

**City of West St. Paul
Open Council Work Session Minutes
September 24, 2018**

1. Roll Call

Mayor Halverson called the meeting to order at 5:30 p.m.

Present: Mayor Halverson
Councilmembers John Bellows, Anthony Fernandez (arrived at 5:31 p.m.),
Ed Iago, Dave Napier, Bob Pace, and Dick Vitelli

Absent: None

Also Present: City Manager Ryan Schroeder
City Attorney Kori Land
Police Chief Manila Shaver
Fire Chief Mike Pott
Assistant City Manager/HR Director Sherrie Le
Community Development Director Jim Hartshorn
Parks & Public Works Director/City Engineer Ross Beckwith
Finance Director Char Stark
City Clerk Shirley Buecksler

2. Review and Approve the OCWS Agenda

Council approved the OCWS agenda, as presented.

3. Review the Regular Meeting Consent Agenda

Item 9A, Minutes of September 10, 2018, were moved to Item 11F under New Business.

Council approved the Consent Agenda, as amended.

4. Agenda Item(s)

A. Closed Meeting to Discuss Management Position for Labor Negotiations

Motion was made by Councilmember Pace and seconded by Councilmember Vitelli to close the meeting at 5:31 p.m.

All members present voted aye. Motion carried.

Council asked questions and received answers.

Motion was made by Councilmember Bellows and seconded by Councilmember Vitelli to open the meeting at 5:49 p.m.

All members present voted aye. Motion carried.

B. 2019 Fees

Stark provided an overview of the 2019 Fee Schedule for Council and answered questions. Each year, the departments of the City review the fee schedule for potential changes to the fee schedule.

Stark listed some of the changes to the fee schedule:

- Golf course fees are being eliminated with this revised schedule.
- Utility rates have been updated per the Sewer Rate Study conducted on October 27, 2016. The new schedule reflects the rate increases.
- Laundry was removed from the list.
- Two-year pet licensing was noted on the list but the City will not be doing two-year licenses.
- Presentation change with electrical permits – noted on the fee schedule.
- Regional Athletic Center – increasing prime time field per hour, \$5 per hour change.
- Other park fees changed.
- Youth sports – eliminated the Sports Dome per month fee.

Stark said the only new rate on the fee schedule is the City SAC Admin Fee for \$50 for any SAC unit added to the system. If this were in place in 2017, revenue would have increased by \$2,800.

Councilmember Pace asked about alcohol and special event fees. Compared to other cities, he said West St. Paul is lower in certain areas. Schroeder said this was discussed previously and Staff understood that Council didn't want to increase On Sale Liquor. He said the other licenses will come back to Council later. Stark said there hasn't been enough analysis on Liquor Licenses.

Councilmember Iago asked about the average increase for a sewer bill. Stark said she will get this information for Council.

Councilmember Iago asked how many members are in the horseshoe league. Schroeder said about 75. Mayor Halverson said this is significant, as there are not many pits left in the area and that we are improving that space. Beckwith said it is a large space and the cost is still low. Schroeder said it is the only covered horseshoe location he is aware of.

Councilmember Vitelli said the fee schedule looks good.

C. Waste Hauler Licensing

Schroeder presented an overview of waste hauler licensing and some suggestions that will have minimal disruption. He said it seems that Friday hauling could be eliminated but asked to what extent Council wants to push that further. Schroeder said there was discussion about possible districting but, in talking with haulers, this is a bigger deal.

Last September, at Council direction, we began discussions of improvements to the residential waste hauling system in West St. Paul affecting roughly 5,000 single and two family residential properties (non-commercial).

In an effort to work with the haulers toward mutually beneficial system enhancements, we have been encouraging their input and feedback and have avoided movement toward an organized collection system. While consensus has been neither requested nor received, we have gained good insights from the haulers as to how best to make positive improvements with minimal disruption.

For instance, in response to the stated Council goal of reduction in truck traffic, we have received input on potential limitation of residential collection days. Starting October 2, Krupenny has been intending to limit collection in West St. Paul and Mendota Heights to Tuesdays. Triangle collects in West St. Paul on Monday and Thursday Highland Sanitation is collecting in West St. Paul on Mondays and Wednesdays. Waste Management currently collects waste from two thirds of their residential customers on Thursdays with another 27 percent on Tuesdays and just a few on Friday or Monday (they do not collect trash on Wednesdays in West St. Paul. Allied/Republic collects in West St. Paul on Wednesdays and Thursdays, with Thursday being their larger collection day. Data on collection days for Advanced Disposal was not available.

Highland has suggested support for a three-day collection limitation of Monday, Wednesday, and Thursday. Six holiday weeks of Christmas, New Years, Memorial Day, Independence Day, Labor Day, and Thanksgiving would be exempted from any collection restrictions.

It has also been suggested that days could perhaps be restricted further, if the noise ordinance allowed for 6:00 a.m. collection starts from the current 7:00 a.m. limitation.

The current licensing ordinance states simply that one cannot haul residential rubbish without a license and that the City will issue no more than six at any one time. There are no other performance measures other than the sentence that states Council can impose conditions (to an individual licensee for cause).

Without moving toward organized collection, we would propose Council consideration of at least some of the following changes to the hauling license ordinance (111.13), which were stated as Council consensus goals last fall:

1. Transparency in process, cost, billing and service delivery
In order to receive a license, the process/submittal could include that the vendor provide a billing template including their tiers of service delivery so we can verify that their billing is set up to accomplish State Goals.
2. Reduction in Truck Traffic
Consideration of reduction in hauling scheduled to three to four days of the week, effective June 1, 2019 or earlier.
3. Improving management of the waste stream
In order to receive a license, the process/submittal could require at least annual reporting of the total tonnage or volume waste collected and recycling collected within the community with a per household conversion of the data.
4. Options for collection of bulk items
In order to receive a license, the process/submittal could require that they submit their program for collection of bulk, hazardous and specialty items.
5. License fee
Currently, the license fee is \$625 plus \$40 for each registered truck. Hence, a hauler with one licensed vehicle would experience a license fee of \$665 or two trucks equates to \$705 and three trucks would result in a \$745 fee. A market survey from 2017 revealed that the average license cost within the area for each of these thresholds was \$187, \$202, and \$219, respectively, at that time.
6. Number of licenses currently at six
It is suggested that, if Council is interested in a reduction, that we grandfather current license haulers with future reductions to four haulers independently owned. This would maintain market competition. If Council is interested in reducing that number from six to four, Schroeder said now would be the time to do it.

Mayor Halverson said this makes sense and that she has heard from many that this is a major concern. She said it seems like a good compromise to reduce the number of licenses to four.

Councilmember Pace what change would be caused by reducing the number of carriers. Schroeder said there would be no change other than the haulers would have to organize their routes differently. Councilmember Pace said reducing the number of haulers may increase the number of trucks per hauler.

Councilmember Bellows said one significant factor in this process is the question regarding the number of days that trucks are on the streets. In terms of noise but also continual disruption, he said he doesn't see the reduction from five to four days as a big change. He said getting this down to three days would be better and the only two haulers collecting on Thursday and Friday are Waste Management and Allied. Councilmember Bellows said he would be in favor of changing it to three days. Mayor Halverson agreed. Councilmember Bellows said he would be flexible about reducing the number of licenses, as well.

Councilmember Fernandez asked if Staff knows when the last carrier applied for a license. Schroeder said the current six carriers have existed for a while.

Councilmember Fernandez said he agrees with Councilmember Bellows that changing from five to three days would be the best course. He said he doesn't think there is a need to reduce the number of licenses to four.

Councilmember Vitelli said everyone in his neighborhood has the same hauler except one and that one has the noisiest truck. He said limiting to one day a week would be great. Councilmember Vitelli said he agrees with Mayor Halverson that organized collection is for the future, not now.

Councilmember Napier said he doesn't think it is possible to go to three days with that many haulers. He said his neighborhood all went to one hauler.

Mayor Halverson said this could be brought back again for further discussion.

Councilmember Iago asked, as this moves forward, if Staff could ask the haulers to determine how reducing the number of days will impact cost to the customer.

Mayor Halverson asked for information, also, on how reducing from five days to four or three would impact the roads.

Schroeder said one of the haulers asked if the number of days are reduced, if the City would allow them to haul prior to 7:00 a.m. Councilmember Iago said some residents put their trash out on the day of pick-up. Mayor Halverson said the ordinance states that trash and recycling bins cannot be out more than a certain number of hours, which makes it difficult.

D. River to River Greenway (R2R) Joint Powers Agreement with Dakota County

On September 11, The Dakota County Board approved the cost sharing metrics precedent to a Joint Powers Agreement (JPA) proposed between the County and the

City of West St. Paul. Schroeder said Staff is requesting that Council provide direction regarding these same metrics.

The County is estimating the River to River Trail project from Livingston to Oakdale to cost \$6,564,000 with \$2,096,000 in County funds, \$1,008,000 in Metro funding, and \$2,200,000 in State funds. The City would be responsible, under County estimates, for \$600,000 toward acquisition of the remnant created by the taking for the trail of the Auto Zone parcel. The City would gain title to that remnant estimated at 27,000 square feet that would then be available for development or any other purpose that it chose.

Additionally, the County is anticipating a \$1,430,000 wetland/water quality project at Thompson Oaks with \$430,000 in County funds, \$900,000 in projected State Clean water funds and \$100,000 in City funding. The City had previously programmed this \$100,000 expense toward improvements to the existing water body at Thompson Oaks.

Within the County/Metro costs is included \$1,114,000 in acquisition of property from the City of West St. Paul necessary for the trailway and the wetland/water quality project. Included is \$564,000 to the City for a trail easement from the former Blockbuster property and \$550,000 from within the Thompson Oaks property. Additionally, the County/Metro would be contributing up to \$2,020,000 to acquire the Auto Zone parcel and property on the south side of the YMCA parcel for the trailway and relocation of Crawford Drive to the north. Either this may be an easement for the trail or moving Crawford to the north may be right-of-way. The City would be responsible for conducting the acquisition activities for Auto Zone and we have been negotiating with them. It's that trail and right-of-way that is causing the acquisition for Auto Zone. Once funding is addressed, there is a remnant created for using that right-of-way and trail. The City would be paying for that remnant.

The County would be responsible for all construction costs related to the entire trailway to include a tunnel under Robert Street. State Bond funds would be allocated toward those costs. The City and County are currently working on a Joint Powers Agreement pursuant to the above that must be adopted by the parties and approved by the Met Council and MMB by yearend.

Schroeder said if Council is comfortable with the metrics, it would allow Staff to complete the JPA, which would be brought back for formal adoption at a future meeting. He said that Council previously wanted to ensure that it wasn't a City cost for the River to River trail. Schroeder said he is looking for Council, along with any questions that need to be addressed.

Councilmember Napier asked if some of the funds will be recovered when the remnant becomes available for development. Schroeder said yes, that the money would flow from the City to the acquisition. The City would be reimbursed from County funds and the City would resell.

Councilmember Vitelli asked if there is money for the wetlands, golf course and trail. Schroeder said the wetland was in the first version of this. There has been a subsequent rendition and the first piece is the trail, second is the County would get land from the City. He said there was a creek that went from Wentworth and Robert to Thompson and Oakdale. In that creek bed, there has been a disposal of material, some organic and some construction debris. The County would acquire property from the City in that area for a wetland reclamation project that has not yet been defined. The County would be looking for State funds to conduct that study with the City, in order to determine the end result.

Councilmember Bellows asked if the City has the remnant portion until development occurs. He said development is dependent on a couple of things happening. One concern in respect to the golf course, he said, is the soil conditions and what can be constructed there. He asked if there are any concerns on any of the other areas that could impact the overall development project. Schroeder said there has been environmental testing on all of those properties but the City hasn't been alerted to any problems.

Councilmember Bellows asked how the City will fund it if we are forced to sit on the remnant property and there is no immediate development of the adjacent property. Schroeder said it would be funded through revenues we would receive from the easement sale.

Councilmember Bellows questioned that there is no access to the property trail anywhere east of Robert Street until you get to Oakdale. Schroeder agreed but said there would be access at Crawford. Councilmember Bellows said it would hit grade about 240 feet east of Robert. He also said for the lot on the south side of Crawford, the only access would appear to be from the east/west portion of Crawford and asked if access will be impeded. Schroeder said that it would because there is development interest there. He said whether or not they can take access to east/west Crawford is unknown at this time.

Councilmember Fernandez said there hasn't been any information for the public regarding Thompson Oaks golf course. He said we found out midsummer that we had bad soil in various areas and said his fear is that we have a large chunk of the largest redevelopment project in the history of this city and we're turning over 12 developable acres out of 20. Councilmember Fernandez said we are handing it off to the County and there has been zero public input on it. He said he is not comfortable with that. Schroeder said this is an important piece. As part of the negotiation with the County, Schroeder said what is intended is setting aside a placeholder which will be wherever it needs to be. He said we will determine that area when we have the development plan and the County is comfortable with that. Schroeder said where we have identified it in concept is where the creek was. He said that's where the deepest debris was.

Councilmember Fernandez said that the Council needs to see a timeline of all this but no definite information. He said he doesn't know what the possibilities could be with

the golf course and that it was agreed that we need both sides of Robert, conceptually. He questioned if we know what's happening on the east side and said what concerns him is that we may potentially miss an entire segment because we just need to be bailed out.

Mayor Halverson said we are missing out if we do not move forward. She said that we've known for decades that there is bad soil there, and we are getting a good deal from the County and the State right now. She said we have to take smart steps and this is the first step. Mayor Halverson said there are certain things that have to be done on a broader level to bring in development. She said everyone that she has heard from wants that access.

Councilmember Vitelli agreed we have known about the bad soil for decades. He said the fact that we can use the creek bed as a River to River trail is a blessing. The remainder of the soil on the outskirts could be developed and will pay taxes. He said it can't all happen until we take the proper steps and we need to let staff continue what they're doing.

Councilmember Iago asked if the trail is going to actually take four acres. Schroeder said yes but that we are in control of that. The County's best would be a 100 foot wide trail alignment, but they may only end up with that in a spot or two.

Councilmember Iago said it looks like we could put in \$600,000 on the remnant, initially. He asked what is going to take place with Discount Tire. Schroeder said that is the County's deal. Councilmember Iago asked if it's the same with the lots behind. Schroeder said if they need to purchase access, it would be the County.

Councilmember Iago asked if there is a limitation on County funding once the land is identified that the County will remediate. From a construction perspective, Schroeder said the one thing is they don't have to clean it to residential standards. A lot of the debris is organics. As part of the draft JPA, the City is planning it with them but not paying for it.


Councilmember Napier said the drawings concept through the golf course are not new. He said we have seen these for four to six months, and that we should move forward. He said we can also control where it goes. Councilmember Napier said we should move forward with the concept to show the community that we want to keep the greenspace available for the community and it connects to the library, as well. He added that a possible floating boardwalk across the pond could be a great amenity.

Schroeder said he understands that there are some significant questions relative to Thompson Oaks that the Council would like answered, along with some additional detail, such as the access on the south side of Crawford. He said Staff will work on providing those answers for Council.

5. Adjourn

Motion was made by Councilmember Napier and seconded by Councilmember Vitelli to adjourn the meeting at 6:34p.m.

All members present voted aye. Motion carried.



Jenny Halverson
Mayor
City of West St. Paul