

CITY OF ST. PAUL PARK  
REGULAR COUNCIL MEETING  
DATE: June 20, 2023

Meeting called to order at 6:30 p.m. Present: Mayor Dingle; Council Member Jones, Haggerty, Swenson. Absent: Council Member Zenner. Also present: City Administrator Walsh and Finance Director Sommerland. Pledge of allegiance said by all.

MINUTES:

Approval of the minutes of the June 5, 2023, Regular Council Meeting—waive reading of same.

**Motion by Swenson, second by Jones to approve the minutes of the June 5, 2023, regular council meeting—waive reading of same. Motion carried 3-1, Mayor Dingle abstained.**

ITEMS FROM THE PUBLIC:

There were no items from the public.

AUDIT PRESENTATION- SMITH SCHAFER

Jenna Innes from Smith Schaffer presented to the council the city's annual audit opinion which was done in mid-March.

Ms. Innes provided an overview of the financial statements including the 2022 audit on the city's revenues, expenditures, general fund reserves, debt service, capital projects, and enterprise funds. The city received an unmodified opinion, the highest-level opinion that an auditor can issue, which indicates that the financial statements were fairly stated in all material respects in accordance with GAAP (generally accepted accounting principles).

The Overall Summary:

- Unmodified audit summary
- No Minnesota Legal Compliance Exceptions in 2022
- Assigned and unassigned general fund balance of \$1,612,977 (*50% of 2022 expenditures*)
- Bonds and notes payable outstanding of \$5,085,000 at 12/31/2022.

CONSENT AGENDA:

- A. Acknowledge receipt of Commission Minutes
  - Planning Commission—June 12, 2023
- B. Planning Commission recommendation- appoint Richard Diaz and Ethan Glidden with terms to expire on December 31<sup>st</sup>, 2025.
- C. Approve Agreement with the Washington Conservation District for rain garden maintenance and amend budget as necessary.

- D. Approve job offer to Jacob Lohman to fill Police Officer vacancy.
- E. Approve job offer to Devon Ames to fill the Community Service Officer position.
- F. Adopt Capital Asset Policy.
- G. Approve Pay Request #2 to McNamara Contracting, Inc. in the amount of \$705,204.95 for the trunk watermain project.

Council Member Swenson inquired whether the Police Department was at full staff with the new police officers & CSO who recently started with the department. City Administrator Walsh said the department still needs three more officers to be full staff. Mayor Dingle congratulated the new police officers & CSO and welcomed them to the city.

Council Member Jones wanted to make it clear that the Trunk Watermain project is not paid for by taxpayers. He also inquired about Capital Assets. City Administrator Walsh explained it's an internal policy the city has and is tied to the audit and clearly defines how the city's capital assets and liabilities are defined.

**Motion by Swenson second by Haggerty to approve the consent agenda. Motion carried 4-0.**

NEW BUSINESS:

- A. Overview of Preliminary General Obligation Storm Water Revenue Bonds, Series 2023A. (George Eilertson- Northland Securities).

City Administrator Walsh introduced Mr. Eilertson from Northland Securities. Mr. Eilertson spoke about the Water Revenue Bonds as General Obligations Storm Water Bonds. He wanted to provide a summary for the council before returning on July 17 for a resolution to award a bond sale. The bond sale would be used for the Steven's Ridge Street Improvement Project which is valued overall at a cost of 2.8 million dollars. The city is financing just over a half million dollars with this bond sale. He indicated the city was creative with cash and other fund sources along with special assessments as a part of financing the project.

Mr. Eilertson indicated that staff looked at the financial structure of the financing and agreed to a seven-year bond issue. He also explained Northland Securities would be sending proposals to five local banks, which is an efficient financing tool. Northland Securities anticipates receiving the proposals back from the banks so they could be presented on July 17 to the council.

Mr. Eilertson explained there was no action needed at this meeting and that it was just an overview of the bond sale. The bonds would be non-rated so there was not a need to pursue the city's bond rating, which is very strong. The city's bond rating is a double AA with Standard & Poor.

- B. Hidden Harbor Planned Unit Development Concept Plan Review.

Administrator Walsh provided a map of the proposed PUD to the council. Mr. Sparks, the City Planner, was not able to attend the meeting.

Mayor Dingle indicated that she watched the Planning Commission meeting when it was presented to the commission. It is a basic concept plan, she explained that there was not a lot of detail at this point. The developers are looking at whether the council generally likes the plan before they move forward and invest a lot of money. She indicated that this was much like the Block 89 concept plan project.

City Administer Mr. Walsh, speaking on behalf of City Planner Sparks shared with the council the proposed concept plan and noted that there were not a lot of specifics. The plan currently has 225 apartment units and 54 townhome units.

Mr. Walsh stated one of the first things needed to move forward will be a complete survey which shows topography, elevation, and setbacks of the bluff line of the property. Mr. Walsh indicated staff is requesting the developer to also address staff comments and comments from the Planning Commission and the Council. Mr. Walsh noted that the council and developer were also provided comments from engineering and the DNR. Mr. Walsh stated the DNR does not allow any right of way vacations that touch public waters. The proposed PUD shows 8<sup>th</sup> Avenue as part of concept plan being vacated, which the DNR would not allow. Planning Commission comments proposed to construct 8<sup>th</sup> Avenue to Front Street and this would then lead into Lions Levee Park and trail connection. The developers will also need to meet the city road standards, including cul-de-sacs west of the right-of way with sidewalks. Another comment made by the Planning Commission was that they must show at least 50 percent commercial on the Marina, which Mr. Walsh indicated was do-able.

Council Member Haggerty said the Planning Commission concern was the distribution of commercial businesses on the property. They liked the housing aspect of the project; however, they would like to see more commercial businesses on the property and feel it would be more desirable.

Mayor Dingle commented that when the Comprehensive Plan was being worked on the council went with more mixed use at the Marina, they went with 50% commercial and 50% residential. The idea is to connect the Marina to the downtown area. Mayor Dingle liked the proposed project. She was excited about this type of residential development at the marina and thought the restaurant and additional businesses would be a great asset to the city. Mayor Dingle also indicated that the developer was inquiring about TIF. She was looking forward to seeing a design element that shows a bit more detail.

The Planning Commission and Council both liked the concept plan. There are a lot of questions they still have about the proposed plan at this phase in the process but look forward to seeing additional information provided by the developer.

#### REPORTS:

A. Council Member Swenson

- Public Works Commission
  - ⇒ Nothing new to report
  - ⇒ Next meeting September 12 @5PM

B. Council Member Jones

- Public Safety Commission
  - ⇒ Nothing new to report
  - ⇒ Congratulated all the new Officers & CSO that have started recently.
  - ⇒ Next meeting September 7 @7PM

C. Council Member Haggerty

- Planning Commission
  - ⇒ Discussed Hidden Harbor PUD
  - ⇒ The commission agreed it was a great concept plan.
  - ⇒ Three new applicants to fill the vacancy, the commission recommended three new members to the council for approval.
  - ⇒ Resignation of Dan Dingle at last meeting
  - ⇒ Next meeting July 10 @7PM

D. Mayor Dingle

- Parks & Recreation Commission
  - ⇒ June meeting canceled – Next meeting is scheduled for July 13 @7PM
  - ⇒ The commission needs four volunteers to be on the commission. Currently they have three members.

E. Council Member Zenner

- Heritage Days
  - ⇒ Mayor Dingle spoke on Council Member Zenner's behalf due to his absence regarding Heritage Days.
  - ⇒ Heritage Days will be held on Saturday, August 19, with the tractor pull scheduled for Sunday morning on August 20. The Parade, Mud Volleyball, and lots of other activities, however it's been scaled back this year.
  - ⇒ The Heritage Day Committee is eagerly seeking volunteers to help.

F. Mayor Dingle

- Administration
  - ⇒ Monday, July 3 Council Meeting will be canceled, next Council Meeting will be held Monday, July 17.
  - ⇒ A resident inquired about the Summit Avenue project, Mayor Dingle explained the week of July 4 the contractors will be starting the replacement of the watermain from Summit Avenue to 9<sup>th</sup> Street and

Broadway. They will also be doing the curbs from 9<sup>th</sup> Street to Pullman Avenue. Everything is going according to plan and schedule.

BILLS FOR APPROVAL: \$1,561,545.30

**Motion by Jones, second by Haggerty to approve the bills in the amount of \$1,561,545.30. Motion carried 4-0.**

COUNCIL COMMENTS AND REQUESTS:

There were no comments or requests made by the council.

Meeting adjourned 6:56 p.m.



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Julie Pelton  
City Clerk

1/councilminutes/year