

Maple Grove City Council meeting

meeting minutes

March 20, 2023

Call to order

Pursuant to call and notice thereof, a regular meeting of the Maple Grove City Council was held at 7:30 p.m. on March 20, 2023 at the Maple Grove Government Center/Public Safety Facility, Hennepin County, Minnesota. Members present were Mayor Mark Steffenson and Councilmembers Judy Hanson, Kristy Barnett, Kristy Janigo and Rachelle Johnson. Absent was none. Present also were Heidi Nelson, City Administrator; Joe Hogeboom, Community and Economic Development Director; Brett Angell, Assistant Community and Economic Development Director; Peter Vickerman, Planning Manager; Ken Ashfeld, Public Works Director/City Engineer; Jupe Hale, Assistant City Engineer; and Justin Templin, City Attorney.

Mayor Steffenson called the meeting to order at 7:30 p.m. and led the city in the Pledge of Allegiance.

Additions or deletions to the agenda

Mayor Steffenson asked if there were any additions and/or deletions to the consent agenda to which Heidi Nelson stated the following:

Item amended to the agenda

None

Item amended to the consent agenda

None

Item added to the agenda

None

Item removed from the consent agenda for discussion

3S. Mayor's Monarch Pledge Proclamation

Consent items

The following consent items were presented for Council's approval:

MINUTES

- A. Council closed work session meeting – March 6, 2023
- B. Council work session meeting – March 6, 2023
- C. Regular meeting – March 6, 2023

HUMAN RESOURCES ITEMS

- D. Recruitment approval for police officer

Motion to authorize staff to begin the recruitment process for the vacant police officer position in the Police Department due to the resignation of Officer Flavio Becerra, with an effective date of March 23, 2023.

COMMUNITY & ECONOMIC DEVELOPMENT ITEMS

- E. Declaration of public nuisance, ordering abatement, and assessment of clean-up costs at 10024 Valley Forge Lane North

Motion to approve Resolution No. 23-056 declaring a public nuisance at 10024 Valley Forge Lane North and ordering abatement and the assessment of costs.

- F. Declaration of public nuisance, ordering abatement, and assessment of clean-up costs at 10041 Pilgrim Way North

Motion to approve Resolution No. 23-057 declaring a public nuisance at 10041 Pilgrim Way North and ordering abatement and the assessment of costs.

- G. Declaration of public nuisance, ordering abatement, and assessment of clean-up costs at 6785 Berkshire Lane North

Motion to approve Resolution No. 23-054 declaring a public nuisance at 6785 Berkshire Lane North and ordering abatement and the assessment of costs.

- H. Declaration of public nuisance, ordering abatement, and assessment of clean-up costs at 9139 Kirkwood Lane North

Motion to approve Resolution No. 23-055 declaring a public nuisance at 9139 Kirkwood Lane North and ordering

abatement and the assessment of costs.

I. Gravel Mining Area Alternative Urban Review adoption

Motion to adopt Resolution No. 23-053 designating the 2023 Update of the 2017 Maple Grove Gravel Mining Area Alternative Urban Areawide Review and Mitigation Plan dated March 13, 2023, as the “Revised Environmental Analysis Document and Plan for Mitigation” in accordance with Minnesota Environmental Quality Board Rules 4410.3610 Subp. 5.

J. Ordinance amendments related to Maple Grove Section 4-7 regarding liquor licensing

Motion to adopt Ordinance No. 23-05 amending Maple Grove City Code Section 4-7 to update existing provisions pertaining to self-dispensing tap walls and authorizing the publication of an ordinance summary.

ENGINEERING ITEMS

K. Approval of construction cooperative agreement PW 25-34-22 with Hennepin County - Resolution No. 23-058

Motion to adopt Resolution No. 23-058 approving Cooperative Construction Agreement PW 25-34-22 between the City of Maple Grove and County of Hennepin subject to final review by the city attorney and director of public works.

L. Special assessment cancellation - Resolution No. 23-060

Motion to adopt Resolution No. 23-060 cancelling special assessments as a result of Levy No. 22033 on property located at 6930 Trenton La, PID 25-119-22-34-0044.

M. Sureties – March 20, 2023

Motion to approve the sureties for March 20, 2023.

N. Arbor Lakes Business Park 4th Addition, Project No. 23-11 - Resolution No. 23-052

Motion to adopt Resolution No. 23-052 establishing Arbor Lakes Business Park 4th Addition, Project No. 23-11, receiving surety, ordering feasibility report, receiving/approving feasibility report, ordering public hearing, and approving developer's agreement, subject to final review by the city attorney and director of public works.

ADMINISTRATIVE ITEMS

O. Acting city administrator Mar 31-Apr 8, 2023

Motion to approve Community and Economic Development Director Joe Hogeboom as acting city administrator effective Friday, March 31 through Saturday, April 8, 2023.

P. Adopt resolution establishing compliance with IRS bond reimbursement regulations

City Council Adopts Resolution No. 23-049 establishing procedures relating to compliance with reimbursement bond regulations under IRS code.

Q. Approve modification of Eagle Lake Apartments conduit debt - Resolution No. 23-061

City council adopts a resolution approving modification of the conduit debt for Eagle Lake Apartments.

R. Approve transfer of 2022 general fund surplus

City Council approves the following transfers from the 2022 General Fund Surplus:

| | |
|---|-----------|
| Reserved for critical building/facility improvements and replacements | \$892,700 |
| Unfunded equipment needs | \$354,000 |
| Road reconstruction fund – unused Sealcoat 2022 funding | \$800,000 |
| Community Center Fund – cover 2022 deficit | \$227,000 |
| Sports Dome Fund – cover 2022 deficit | \$215,000 |
| Update city code | \$26,000 |
| ERP year one implementation costs | \$200,000 |
| Retain for General Fund Reserve requirements | \$800,000 |

Estimated total of transfers \$3,514,700

S. Mayor's Monarch Pledge Proclamation

This item was removed by Councilmember Janigo for discussion.

T. Approve claims

Motion to approve claims totaling \$ 2,740,659.54.

Motion by Councilmember Barnett, seconded by Councilmember Hanson, to approve the consent items as amended, removing item 3S (Mayor's Monarch Pledge Proclamation). Upon call of the motion by Mayor Steffenson, there were five ayes and no nays. Motion carried.

Consideration of items pulled from the agenda

The following items were pulled from the consent agenda.

Regarding Item 3S (Mayor's Monarch Pledge Proclamation), Councilmember Janigo explained she was very proud of the fact the city signed onto the Monarch Pledge. She encouraged the residents of Maple Grove to find ways to be pollinator friendly.

Mayor Steffenson commented the city was meeting a number of these requirements and has done so for many years.

Motion by Councilmember Janigo, seconded by Councilmember Hanson, to proclaim March 31, 2023 as Mayor's Monarch Pledge Day in the City of Maple Grove. Upon call of the motion by Mayor Steffenson, there were five ayes and no nays. Motion carried.

Special business

Open forum

There were no open forum issues brought before the Council at this meeting.

Maple Grove Lions 60th Anniversary Proclamation

City Administrator Nelson explained the Maple Grove Lions were celebrating their 60th anniversary. She reported the Lions were a great partner to the city and participate with Maple Grove Days, offer generous donations to the community and sponsor concerts.

Mayor Steffenson thanked the Maple Grove Lions for supporting the local schools, police, fire, city parks, playgrounds and other community assets. He stated he was proud of this organization's long-standing commitment to the community.

Councilmember Barnett thanked the Lions for all that they do to benefit the community.

Motion by Councilmember Hanson, seconded by Councilmember Barnett, to approve the proclamation as presented. Upon call of the motion by Mayor Steffenson, there were five ayes and no nays. Motion carried.

Age Friendly presentation

Liz Faust introduced herself to the Council noting she was a Parks and Recreation employee and she served as the Age Friendly Chair.

Lydia Morken introduced herself and provided the Council with a presentation from Age Friendly Maple Grove. She discussed the work being done by Age Friendly Maple Grove and commented on recently completed tasks. The role of Age Friendly Maple Grove was reviewed, which included encouraging a lifespan lens on plans, policies and services, raising awareness and promoting the value and richness of later life. She commented on how the number of residents 55+ was increasing each year. She thanked all of the partners in the community that helped Age Friendly Maple Grove. She described the community needs assessment that would be completed in order to create an action plan, noting this initiative would include a community survey, key informant interviews and city engagement. Highlights from Year 3 were further discussed and she thanked the City Council for their continued support.

Councilmember Janigo thanked Ms. Morken for the presentation. She discussed the intergenerational gardening classes she attended last year and noted she enjoyed them tremendously. She explained she has read through the documents regarding senior housing and this would help her with future decisions. She indicated she was looking forward to continuing to work with Age Friendly Maple Grove.

Mayor Steffenson thanked Ms. Morken for all of her work on

behalf of the community and congratulated her for receiving a dementia grant.

Public hearings

Rush Hollow Project No. 23-06

Public hearing

Resolution No. 23-050

Assistant City Engineer Hale explained the cost of the improvements benefitting this development is estimated to be \$17,181,600. Those costs, together with area trunk benefit assessments of \$4,835,934.17, result in a total proposed assessment of \$22,017,534.17. This amount equates to \$72,740 per single family detached lot, \$22,366 per single family attached lot (townhome), and \$9,963 per senior apartment unit. Total estimated cost for all improvements is \$29,230,800. City staff is coordinating the construction of the proposed residences north of Rush Creek with City of Dayton. This coordination includes construction access, road maintenance, and sanitary sewer accommodation through the amendment/expansion of existing joint powers agreements. Amendments to those agreements will be presented to Council for approval in the future. It is recommended that Council conduct the public hearing and, if all issues are appropriately addressed, adopt the attached resolution ordering Rush Hollow Project No. 23-06 and ordering plans and specifications.

Motion by Councilmember Barnett, seconded by Councilmember Hanson, to open the public hearing. Upon call of the motion by Mayor Steffenson, there were five ayes and no nays. Motion carried.

Mayor Steffenson opened the public hearing at 8:01 p.m. and asked if anyone would like to address this issue.

No public testimony was offered.

Motion by Councilmember Johnson, seconded by Councilmember Hanson, to close the public hearing at 8:02 p.m. Upon call of the motion by Mayor Steffenson, there were five ayes and no nays. Motion carried.

Motion by Councilmember Barnett, seconded by Councilmember Janigo, to adopt Resolution No. 23-050 ordering Rush Hollow Project No. 23-06, ordering plans and specifications, and authorizing advertisement for bids. Upon call of the motion by Mayor Steffenson, there were five ayes

and no nays. Motion carried.

Adjourn to EDA meeting

Motion by Councilmember Hanson, seconded by Councilmember Johnson, to adjourn the City Council meeting to the EDA meeting at 8:03 p.m. Upon call of the motion by Mayor Steffenson, there were five ayes and no nays. Motion carried.

Reconvene to regular City Council meeting

Motion by Councilmember Hanson, seconded by Councilmember Janigo, to reconvene the regular City Council meeting at 8:16 p.m. Upon call of the motion by Mayor Steffenson, there were five ayes and no nays. Motion carried.

Community and economic development items

Arbor Lakes Business Parks 5-7 Gravel Mining Area TIF development agreements

Assistant Community and Economic Development Director Angell explained that Endeavor Development, dba Arbor Lakes 2 Industrial Owner, LLC and Arbor Lakes Building 7, has submitted a request for tax increment financing assistance to aid in the costs to construct phase III of Arbor Lakes Business Park. The approved development includes three buildings totaling approximately 510,000 square feet and located at the southeast corner of the Fountains Drive and Zachary Lane intersection. Buildings five and six are each 203,020 square feet and will be built on a speculative nature. Building seven is 106,424 square feet and has an identified medical technology user using the name alias of Project Next. The City of Maple Grove and the EDA have statutory powers pursuant to Minnesota Statutes to assist in the financing of costs related to projects as an incentive for the development to occur. With the use of tax-increment financing, developments must pass a “but-for” test which means a development must prove it would not occur without the use of public assistance. Extraordinary costs related to this development include soil correction and remediation costs which are qualified costs that TIF can be used for via State Statute.

Councilmember Barnett questioned when the city would be finding out more about Project Next. Assistant Community and Economic Development Director Angell explained he would

have more information for the Council regarding this med tech project on Tuesday, March 21.

Motion by Councilmember Barnett, seconded by Councilmember Hanson, to adopt Resolution No. 23-051 concurring in the approval of, and authorization to execute tax increment financing development agreements for Arbor Lakes Business Park phase III, buildings five through seven. Upon call of the motion by Mayor Steffenson, there were five ayes and no nays. Motion carried.

**Report on
upcoming
community and
economic
development
items**

Community and Economic Development Director Hogeboom updated the Council regarding the following:

- The Planning Commission would meet next on Monday, March 27 where the group will discuss Project Libre.

**Engineering-
public works
items**

**Report on
upcoming
engineering
items**

Director of Public Works/City Engineer Ashfeld updated the Council regarding the following:

- Staff commented on the five-year street improvement program and discussed how the city split the cost of street improvement projects 50/50 with residents.
- Councilmember Janigo explained she would like the Council to have more education and discussion on how the rising cost of street improvement projects were impacting the city.
- Councilmember Barnett reported she did not support the city reviewing its assessment plan at this time because this would be unfair to the residents who have been assessed.
- Mayor Steffenson reported three-fourths of the city has had their streets completed and these residents have paid their assessments. Further discussion ensued regarding the hardship and senior deferral programs that were offered by the city.
- Councilmember Johnson questioned if the city had

financing options or options for seniors.

- Councilmember Janigo stated compared to the 13 cities Maple Grove compared themselves to, the assessment rates for Maple Grove residents were higher than these other cities. She noted she would like to further discuss this topic at a future worksession meeting.

Administration items

Report on upcoming administration items

City Administrator Nelson explained that the Council has her Monday report if there are any questions. She noted Mayor Steffenson testified on Friday afternoon before the House Capital Investment Committee for the Community Center bonding request.

Items added to the agenda

None

Adjournment

Motion by Councilmember Hanson, seconded by Councilmember Barnett, to adjourn to the regular City Council meeting on April 3, 2023 at 7:30 p.m. Upon call of the motion by Mayor Steffenson, there were five ayes and no nays. Motion carried.

The meeting was adjourned at 8:36 p.m. by Mayor Steffenson.

Respectfully submitted,

Heidi Nelson
City Administrator