

**City of West St. Paul
Open Council Work Session Minutes
April 23, 2018**

1. Roll Call

Mayor Halverson called the meeting to order at 4:42 p.m.

Present: Mayor Halverson
Councilmembers John Bellows, Anthony Fernandez, Ed Iago, Dave Napier, Bob Pace, and Dick Vitelli

Absent: None

Also Present: City Manager Ryan Schroeder
City Attorney Kori Land
Attorney Monte Mills
Fire Chief Mike Pott
Lieutenant Brian Sturgeon
Parks & Public Works Director/City Engineer Ross Beckwith
Community Development Director Jim Hartshorn
Phil Trebatoski, League of Minnesota Cities
City Clerk Shirley Buecksler

2. Review and Approve the OCWS Agenda

Council approved the OCWS agenda.

3. Review the Regular Meeting Consent Agenda

Mayor Halverson noted that Public Hearing Item 10C, Temporary Rental License – 284 Annapolis Street East, should be moved to New Business as Item 11D.

Councilmember Fernandez said he would like to pull Item 9E, Planning Commission Appointments, and discuss each appointment individually. This item was moved to New Business as Item 11A.

Councilmember Fernandez said he would like to pull Item 9G, Approve Contract Extension with YMCA to Operate WSP Pool in 2018 and move it to New Business as Item 11F.

Councilmember Fernandez said he would like to add the discussion of 1010 Dodd Road Memorial to the Regular Council agenda. Council discussed whether this item should be discussed in OCWS or at Regular Council. Mayor Halverson said she would have typically given public notice for a discussion on this subject. Councilmember Iago added

that time is of the essence. Attorney Land said the Council could take a vote to decide if this item should be added to the Regular Council agenda.

Motion was made by Councilmember Fernandez and seconded by Councilmember Pace to add the discussion of 1010 Dodd Road Memorial to the Regular Council agenda.

All members present voted aye. Motion carried. The discussion of 1010 Dodd Road Memorial was added to the Regular Council agenda as Item 11E.

Hartshorn said Item 10A, Resolution to Call a Public Hearing for the Creation of TIF 1-5, should be moved to New Business. This item was moved to New Business as Item 11C.

Council approved the Consent Agenda, as amended.

4. Agenda Item(s)

Motion was made by Councilmember Vitelli and seconded by Councilmember Bellows to close the meeting at 4:50 p.m., pursuant to Minnesota Statute 13D.05 Subd. 3(c) to for attorney-client privileged communication regarding Evenstad litigation.

All members present voted aye. Motion carried.

a. Closed Session Pursuant to Minnesota Statute 13D.05 Subd. 3(c) to For Attorney-Client Privileged Communication Regarding Evenstad Litigation

Present during the closed session were:

Mayor Halverson
Councilmembers John Bellows, Anthony Fernandez, Ed Iago,
Dave Napier, Bob Pace and Dick Vitelli
City Manager Ryan Schroeder
City Attorney Kori Land
Attorney Monte Mills
Phil Trebatoski, League of Minnesota Cities
Community Development Director Jim Hartshorn
City Clerk Shirley Buecksler

Phil Trebatoski provided an overview. Council asked questions and received answers.

Motion was made by Councilmember Napier and seconded by Councilmember Pace to open the meeting.

All members present voted aye. Motion carried.

Motion was made by Councilmember Bellows and seconded by Councilmember Iago to close the meeting at 5:15 p.m., pursuant to Minnesota Statute 13D.05 Subd. 3(c) to for consideration of offers for the golf course property and tangential properties, as well.

All members present voted aye. Motion carried.

b. Closed Session Pursuant to Minnesota Statute 13D.05 Subd. 3(c) to Consideration of Offers for the Golf Course Property

Present during the closed session were:

Mayor Halverson
Councilmembers John Bellows, Anthony Fernandez, Ed Iago,
Dave Napier, Bob Pace and Dick Vitelli
City Manager Ryan Schroeder
City Attorney Kori Land
Community Development Director Jim Hartshorn
City Clerk Shirley Buecksler

Also present:

Al Singer
Kurt Chatfield
John Mertens
Steve Mielke, Dakota County

Schroeder provided an overview. Schroeder said an invitation was also extended to Commissioner Gaylord to attend tonight's meeting. Council asked questions and received answers.

Motion was made by Councilmember Bellows and seconded by Councilmember Napier to open the meeting at 6:04 p.m.

All members present voted aye. Motion carried.

c. Local Option Sales Tax

Schroeder provided an overview. If a local option sales tax was levied by the City of West St. Paul at 0.5% (as is the most common rate), the tax generation from taxable sales within the community, using 2015 data, would be \$1,468,779. To put that number in perspective, this source would generate about 4% of total All Fund revenues in a single year, or about 27% of annual debt service projected as of 2020. Or, put another way, this source would require a 21 year term to generate revenues sufficient to pay for current identified infrastructure needs (if used as the single revenue source for these projects) or about 16 years to pay off State Highway 952A debt.

Of importance is what/who generates this revenue. The City completed a Retail Sales analysis in 2009, which reviews sales data from 1990 through 2007. Over that eleven-year period, gross sales increased 34.4%, while taxable sales increased 18.6% (as a constant, sales actually fell slightly). More important to this topic, however, is the pull factor, which measures how much of the sales is attracted from outside of the City itself. In 2007, the pull factor was at 1.25 (25% of sales from outside). Through the eleven year period, the pull factor ranged as low as 1.02 (2005) up to 1.82 (in 1992). The pull factor from 1998 to 2007 averaged 1.31. The primary trade area map within the study includes the communities between the rivers (southwest to 35/494) down to about 70th Street in Inver Grove Heights and up to about Minnehaha Avenue in St. Paul.

Schroeder asked the Council if they are interested in pursuing a local option sales tax.

Councilmember Napier said he has some hesitation. He said Robert Street cost the City a lot of money but will benefit a lot of people in the community for economic and safety issues. Councilmember Napier also said he likes the idea of people passing through getting a little piece of the cost and helps to take some burden off of the local taxpayers.

Councilmember Vitelli said he is okay with it and asked if the City would wait to pursue this until after we see if the legislature gives money to West St. Paul; Ryan answered yes.

Councilmember Vitelli said he is supportive of it. He said he calculated a purchase he made today and it would have only cost him an additional \$2.06.

Councilmember Pace said he would be against any extra tax though he added that everyone would be paying for Robert Street. He asked if it is true that it may go through the legislature. Ryan said it may not get approved.

Mayor Halverson said the City has been lobbying for several years and the legislature has heard us lobbying for it many times, so it is something they've heard about for a long time. She said it's a state highway but they haven't done anything about it. Mayor Halverson said she supports it if users are also paying for it so it helps our residents.

Councilmember Iago said he thinks Councilmember Napier has a valid point that the majority of those paying for it won't be West St. Paul residents. He doesn't think it will hurt local businesses.

Councilmember Fernandez said he is not in favor of it.

Mayor Halverson and Councilmembers Bellows, Iago, Vitelli and Napier said they are in favor of it. Councilmember Pace said he is in favor if it goes to Robert Street but, if not, he said he would not support it.

Councilmember Vitelli asked if it can have a sunset clause. Schroeder said there is a mechanism to extend the sunset.

Councilmember Vitelli asked if it needs to be done during this legislative session. Schroeder said no, it would go to the voters first and then to the legislature.

Councilmember Pace asked if specifics can be distributed prior to it going to voters for a referendum; Schroeder said yes.

Councilmember Pace asked if Representatives have a say in it when it goes to the legislature. Schroeder said 51% of the vote is needed at the legislature.

d. Discussion of Appointments to Environmental Commission and Park & Recreation Commission

Both the Environmental Commission and Park & Recreation Commission have members with terms that expired in March and April 2018. The Council received in their packet a listing of current Commissioners, along with term expiration, ward number, term number and whether any Commissioners are seeking reappointment. Also included in the packet for Council review were applications received through the City's website over the past year.

Council discussed using a ballot voting process. Attorney Land said members must be present to vote.

Councilmember Pace said there should be seven Commissioners on the Environmental Commission, and the incumbents requesting reappointment should be included on the ballot.

Councilmember Iago suggested addressing the Environmental Commission first.

Councilmember Vitelli said he doesn't think a married couple should be on the same committee but one could be appointed to each commission.

Council discussed the candidates and voted individually by ballot. In order to be appointed, an applicant must receive at least four votes.

The City Clerk tallied the votes. Results are listed below under each Commission.

Environmental Commission

The Environmental Commission consists of seven members serving three-year terms. Applicants who have expressed interest in the Environmental Commission include:

- Incumbent Jonathan Wagner, Ward 1, is seeking reappointment
- Matthew Schempp, Ward 3
 - Mr. Schempp did not note his interest to this Commission on his application but did contact Staff on March 19, 2018 to request consideration.
- Karen Vavreck, Ward 2
- Thomas Vavreck, Ward 2

Applicant	Total Votes Received
Matthew Schempp	3
Karen Vavreck	1
Thomas Vavreck	3
Jonathan Wagner, Incumbent	6

Of the applications received and requests for reappointment, only Jonathan Wagner received enough votes (at least four votes required) to be considered for appointment. Jonathan Wagner’s appointment will be added to the City Council’s regular agenda for approval under New Business Item 11B.

Park and Recreation Commission

The Park and Recreation Commission consists of seven members serving two-year terms. Applicants who have expressed interest in the Park and Recreation Committee include:

- Incumbent Jay DeLaRosby, Ward 1, is seeking reappointment
- Incumbent Brad Erickson, Ward 2, is seeing reappointment
- Incumbent Mike Petrasek, At Large, is seeking reappointment
- Courtney Cook, Ward 1
- Lindsey Duncan, Ward 3
- Matt O’Brien, Ward 2
- Lauren Smith, Ward 3
- Timothy Tabor, Ward 1
- Karen Vavreck, Ward 2
- Thomas Vavreck, Ward 2

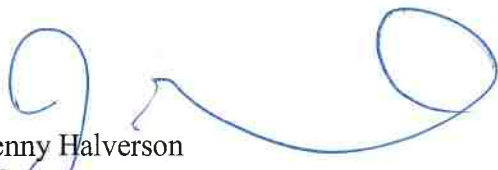
Applicant	Total Votes Received
Courtney Cook	1
Lindsey Duncan	0
Matt O'Brien	3
Lauren Smith	0
Timothy Tabor	1
Karen Vavreck	1
Thomas Vavreck	0
Jay DeLaRosby, Incumbent	2
Brad Erickson, Incumbent	5
Mike Petrasek, Incumbent	4

Of the applications received and requests for reappointment, only Brad Erickson and Mike Petrasek received enough votes (at least four votes required) to be considered for appointment. Brad Erickson and Mike Petrasek's appointments will be added to the City Council's regular agenda for approval under New Business Item 11B.

5. Adjourn

Motion was made by Councilmember Fernandez and seconded by Councilmember Bellows to adjourn the meeting at 6:28 p.m.

All members present voted aye. Motion carried.



Jenny Halverson
Mayor
City of West St. Paul