as far as maintenance needs. Mr. Dickinson stated they have deferred maintenance costs and will prep that up.

Mayor Trude stated they want to put things into the building that will cover costs of the operations. We also need to identify things that will create a new burden on the taxpayers.

There was discussion regarding the School District expansion and the potential Community Center expansion.

Councilmember Bukkila asked for a recess to process what was just presented before any direction is given.

RECESS & RECONVENE

The Council recessed at 7:50 p.m. and reconvened at 8:00 p.m.

UPDATE ON CITY CAMPUS MASTER PLAN – continued

Mayor Trude thought the Council would like to have more information. She would like to have more details or the basis for the expansion. She wondered if there is an economic development benefit for this. She thought maybe they needed to look at the demographics and find out what the outlook for that is.

Councilmember Bukkila stated she spent months on a committee to determine if they should get artificial turf on the fields and it was determined that the cost was not appropriate for artificial turf and they had the ability to create other playing fields instead. She wondered if this was just an incorporation of the dome concept. Is there a need for this or is it to build and find a use for it.

Mr. Sutherland stated the meeting rooms have been free but there are maintenance costs associated with the rooms and it takes time to schedule the open meeting rooms. He would like to have Council feedback on this.

Councilmember Bukkila asked if there is a way to have public input built into their plans. Mr. Dickinson stated they can do this, there may be some delay to the process and with public input there may be more items the public wants to add to the mix.

Mr. Wentzell stated his group can get feedback and definitive information from people and bring back for the Council to review.

Mr. Tony Howard, Community Center Advisory member thought this needed to be looked at as a wish list. He stated this is a lot of money but he felt another sheet of ice was needed in order for the associations to grow and compete with other cities. He thought a multi-functional facility would be good for many different sports. He thought this was a matter of the City Council wrapping their arms around it and finding a way to get this done.

Councilmember Bukkila indicated she loved his ideas but she wondered why it needed to go to this level. Mr. Howard understood the way she felt. He stated there are so many kids and the mindset of the parents have changed since they were children.

Councilmember Bukkila asked what was wrong with the outdoor rinks that were built. Mr. Howard stated the problem is with the consistency of play. Mayor Trude stated it is also the unpredictable freeze and thaw. Mr. Howard stated the surface does not last as long and is not consistently smooth. He stated this rink will be so well used if built and the hockey association in general is shy about promoting their association anymore because they cannot accommodate anymore kids. He thought because of Maddie Rooney and other girls in the City playing high level hockey that they should promote that. He thought the associations as a whole would use these facilities. He thought they needed to wrap their arms around the money problem.

Councilmember Bukkila stated the issue is with the city expecting the residents to pay for something for other children to use when they probably cannot afford themselves to have their kids involved in the sports because of the cost. She cannot wrap her head around the fact that there is no other cheaper way to do this because they have a quantity of children that want to play and they cannot fulfill that need but because the quality is so high they are at a difference.

Mayor Trude stated there is a lot more behind Councilmember Bukkila's concerns and some of it is why more information is needed.

Mr. Dickinson recapped what items staff is going to review and bring back for Council at a future workshop. Those items include:

- Tax impacts for construction for multiple options of components.
- Tax impacts for operations for multiple options of components.
- A presentation of deferred maintenance cost on the existing facility, prioritized.
- Break out the component options, in more detail and allocate the parking costs.
- Provide analysis on options that cover operation costs and those that do not.
- Provide stakeholder validation and more detail on justification of the need.
- An evaluation of the new School District assets and how that will impact an expansion.
- Evaluation on senior and teen services, with or without the YMCA providing the services.
- Evaluation of the economic development impact of an expansion.
- Analysis of the City investment in like-kind sports such as: baseball, soccer, football, lacrosse, etc.
- Review the Artificial Turf Task Force findings.
- Evaluate community growth and home turnover.

2018 CIP PROGRESS UPDATE & 2019-2023 CIP DEVELOPMENT DISCUSSIONS

Mr. Dickinson stated in late March, Administration/Finance distributed baseline worksheets to Department Heads for the 2019-2023 CIP kick-off. Subsequent discussion centered on the 2019-2023 CIP development, the need of other committees (Vehicle/Equipment Purchasing & Facility Management Committees) and commissions (Parks and Recreation & Community Center Advisory) to start their work and to work toward a “draft” proposed 2019-2023 CIP to present to the City Council.

Mr. Dickinson reviewed the CIP progress update with the Council.

Councilmember Holthus stated she would like them to evaluate their current way finding signs because she felt the trail signs were in need of attention. She indicated other cities had signs that were made of better materials. Mayor Trude stated it was thought to frame the signs but they did not know what was going to be used to frame the signs and maybe they should have used metal signs because they tend to age better. Councilmember Holthus indicated she would like to find some samples and send them to Mr. Dickinson for review and to take a look at what is out there. Mr. Dickinson stated he would get some inventory of what they have and wait for some samples of what Councilmember Holthus is envisioning and will integrate that into their trail maintenance CIP.

Mayor Trude thought it might be a simple matter of removing the frames from around the signs.

Councilmember Goodrich stated he would like to see a shift in priority for road improvements. He stated most of his calls are in regard to how bad the roads in the City are. He would like to see a bigger budget for road improvement. Mayor Trude stated the Public Works Department will fill in pot holes if they are told where they need to fill them. Mr. Dickinson indicated they are levying almost \$1.2 million towards the road and bridge fund but he is also looking at a potential increase again for 2019 for the fund. He stated this is something they can look at.

Councilmember Bukkila wondered if the road funding increase is keeping up with inflation. Mr. Dickinson stated he talked about this with Mr. Berkowitz today and a portion of the Road and Bridge Fund goes to seal coating and they would like to skip seal coating and go straight to overlays because seal coating does not seem to work today.

There was discussion about the Road and Bridge Fund and allocations. The Council also discussed the assessment policy, in particular about rural assessments not collecting enough relative to the significant cost of the rural street reconstruction.

APRIL 2018 BUDGET PROGRESS REPORTS

Mr. Dickinson stated the City of Andover 2018 General Fund Budget contains total revenues of \$11,085,238 and total expenditures of \$11,319,815; a decrease in fund balance is planned.

Mr. Dickinson reviewed the 2018 budget with the Council.

APRIL 2018 CITY INVESTMENTS REVIEW

Mr. Dickinson reviewed the April 2018 City Investments with the Council.

OTHER TOPICS

There were no other topics.

ADJOURNMENT

Motion by Bukkila, Seconded by Knight, to adjourn. Motion carried unanimously. The meeting adjourned at 9:10 p.m.

Respectfully Submitted,

Sue Osbeck, Recording Secretary
TimeSaver Off Site Secretarial, Inc.