

**CITY OF SHOREVIEW
MINUTES
REGULAR CITY COUNCIL MEETING
February 17, 2015**

CALL TO ORDER

Mayor Martin called the regular meeting of the Shoreview City Council to order at 7:00 p.m. on February 17, 2015.

PLEDGE OF ALLEGIANCE

The meeting opened with the Pledge of Allegiance.

ROLL CALL

The following members were present: Mayor Martin; Councilmembers Johnson, Quigley, and Springhorn.

Councilmember Wickstrom was absent.

APPROVAL OF AGENDA

MOTION: by Councilmember Quigley, seconded by Councilmember Johnson to approve the February 17, 2015 agenda as submitted.

VOTE: Ayes - 4 Nays - 0

PROCLAMATIONS AND RECOGNITIONS

There were none.

CITIZEN COMMENTS

There were none.

COUNCIL COMMENTS

Councilmember Springhorn:

Commended Deluxe volunteers who taught a session to Junior Achievement students at Island Lake School. Anyone interested in finding out more can go to www.jam.org. Volunteers are needed for Turtle Lake Elementary School on March 4, 2015.

The Ponytail Posse and Height Differential teams will participate in the state tournament for Technical Challenge. It is open to the public on Saturday, February 21, 2015, at Prior Lake High School.

Chippewa Middle School is performing the *Sound of Music* February 25 through February 27, at 7:00 p.m. and Saturday, February 28, at 4:00 p.m. Tickets are \$7.00.

Councilmember Johnson:

Thursday, February 20, 2015, is *Taste of Shoreview* sponsored by the *Slice of Shoreview* Committee. It will be at the Community Center from 5:00 to 8:00 p.m. Tickets are available on the City website. All are invited.

CONSENT AGENDA

MOTION: by Councilmember Johnson, seconded by Councilmember Springhorn to adopt the Consent Agenda for February 17, 2015, and all relevant resolutions for item Nos. 2 through 9:

1. January 12, 2015 City Council Workshop Meeting Minutes
2. February 2, 2015 City Council Meeting Minutes
3. Receipt of Committee/Commission Minutes:
 - Human Rights Commission, January 21, 2015
 - Snail Lake Improvement District, February 2, 2015
 - Bikeways and Trails Committee, February 5, 2015
4. Monthly Reports:
 - Administration
 - Community Development
 - Finance
 - Public Works
 - Park and Recreation
5. Verified Claims in the Amount of \$1,049,725.98
6. Purchases
7. License Applications
8. Receive Feasibility Report for Turtle Lane Neighborhood and Schifsky Road and Call for Public Hearing
9. Developer Escrow Reduction

ROLL CALL: Ayes: Johnson, Quigley, Springhorn, Martin
Nays: None

PUBLIC HEARINGS

There were none.

GENERAL BUSINESS

ESTABLISH FEE SCHEDULE FOR 2014 OPERATION AND MAINTENANCE COSTS - SNAIL LAKE IMPROVEMENT DISTRICT

Presentation by Public Works Director Mark Maloney

The Snail Lake Improvement District (SLID) operations and maintenance costs are shared: 1) landowners pay 45.4%; 2) County pays 13.8%; and 3) City pays 40.8%. Landowners are billed quarterly for their portion of costs. Landowners are also billed quarterly for capital costs regarding the 2009 screening facility project that is being spread over 10 years. The previous year's expenses for 2014 are billed in 2015. The utility billing system is used to bill the operations and maintenance costs as well as the capital costs.

The lake was not augmented in 2014 because the lake level hit an all time record high. The pumps are turned off when the lake reaches the level of 882.7. The level was well above this mark the entire summer. Due to the high water level, huge mats of vegetation were dislodged from the lake bed and moved around by the wind. Damage was caused to the shoreline and to docks. Property owners expressed their concerns about the vegetation, and the SLID Board recommended removal of the mats at an estimated cost of \$50,000. This was approved at the City Council's July 21st meeting. It was understood that the cost for removal would be billed in 2015 in the same way that operations and maintenance costs are billed.

The total operations and maintenance (O&M) costs for 2014 were \$59,603.40. According to the formula, costs are allocated as follows:

City of Shoreview (40.8%)	\$24,318.19
Ramsey County (13.8%)	\$ 8,225.27
Property Owner Operations/Maintenance (45.4%)	\$27,059.94
Property Owner Debt Service Screening Facility	\$27,842.16
Historical Adjustment	(274.94)

The total allocation of costs to property owners is \$54,629.16. The quarterly cost per residential unit, with 72 units, is \$189.68.

On February 2, 2015, the SLID Board reviewed and approved the 2014 O&M costs with the recommendation that the cost for removal of the vegetative mat be spread over a period of two years. The removal cost spread over two years reduces the quarterly billing from \$189.68 per residential unit to \$152.95 per quarter. Since its inception, SLID O&M costs have always been repaid in full the following year. Only one time have costs to property owners been spread over more than one year. That was for the capital cost in 2009 for the screening facility project, which was spread over 10 years. Staff believes the quarterly cost is not excessive. The 2010 quarterly cost was \$246.54, 30% higher than what is proposed for 2015.

Councilmember Johnson asked how many residents suffered damage from the vegetative mats. Mr. Maloney estimated that a dozen residents reported some damage.

Mayor Martin stated that this year could again bring unforeseen circumstances in addition to augmentation costs that were not necessary last year. There would be additional staff time to allocate over a two-year period. She would support the motion for paying of O&M costs in one year rather than the extra work for \$30 less per month.

MOTION: by Councilmember Quigley, seconded by Councilmember Springhorn to adopt Ordinance No. 928 establishing a fee schedule for the 2014 operation and maintenance cost of \$189.68 per quarter, associated with the augmentation of Snail Lake against the 72 residential units located within the Snail Lake Improvement District.

ROLL CALL: Ayes: Quigley, Springhorn, Johnson, Martin
Nays: None

CITY CONSENT FOR COUNTY SALE OF EXISTING LIBRARY PROPERTY

Presentation by Asst. City Manager/Community Development Director Tom Simonson

The proposal for the new County Regional Library is to build a new building just south of the existing library building. This means the existing building would need to be repurposed or sold. The County is requesting that the City exercise or decline option rights to purchase the existing library to allow the County to pursue potential uses/users. The City maintains land use and zoning control over the property, which only allows public and quasi-public uses.

As part of acquiring the new site, the County and City partnered in the purchase of the house at 805 Highway 96, and the house at 795 Highway 96. The City expects reimbursement from the County for the purchase and demolition costs.

Originally, the City donated the land for construction of the existing library. The 1990 purchase agreement and recorded deed of 1991 provide that should the County discontinue use of the property as an operating library, then the County shall offer the property back to the City for fair market value. If the City were to decline this offer, the County may use the building for County offices or other public uses.

The County has been discussing potential relocation of School District administration and other programs to the library site. School District uses would be compatible and consistent with other public uses on the Shoreview Commons civic campus. At its recent workshop meeting, the Council reached consensus to decline purchase of the existing library with expressed support for it to be purchased by the School District.

As a result of discussions with Ramsey County earlier in the day, a revised motion is presented for the Council to formally decline purchase of the existing library property with consent to the conveyance of the property for public purposes. Further, the City requests the buyer agree to be bound by the language restrictions of Paragraph 1 of the recorded deed dated May 23, 1991. Therefore, should the property come up for sale in the future, the City would again have the right of first refusal.

The motion has been changed to be conditional upon a County agreement with the Mounds View School District #621 for re-use of the Shoreview Library property. If there is no agreement with the School District, the City would again have the option to consider purchase. This allows the

County to move forward with School District negotiation and retain existing property restrictions if an agreement cannot be reached.

Mayor Martin stated that the Council is in full support of the new library initiative by the County. However, she is pleased with the new language in the motion to protect City control of the old library property.

Councilmember Quigley stated that although not listed, he would assume that School District activities and programs would be compatible with the City campus. He asked if the price is set at \$5.3 million. Mr. Simonson responded that there is protection in the agreement against uses that would not be compatible. The assessed value is \$5.3 million.

City Attorney Kelly stated that the two conditions on the deed require the County to continue to use it exclusively for County offices; or, if publicly owned, it can be used for public purposes compatible with the City's use as the adjoining property. If a use were not compatible, it would be a quiet title action of enforcement under the deed for the use to be compatible or the land would come back to the City.

MOTION: by Councilmember Quigley, seconded by Councilmember Johnson to subject the Buyer agreeing that the language contained in paragraph 1 of that Warranty Deed, dated May 23, 1991 and filed for record June 11, 1991 in the office of the Ramsey County Recorder as Document No. 2599472, shall be included in the Deed by which the Buyer takes title, the City of Shoreview agrees to waive its option rights to purchase the existing Shoreview library property from Ramsey County, which option rights are set forth in the Deed described above. This waiver applies only to a conveyance from Ramsey County to Independent School District No. 621.

Discussion:

Councilmember Springhorn stated that the School District has been buying, selling and renting property regularly over the last 10 years. An investment of this amount would probably mean a long-term location for the School District. He believes this is the most responsible action on the part of the City, since \$5 million is not budgeted to purchase the property.

Mayor Martin commented that she is pleased to see this language, which reflects what was discussed at the City Council workshop meeting.

ROLL CALL: Ayes: Springhorn, Johnson, Quigley, Martin
Nays: None

ADJOURNMENT

MOTION: by Councilmember Johnson, seconded by Councilmember Quigley to adjourn the meeting at 7:35 p.m.

VOTE: Ayes - 5 Nays - 0

Mayor Martin declared the meeting adjourned.

THESE MINUTES APPROVED BY COUNCIL ON THE 2nd DAY OF MARCH 2015.

Terry Schwerm
City Manager