

## REGULAR BROOKLYN PARK CITY COUNCIL WORK SESSION

Monday, February 4, 2019  
7:09 p.m.

Council Chambers  
5200 85th Avenue North

CALL TO ORDER – Mayor Jeffrey Lunde

PRESENT: Mayor Jeffrey Lunde; Council Members Wynfred Russell, Terry Parks, Susan Pha, Lisa Jacobson, Mark Mata and Tonja West-Hafner; City Manager Jay Stroebel; Community Development Director Kim Berggren; Finance Director LaTonia and City Clerk Devin Montero,

ABSENT: None.

Mayor Lunde stated that at staff's request, Item E.1 was being removed from the agenda and would be rescheduled for the February 11 Council meeting.

He also stated that Item C.5 would be held in the chambers due to the amount of people in the audience as the Lampi Room did not have enough room to accommodate them. He stated it would be held off camera and then the Council would recess to the Lampi Room to continue the Work Session.

### C. DISCUSSION ITEMS/GENERAL ACTION ITEMS:

#### **C.1 RESOLUTION URGING PROTECTION FOR LIBERIANS ON DEFERRED ENFORCED DEPARTURE**

MOTION RUSSELL, SECOND JACOBSON TO WAIVE THE READING AND ADOPT RESOLUTION #2019-25 URGING PROTECTION FOR LIBERIANS ON DEFERRED ENFORCED DEPARTURE (DED). MOTION PASSED. (6 TO 1) MATA ABSTAINED.

Council Member Russell stated he was very grateful to staff for working with the Council and putting the resolution together. He thanked all of the community members who provided their input in drafting the resolution, especially the Consulate General Honorable Jackson George who had been very helpful and the black immigrant collective working with them in putting it together.

He stated that as they all knew; Deferred Enforced Departure (DED) was exclusive to Liberians and it would be expiring on March 31 if nothing happened. He stated what they were trying to do was to put support behind DED to at least encourage the congressional delegation who were working with them to push through a comprehensive immigration reform and create a pathway toward citizenship for those on the DED. He stated people on DED had been on it for over 28 years and after 28 years, of course, was not temporary anymore.

He stated it came about for a temporary solution to a crisis in Liberia, the civil conflict, as they all knew that conflict had since ended but the country was still not in the position to return all of the people who were displaced as the result of the civil war. He stated that sending them back to Liberia after planting their roots in the city, many of felt that it was a wise thing to do and it would impact the City of Brooklyn Park significantly. He stated Minnesota had the largest concentration of Liberians outside of the country and Brooklyn Park was the epicenter of that community. He stated there was no question those Liberians who were made to go back home

that Brooklyn Park would be impacted economically, socially and morally in a very big way. He stated it was incumbent on the Council as leaders of the city to try to take a position in support of their neighbors, in support of their friends in the City of Brooklyn Park.

Council Member Mata stated he asked a question last week when it was brought to the Council before, if they knew how many were Brooklyn Park residents.

City Manager Stroebel stated he didn't have a specific number they were aware of on the DED status and didn't know if Council Member Russell had some estimates or anything he could share with the Council. He stated that question was posed to Consulate General Jackson George last week and he wasn't able to come up with a specific number.

Council Member Mata stated he would be abstaining from the vote. He stated it was politics at a different level and was elected by the citizens of Brooklyn Park to deal with Brooklyn Park issues. He stated he asked before how many were residents of Brooklyn Park and didn't have the number and it could be none. He stated they didn't have those facts and someone could estimate it. He stated it was a political deal and he was going to abstain from it. He stated he knew they should speak on their "no" vote but it was no different when the City wanted to tell the Osseo School District they should change their criteria, so the City had more residents on their board and he voted no to it. He stated he would be abstaining from the vote due to the lack of information and it was not the place to make that resolution.

Council Member Pha stated she always felt that unless they had a City resolution and as Council Members represented the people in the city and stand up and tell their U.S. Senate and Congress and the President, what was important to the people that lived in the City, that was part of the state and part of the country. She asked how else they would know how to make policies that worked for people.

She stated she met with U.S. Senator Amy Klobuchar and with the former Congressman Keith Ellison last year when she was in Washington, DC. She stated she was told by them that they really depended on local elected officials like Council Member Pha to tell them what was important to the people that were in the city because they were not on the ground as much as she was and they relied on that information to make their decisions. She thought it was a perfect example of a City resolution that they could bring to their U.S. Senate and Congress and say that was what the people were needing, and the City wanted them to advocate for it and make a difference so the people in the City could live more prosperous lives and were not going to be uprooted from their families. She stated she supported the resolution and would be voting for it.

Council Member Jacobson agreed with Council Member Pha. She stated they relied on the residents of the community to voice their concerns and questions so that they could bring those forward as well. She stated those were pieces of paper and other than those pieces of paper, that they could do for the Liberian residents who are on DED, they needed to hear if there was something else they could do outside that paper She welcomed any ideas for from the community on what more they could do if anything. She stated she would be supporting the resolution.

Council Member Parks stated there had been a comment that they didn't know the numbers and they didn't and another comment was made that they were elected to protect the residents of the city. As he looked out in the audience, the many that attended, stated they were the

residents of the city and he would be supporting the resolution.

Council Member Russell stated he wanted to respond to Council Member Mata and City Manager Stroebel's comments. He stated it was a legitimate question to ask about the numbers of Liberians who lived in the city and were on DED. He stated the reality was that it was almost impossible to come up with any clear-cut number as to how many people in the city were on DED.

He stated they couldn't get that number from the Department of Homeland Security when they were in DC and had been to Washington, DC more than 10 times since 2017 and worked directly with government officials, the embassy and with the consulate in the city. He stated it was difficult because there was a stigma around the whole immigration status of DED, TPS and all those different issues. He stated many people didn't like to talk about it because ICE targeted people. He stated the Consulate General said the last time he spoke to them on the number of Liberians who were in jail, the number of immigrants who had been picked up by ICE, and people didn't like to talk about the immigration situation. He stated it made it difficult plus it was a very fluid issue because many people get married, change their status and the immigration situation changes from time to time and difficult to keep track of. He stated the number that they received the last time they spoke ICE officials in Washington, DC was 4,000 and out of that 4,000, the majority of them lived in Brooklyn Park. He stated to do a head count was almost impossible. He stated it was a common sense and very pragmatic resolution and benefited everyone because those people were here whether they knew the addresses or where they were. He stated they knew they were in the city and were contributing to the local economy. The kids were in schools, they worked in various health facilities, they were pastors, doctors, nurses and teachers. They were neighbors and friends and needed to show strong support for them. He stated they needed to show the officials in Congress that they had people in the city, the Council had their backs and were going to protect them and support them and that was what it was all about.

Council Member West-Hafner stated she agreed with everyone and didn't think she could put it as eloquently as it was already done. She stated that she met quite a few people during the campaign and one is too many and even one family that was sent back was just too many. She thought the resolution was the least the Council could do to support people who were in the city and were residents. She stated they were in the city already and why would the Council want them to leave. She stated she would be supporting it and agree with Council Member Jacobson that if there was anything else they think the Council could do to let them know. She stated it was a resolution that showed support from the whole city as a group.

Mayor Lunde stated he would be supporting that resolution. He stated he respected the move to abstain because they didn't have all of the information and Council had that right to do it to say without full information they didn't feel they could cast a vote and it applied to all resolutions that came before the Council.

He stated he followed the local Liberian pages and applaud them for not falling into the trap at yelling at one side or the other because at end of day they needed both parties in Washington, DC to work together to get it done. He stated the only way the DED issue would get done was Congress, which was split, passed legislation that fixed it or President Trump extended it. He stated he wanted to applaud both Liberian communities for being mature and serious about the issue and realizing if they both didn't approach it as both parties were the solution nothing would

get done and was he felt confident in supporting the resolution.

C.1 THE VOTE ON THE MOTION PASSED. (6 TO1) MATA ABSTAINED.

### **C.5 Excell Academy**

Senior Project Manager Jennifer Jordan briefed the Council on the Excell Academy Tax Exempt Bond Financing. She introduced Sabrina Williams, Excell Academy and Paul Donovan, Cushman Wakefield and they briefed the Council on Excell Academy.

They briefed on: Who Are Excell Academy's Students; Excell Academy and Brooklyn Park; Reducing the Achievement Gap at Excell: English Learners; Reducing the Achievement Gap at Excell: Black Students; 2018 English Learners at Excell Academy and the Osseo School District; 2018 Black Students at Excell Academy and the Osseo School District; 2018 Black Students at Excell Academy vs. Schools in the Osseo School District; 2018 Black Students at Excell Academy vs. North View Middle School; Reading Proficiency by Years at Excell Academy; 2018 All Students at Excell Academy vs. Schools in the Osseo School District; High Quality Instruction at Excell Academy; What does Environmental Education Looks Like at Excell Academy; Environmental Education Goals at Excell; Additional Programs at Excell Academy; and Excell Academy and Brooklyn Park 2025.

Council Member Jacobson stated she was in favor of it. She stated she spent time at Excell Academy and the things the Council was hearing that it was different from the other schools was correct. She stated that the fact they had been in the city for 17 years, they didn't ask for it a long time ago and asking for it now after establishing themselves with 450 students and 78 employees. She stated the fact they were out performing the surrounding schools and the State with closing the achievement gap. She stated that for all of the things the Council stood for as a Council, the school was doing the hard work to get to those numbers and couldn't make them up. She stated their families were rating the school over 90 percent satisfaction and that was with a 92 percent free reduced lunch count. She stated the EL students were outperforming in math, and reading, their black student groups were out-performing the State's black students in reading and math. She stated it should be easy for the \$100,000 to go to the students and teachers at Excell Academy. She stated she had been questioning the changing of a business to a tax exempt status when they did it for Second Harvest, but for the Academy she had zero questions as to why we would not do this.

Mayor Lunde asked if the issuance of bonds required a public hearing.

Senior Project Manager Jordan stated it required a public hearing and thought it would be best if the Council didn't say if they supported it or didn't support it because there would be a public hearing and the community would be invited to speak.

Council Member Pha thought they could support the preliminary approval to proceed and she would support the preliminary approval to proceed. She believed that having options for education for children was very important and appreciated the public charter schools and having that as an option besides the school districts. She stated she was impressed by the numbers and thanked the Academy staff for doing an excellent job educating or children in the city. She asked if there were other tenants that resided at that building now.

Senior Project Manager Jordan stated Excell Academy had the entire property and was the only tenant.

Council Member Pha stated they had 412 students there and asked what the maximum capacity for students with the current square footage.

Sabrina Williams, Excell Academy, stated the maximum capacity was 500 students and they also had an employee daycare and other program. She stated the 412 was actually over 550 if they added those programs but had the capacity for 500 students depending on the grade level.

Council Member Pha asked if they were granted the bond, were they looking to expand the square footage of the facility or just to renovate the current square footage of the building.

Ms. Williams stated they were looking to expand the current facility and acquire additional property and the city park so we could expand at that location. She stated they currently had a middle school program and was limited to one class room each and needed to expand the middle school to at least two classrooms per grade level.

Council Member Parks stated the numbers presented were impressive. He stated that since he had been on the Council, he had been passionate about the youth in the city and Council decided a few years back they were going to invest in youth and what that had done was brought the crime down in the city. He stated they had given the youth a voice and thought the Academy was a fantastic place to put those young people to work and be future leaders when they were done. He stated with what he was reading, the city didn't lose anything, was not going to cost anything by doing it, didn't put the city in debt, but gain a great partner they had for 17 years.

Council Member West-Hafner asked if they had to ask permission from the County to become tax exempt or just because the City issued the bonds then they were good to go, because the taxes came to the city, county, school district.

Senior Project Manager Jordan stated that in purchasing the property and recording it, it had a change in status much like if someone purchased a house and changed it into a rental and was recorded as such. She stated there were other taxing jurisdiction that would not receive taxes from the property and didn't believe they had to seek approval from those entities. She stated that was something they would be exploring as they went forward through the process.

Council Member West-Hafner asked what they had planned to do with the additional funds. Was it going to be expansion of the building and or expansion of staff if they had \$100,000 more in operating funds.

Mr. Craig Kempler, law firm, representing Excell Academy, stated in Minnesota, the property tax exemption statute contained 99 subdivisions and was complicated. He stated the way the statute was written there was only one small subset of any kind of school anywhere in Minnesota that paid property tax. He stated every private academy didn't pay any property tax, even for-profit private academies didn't pay property taxes, every parochial school, every district school. He stated there was a small subset of charters that did pay property taxes, charters who do leased property from for profit landlords.

He stated there had been a bill in front of the legislature for a couple of years that would close that loophole and exempt all properties. He stated there was a chance it would pass this year. The question would be if that would occur that in the case of Excell, under the current statute, once the property was acquired, then there was a filing at the County level but it was not discretionary, was not a request and filed to establish they were a tax exempt organization and the tax exemption is granted; charters are underfunded compared to traditional school districts by a substantial degree, about 54 cents on the dollar; that impacts every aspect of charter operations. Currently right now to produce the high results Excell produced, it operated with an extremely tight belt. For another \$100,000 and a budget of several million dollars a year, it might be able to loosen that belt by a tenth of a notch, might be able to supply another teacher or two to a classroom, or might go directly to a classroom.

Council Member West-Hafner stated the numbers were amazing and was impressed with the numbers they were getting and the people they served. She asked where they decided where the kids went to a high school and if they went to the high schools in the area.

Ms. Williams stated they had several private high schools who visited the school such as Blake, Breck and DeLasalle; otherwise, most of the students went to the schools in the Osseo School district or in Brooklyn Park.

Council Member West-Hafner asked if they were expanding the building would they have to come back through the planning process and would they be asking to give up park land.

Ms. Williams stated the students didn't have a playground. For 17 years, Fair Oaks had graciously shared their playground with them. She stated that most of the times the students didn't have the opportunity to use the playground because of scheduling. She stated that one of the priorities of the students was to have their own playground and needed some of the city's park space for a playground and willing to share with the city and the surrounding neighborhoods. She stated that many of the students lived right in the communities.

Council Member Mata stated Ms. Jordan said there was no financial aspect there but there was a financial aspect and that was \$17,000 a year.

He stated that when it said parcels of land in the study and compared it to other cities, it didn't work for him. He stated it didn't work because they had three school districts inside the city's borders. He stated the public schools were big buildings and when presenting the Council with numbers they should present with the percentage of acreage of land. He stated the Excell Academy footprint was very small relative to Champlin Park High School's footprint. He stated the Academy fit inside the football field and when they were talking about how much the City was losing, per Champlin Park High School and how much they would lose for Excell Academy and if they counted them each as one and one, it made zero sense to him. He stated he didn't know what he was comparing against when saying percentage of buildings or percentage of parcels when Champlin Park High School had many more acres than the building they were being presented. He stated he was not really comparing apples to apples of what he was going to lose.

Council Member Mata stated the numbers and statistics of the success of the students showed that a business, and he considered Excell Academy a business, they could out-perform much larger entities that were funded by the government meaning the public-school system. He stated

he would personally like the government to change that if someone wanted to send a child to a school like Excell Academy, they get a voucher from the State and the money didn't go to the public school system, it went to Excell Academy to pay for the building, pay for the infrastructure and for the lunches. He stated he was very proud of what they were accomplishing with the numbers and could be a success with those numbers in the school systems and be a feeder program rather than going outside schools. He stated someone should take their concept and figure out why they couldn't do it to the schools around the city.

He stated he was not comparing apples to apples but land size when the building came off the tax rolls. He stated that was a question of whether or not they allowed a school in that building because of the potential to happen and what it looked like in the area of the city. He stated he would be more than happy to sell off the park that was behind there because he didn't think it was used and had other parks in the area. He stated they wouldn't hear it very often from him to take something off the tax rolls because he was not voted in by businesses, buildings, or schools; he was voted in by people. He stated the bedroom community that lived in the city was the one to face the burden of paying the difference because it was going to go somewhere and not the residents who lived in another city. He stated he would encourage them to come forward and ask for the land for the park because school kids needed a place to kick a ball.

Mayor Lunde asked about the permitted use if a building flips from a zoned commercial industrial, and a charter school moved in, if the city had control where they went by usage.

Senior Project Manager Jordan stated Excell Academy came a couple of different times to the Council. The first was to seek a Conditional Use Permit to allow a charter school to operate in the building and that was successful. At a later time, they came with a Conditional Use Permit to expand and that was how it was currently handled in the zoning code.

Mayor Lunde asked if the Conditional Use was with Excell Academy or the property. He stated that if the Academy continued to get things right and moved to a new location now, they had a building that was being zoned for a charter school and that was not acceptable and wanted to make sure he understood it.

Senior Project Manager Jordan stated that in terms of the Conditional Use Permit, they had not changed the underlining zoning and deferred to Planning Director Sherman if they purchased the building whether they would seek rezoning to allow it to be without a Conditional Use Permit.

Planning Director Sherman stated currently the school had all sorts of Conditional Use Permits in place but since that time they had changed the zoning in the ordinance and they no longer allowed schools in the BP Zoning District. She stated she would advise them if they moved forward to rezone the property to Public Institution, which was the same as the adjacent public school, and that made it straight with the zoning ordinance and any modifications they wanted to make to the building.

Mayor Lunde stated he just wanted to know if they were successful and they moved because the city had charter schools that started off, moved out and moved back in. He stated the Noble Academy was here, then moved to Minneapolis, moved back in and then they built a place. He stated he wanted to understand how that land went because he thought the tax value was important.

He stated later this year the Council was going to have a discussion about the tax value which was 70% residential and anything they took out of commercial went back onto the residential.

Mr. Kempler stated that with the financing of the school, it was a 30-year financing and they weren't going anywhere for 30 years. It was a big investment, and in addition to the financing, the practicality of a successful school like Excell Academy, the success became married to the location. He stated that moving the school was a risk in terms of losing that success and the school would be a community partner for a long time.

Mayor Lunde asked staff how many charter schools the city had and thought they had a much higher percentage than reflected. He stated that most of the charters were focused on needs, especially demographics. He stated the Noble Academy they focused on Hmong and Asian and applauded them because they were providing a resource to the students that standard schools weren't providing and the numbers proved it. He stated it would be nice if the Council could get the values because the parcels were not the same. He stated he was comfortable that the Council moved it through. He stated they had issued bonds and had done it with another city with another project. He stated he liked the work of the Excell Academy.

He asked if a separate group owned Athlos Academy while they operated there. He thought they did something different where there was a national group that came in to finance the building and owning the facility whether they paid taxes or non.

Planning Director Sherman stated Athlos was owned by a different entity but they were exempt and was just how they structured their ownership.

Mayor Lunde stated he saw the benefits and loved the results. He stated it played into their work with the Cities United My Brother's Keeper about providing opportunities for young black males of various backgrounds that too often didn't see those opportunities.

He stated he would now recess to the Lampi Room to continue the Council Work Session.

At 8:19 p.m., the Council recessed to the Lampi Room to continue the Council Work Session. Mayor Lunde stated the Council would adjourn from the Lampi Room.

At 8:26 p.m., Mayor Lunde reconvened the Work Session. Council Member Mata returned at 8:44 p.m.

## **C.2 Bottineau Boulevard Roadway Reconstruction From 71<sup>st</sup> Avenue to 83<sup>rd</sup> Avenue Update**

Civil Engineer Mitch Robinson briefed the Council and introduced Kelly Agosto, Hennepin County Project Manager, and she briefed the Council on the Bottineau Boulevard Roadway Reconstruction project.

She briefed on the following:

Bottineau Boulevard construction staging; Project Scope; Proposed Construction at-a-glance; 2019 Construction; 2020 Construction (anticipated); Full Closure Benefits; Traffic Analysis; Public Outreach Summary; January 2019 Mailing; Sample Future Public Outreach Ideas; Information Resources During Reconstruction, and County Resources for Businesses.

### Traffic Analysis

Ms. Agosto stated that based on trip origins and destinations around the project location that it would be beneficial to provide a more regional detour as well. Looking at an option to also have a detour like the one shown where they could get some traffic from Bottineau Boulevard to I-694 and Highway 169 to 85<sup>th</sup> Avenue and back to Highway 81 and still have local detour options of 71st to West Broadway to 85th Avenue to get around project.

Council Member Parks stated that with the way the traffic was going to be diverted, and there were a lot of businesses that would be impacted and the traffic would go around them, asked if the businesses had any input on it and how would they get people to their businesses.

Council Member West-Hafner asked if that was another option in addition to the local routes detoured.

Ms. Agosto stated they would probably have that detour as well as the local detour routes based on what the traffic analysis was showing in that area.

### Public Outreach

Ms. Agosto stated they had done a couple of open houses in 2017-2018 and also had multiple outreach efforts with the various property owners. In January, they had staff that went out to about 20 businesses to talk with managers of businesses and pass out the materials and it was also mailed afterward just to give them the information of their plans for construction starting this year and get what feedback they had initially. She stated the most common questions were how it impacted how they got to work and there was some confusion differentiating the project from the work with the light rail project. She stated there were questions if it was related to the wall project and believed those questions were related to the noise wall voting held late last year. She stated they sent letters to businesses and residents with an information sheet to the targeted areas and attempted to select areas right near the project construction and areas along the proposed local detour routes. She stated that as of late January, they received a couple of inquires, a phone call, and an email from the store manager of Walmart. She stated the phone call was positive and about the same as the question of how it would impact how they got to work and how their customers got to their business and was a similar question from Walmart.

She stated what they were planning now was to continue the conversations leading up to construction to hold another open house type event, or during office hours to go to a business in the area like Cub Foods or Walmart and have an information table in their entryways for customers going in to provide information about the project and plans for construction. She stated they would do more coordinated email communication between the City and Hennepin County GovDelivery lists. She stated they would be working with businesses on construction access signage and providing detoured access maps for businesses to distribute to their customers and their employees. She stated they would have information resources during the construction as well, with the Hennepin County project website and updated regularly during the project and would be able to send out email updates. She stated they would put together a social media package for the city to use and would have direct project access and contact information to the construction engineer who would be assigned to the project. She stated they would have communications staff assigned to the project to help with inquires and getting information out to businesses and residents on the project.

Council Member Parks stated he was trying to figure out where that line was on 71<sup>st</sup>

Avenue. He stated they were going to redo highway 81, and then later on if the light rail came through, they would have to redo that section, yet again to get the bridge over.

Ms. Agosto stated it was closer to 73rd Avenue and there would be a portion redone. She stated they were attempting to coordinate that with the light rail if the project had been under construction at the same time, but unfortunately, they won't be starting construction at the same time. She stated it was harder to know how to coordinate getting those bridge footings and they didn't know if any of it would be built right away.

Mayor Lunde asked about the map on the zone for mailing, if there was a way they could get to the people in the middle of that zone. He stated he understood the why part, but those people in the College Park would be dumped in that area and that was the only exit. He asked if they did another mailing to include them. He asked if there were any changes to the buses or stops.

Ms. Agosto stated they were working with metro transit to make sure they coordinated the routes they had on Brooklyn Boulevard that went to the Starlite Transit Center off of Brooklyn Boulevard to make sure they would be able to serve that area. She didn't think they had routes that crossed Highway 81 on Brooklyn Boulevard.

Council Member Russell asked who served the Hennepin Technical College.

Mayor Lunde stated there was a bus that crossed Brooklyn Boulevard and come into the parking lot. He stated most students came from the city and came from the southeast part of the city and was sure the bus went east and west and was a metro transit bus. He stated he was worried about the routes too because when they had the hearing with the Congressman at the North Hennepin Community College, some students took an hour and half bus ride to get to school. He stated that any changes to the routes would affect them.

Council Member Pha asked about the businesses along Highway 81 and if they had analyzed it to make sure there would be access to every single business on that construction roadway besides Highway 81.

Ms. Agosto stated they put together a bigger plan, and once they had a contractor awarded with the project, they would definitely look at more details on getting to each business during construction and making sure they had access.

Council Member Pha asked what happened if they had one that didn't have access and what happened to the plan.

Ms. Agosto stated they would have to look at how they were constructing the roadway by that business to see what needed to change to accommodate them.

Council Member Pha asked if there ever would be a time when a business would not have access at all for a certain period of time.

Ms. Agosto stated that the only reason a business should have an access completely closed was because they were reconstructing their driveway to their business or there was utility work occurring across the access to their business. She stated that Jolly Lane across Brooklyn

Boulevard was going to be kept open as much as possible during construction.

Council Member Mata asked if they were they burying all of the power lines where the roads were going to be redone.

Ms. Agosto stated between the southside of Brooklyn Boulevard and between Highway 81 and West Broadway was the location they were looking at undergrounding and not the entire length of the project.

Council Member Mata asked why they didn't bury all of them. He stated it had been a fact that overhead powerlines caused problems and they had the ability to bury them. He stated it was also in the City Council's vision many years ago that all overhead powerlines, when the road was being redone, were going to be buried. He stated they were at the next level tearing up the road and were not burying them when they were getting involved with a higher level of government and thought they would be able to bury the power lines.

Community Development Director Berggren stated the strategy they had been using, and certainly could use whatever strategy the Council wants them to use, they were burying them strategically. She stated they were prioritizing burying them at West Broadway because the Council said to bury them and talked about burying at Brooklyn Boulevard but they hadn't prioritized County Road 81. She stated her understanding of the cost structure was that the County would pay 33 percent of the utility burial upon request and didn't know if it was automatically granted or would consider the request. She stated the way the structure was set up was that the city would pay for 66 percent and looking at burial costs estimated at \$1 million per mile.

Mayor Lunde asked if the lights were going to be adjusted when they did the redirects and traffic getting off Highway 169 and take a left on Brooklyn Boulevard.

Ms. Agosto stated the timing was something they could look at once they could see how the traffic patterns changed and those could be adjusted.

Mayor Lunde stated they needed to address that because he thought of the college students at North Hennepin Community College was about 10,000 and Hennepin Technical College at about 4,000 students and a lot of cars. He stated the activity is going to get impacted. He stated when Highway 169 was not adjusted, there was a mile of traffic backed up and would be worth at least asking about it.

Mayor Lunde asked staff if they allowed during the construction any kind of allowances for signs for businesses where a sign was permitted now but it was blocked off because of traffic. He asked what they did to help out because those signs were worth nothing because traffic was being rerouted somewhere else but they still wanted to let people know they were open for business.

Traffic Engineer Jeff Holstein stated there would be some construction signage available and would be working with the County to provide construction signage for all of the businesses as needed.

Mayor Lunde asked about Wyoming and 93<sup>rd</sup> Avenue, if they could to take out the temporary

lights there that had been there for 20 years. He stated he spent 20 minutes to get through the lights because trucks that were going east bound on 93rd Avenue, and going southbound on Wyoming could not turn until all the traffic dumped out and the other lane was empty because they had to crossover because the four light poles were right at the corners. He stated that meant at every light one semitruck went and the next one would go and people would back up going north on Wyoming and that meant they couldn't turn. He asked if they could get the County to take out the temporary lights that were there because it caused the backups to Highway 169, if those four semis needed to go southbound, all of the cars stacked up behind it.

City Engineer Holstein stated when that industrial area went in to the south, the City asked the County for that temporary light and was why it went in as a temporary light. He stated they used to have pedestrian lights but were knocked off by the mirrors on the trucks. He stated that light would be going away as part of the LRT project and they were also working with the County to upgrade that piece of County Road 30. He stated right now that was the plan, and unfortunately in the interim period, they never got enough of right of way and had enough money to relocate those poles further back.

Mayor Lunde stated that back then the city didn't have Design Ready Control, Tesla, Wirth Adams, Takeda, and all the people in the north with significant traffic, the hotels, and lots of other things going in that use that road.

City Engineer Holstein stated County Road 30 would eventually get upgraded at some point in time even if the light rail didn't happen. He stated it was supposed to be temporary that when TH610 got constructed and West Broadway got extended, that signal was supposed to go away and it was supposed to be an all way stop but they could certainly go back to an all way stop condition possibly but was not sure they wanted to do that with the amount of traffic that was coming out of there now.

#### **C.4 City Hall Remodel**

Operations and Maintenance Director Dan Ruiz briefed the Council on the City Hall remodel. He introduced John McNamara, Wold, and he briefed the Council on the City Hall remodel. He briefed on the following:

City Hall Deficiencies: Main Level, Upper Level, DMV, Conference, Administration, IT, HR, Front Counter, Community Development, Finance, Engineering, Exterior, Budget and Schedule.

Council Member Russell asked if the building will be LEED certified once all of the work was done and was that something they were pushing for.

Operations and Maintenance Director Ruiz stated it wouldn't be LEED certified and was something they could still look into. He stated he didn't know what other elements would have to be included to become LEED certified.

Mr. McNamara stated it would be one that they could pursue and might take a broader scope in order to be LEED certified. He stated there was a LEED certification for existing buildings that they would have to dig further into. He stated they were not intending to replace all mechanical systems for the building to get to the level of energy performance that LEED required. It would

take a deeper dive into the existing infrastructure of the building that wasn't part of the original project that was contemplated for it.

Council Member Russell asked if there was a reason why it was not considered.

Operations and Maintenance Director Ruiz stated they didn't feel it was a Council priority at the time when the project was being developed. He stated the project came out of a space study done in 2012 and at the time it was kind of a vision of three or more phases that were being considered. Only one of those phases was completed and that was redoing the Lampi Conference Room to be a work session location for the Council. He stated the other phases were not completed and by the time the project picked up some more steam in 2015, no one who participated in the 2012 study remained in City Hall, but they took the blueprints of what was being proposed to do the remodel and that was what they started moving forward with. He stated that in all discussions with the Council, LEED certification hadn't come up as a priority.

Council Member West-Hafner asked if LEED certification would require replacing all the lighting, the mechanicals and all of the windows to a LEED level they wanted to get.

Mr. McNamara stated it would require a much deeper look at it and where they got the most of the points for use of the building would be an energy performance and got points for the reuse of the building, daylighting and office environment.

Council Member Russell asked if there would be some significant savings.

Mr. McNamara stated the systems in the building right now were not in that bad of shape. They would get the level of energy performance increase that warranted the pay back on the system. He stated most of the lighting in the building now had been retrofitted but just not LED lighting but was high performance lighting. He stated to put LED lighting in the building was cost effective now and wouldn't get the pay back to take out lights that were in good shape now and replace them with LED lights.

Council Member Russell asked to what extent had the community been involved in the planning of the project and had they sought any community input.

Operations and Maintenance Director Ruiz stated the community input they did was working with Hennepin County on a process called human centered design. The staff sat in a two-day workshop and went through a blue print of how they could gather information of all of the customers coming into the building regarding what were they doing well, what were they failing at, what could they do better, and how could they do that better. He stated staff interviewed residents coming in to City Hall and that was what helped steer them toward a one counter solution if they possibly could. He stated that by separating off the DMV in that separate wing, people didn't have to come in and walk through people standing in the hall way or a mass in chairs to do other business and was the separating of those two functions and keeping everything centralized and as close to the front door as possible. He stated that was the community input that led them to that.

Council Member Russell asked what their plans were to ensure that local contractors, Brooklyn Park based minority contractors, were involved in that work or get some of that work.

Mr. McNamara stated it would be a publicly bid project and any contractor could bid on it. He stated they did call general contractors and trade contractors to generate interest on the project to make sure they got good participation from interested contractors. He stated they would make a round of calls to the contractors once the project was out on the street to make sure that people knew the project was out there and they had to look in the local paper to figure out what was going on.

Council Member Pha stated she was in support of the window replacements and perimeter radiation. She stated she had a concern with the small heaters being used for safety concerns. She believed adequate heat was required for best performance and if there was not adequate heat, or comfortable temperature, there was loss in productivity with staff and that would have been a priority.

Council Member West-Hafner asked about the DMV area in the diagram that looks like a wall and asked if that was a video monitor because it seemed like it should be open.

Mr. McNamara stated that was the exterior wall of the existing building. He stated there was a structural frame in there that gave it structural stability across that wall and they couldn't take it out and curve into the office area. He stated there were structural columns there to carry the lateral load of the wall and couldn't take them out and were trying to be creative in the waiting space to separate it into two areas.

Council Member Parks asked if there was any chance that they would get any part of the building in solar panels.

Operations and Maintenance Director Ruiz stated they looked at solar possibilities for City Hall and based on the electrical usage, it would only get a return on investment if it was what was used to be the Made in Minnesota Solar grants for a 40kw system. He stated the load share they had with Xcel and energy consideration, what their consultants said was that solar was not going to make sense there now and that was why City Hall was the only building to not have solar panels. He stated with the upgrades in certain areas with part of the project, he didn't know if the electrical needs would go up much or decrease much and they would get efficient in some areas but would be adding an addition. He stated that was something they would continue to reevaluate with all of our facilities if they were able to take on solar, look at wind energy and other sustainable energy sources.

Council Member Parks stated that the city was sitting at 80,000 residents and would not be long before hit 100,000. He asked if they were going to have to come back later and rebuild again because they needed more room or staff. He asked if the building was going to be set up for 100,000 residents.

Operations and Maintenance Director Ruiz stated they believed they would be and asked each department director to meet with their staff and look at future considerations and all future considerations were incorporated into the designs.

Council Member Parks stated he wanted to make sure they had enough outlets and more heat and didn't want to see any kind of small heaters used at all.

Council Member Jacobson asked how many conference rooms did City Hall currently have for

meeting rooms and how many total would there be with the new design.

Operations and Maintenance Director Ruiz stated they looked at how much square footage of conference room space they had before and after. He stated there were currently 6 existing room and would have 8 plus 2 smaller ones for a total of 10 meeting rooms.

Council Member Jacobson asked about the Council meeting room that was temporarily set up if it was being used.

City Manager Stroebel stated it was rarely used.

Council Member Pha stated she used it once in a while but not as often as she thought she would. She thought it was still important to have a dedicated space for the Council and Mayor. She stated that it might not work for them but didn't mean it wouldn't work for the future Councils and should at least have one dedicated small space for the Council.

Operations and Maintenance Director Ruiz stated it was a flexible small space and might get used for other things rather than being dedicated for the Council and wouldn't be a wasted space.

Council Member Mata stated that in the Lampi there was a window with mold and had been there for several years. He would like it taken care of before the Council met in that room again. On the space heaters used in city, he asked the city manager to send him something from the fire marshal whether those were legal or not. He stated if businesses in the city were getting written up for it and city staff were using them, statutes didn't have an exception for them the space heaters should go.

Council Member Mata stated that until they figured out the DMV, he would say no to the project because they wanted to increase expenses due to a DMV situation that they really didn't know what was going to happen. He stated they were creating an outlet for Hennepin County instead of people going to the Shingle Creek building and it was a waste of tax payers dollars to sit in City Hall and do all of their services. He stated there were people from Coon Rapids, Osseo, Champlin and Brooklyn Center who come to City Hall because the wait lines are shorter. He stated that unless they started taking information from everyone who did transactions at City Hall on where they lived and compiling that information and figure out if they were 100 percent Brooklyn Park residents then they were helping the residents. He stated they were creating a facility saving the County wait times in their lobby. He stated the County should reimburse the City for that or they should stop it and send it back to the County. He stated they were taxing the citizens extra to help people in Hennepin County for those transactions.

He asked what the shelf life of the building was and remembered what the shelf life of the roof was. He stated the building footprint would have more problems with it and if the building was under done then they should budget for a new building and hold on to things for a few more years and then build a brand-new building. He stated the building looked ugly with all brick compared to other cities. He stated they should figure out what it was and build a new building because they were going to replace things and a lot of it was mechanical. He stated they were putting paint on something that was molding already and were going to find out below the building that there was a lot worse going on there.

City Manager Stroebel stated that in terms of the DMV, that was a matter for the Council to decide if they wanted to provide that service at City Hall. He stated there was benefit to our residents and no question to the other residents from the other communities who take advantage of it. He stated if the Council chose not to continue that service, then they needed to make that decision soon because a lot of the design was predicated in continuing that service. He stated that in terms of the costs, Mr. McNamara would have to describe how long he would envision this building use and thought it was somewhere along the process and would describe it at the mid-year in terms of its overall life span. He stated it was very similar to what was done at police station a few years ago that rather than tearing down and build new from scratch to invest a significant amount of money to continue the life span out for at least the next 15-20 plus years.

Operations and Maintenance Director Ruiz stated the metal roof was a minimum 50-year roof and was replaced 10 years ago. He stated the building was 29 years old and needed a refresh, was brick outside and thought it was still a nice-looking building.

City Manager Stroebel stated they were trying to come up with cost efficient ways of improving and updating the space for staff and customers coming to city hall. He stated it was showing its age and the amenities and bathrooms needed improvements.

Mayor Lunde stated he would like to pass on that the employees working at the front desk were doing an awesome job. He stated they were the front and center for people coming to City Hall and how key it was to have people who looked friendly, outgoing and looked approachable and that customers could feel that they could go up to them and ask questions. He stated he had received feedback from people talking about that and when they called that out, it was a spot that was key. He stated he wanted to pass on those comments how important it was.

He asked if there were any plans to celebrate the court yard because moving the DMV would take a lot of the waiting room away from there. He thought it was wasted space whether it was public art or just the fact had an area that was sheltering the sun, was peaceful and no one used it. He stated something needed to be there, whether it was a garden or something and seemed to be some space that even it could be an outdoor meeting space.

Operations and Maintenance Director Ruiz stated they had discussions about it and looked at what they could do as part of the project versus what they could do with some operational money too. He stated they talked about putting simple crushed aggregate paths with benches in the court yard and looked at different plantings of shrubs. He stated the bigger piece they talked about was punching through another door somewhere either off the multipurpose room to go outside or around the corner, and maybe it was phased in, but develop something with screening to be used as outdoor space. He stated that might be more directed toward staff where people were meeting, having lunch outside, where with the general court idea could be for people that just wanted to go outside sit and wait while doing business at City Hall.

Mayor Lunde stated that former Council Member Heng asked about that and it was a good idea with the crushed rock but didn't have to be extravagant with pavement. He stated it was the idea to have a public meeting space outside that people could use and was there if people wanted to use it when city hall was closed on a Sunday. They could come and use the space and thought it was easy to do and could put some tables and chairs out there.

He asked if they were going to change out the signs when they did the project if they changed some of the designs and things like that. He stated it was an opportunity to do it while they had some construction, especially with all of the signage and the branding elements he assumed would be added. He stated it was like the rusting Police Department signs that were still there. He asked if they were going to do the exterior and if there were signs to be replaced.

He asked about the digital signage in the interior at the ability to share information with residents while they sat and waited.

Operations and Maintenance Director Ruiz stated the digital signage options were not specifically called out in the project and had a little flexibility with the furniture, fixtures and equipment. He stated the project would be over a two-year period. After they got the bids, they would know the price tag and hopefully move forward with all of the elements they were recommending. He stated they might need to phase in some additional technology throughout the building.

### **C.3 Traffic Operation Modifications at Monroe Elementary School**

Planning Director Cindy Sherman and Transportation Engineer Jeff Holstein briefed the Council on the traffic operation modifications at Monroe Elementary School. She stated that Transportation Engineer Holstein would give a history on the access.

Transportation Engineer Holstein stated the school had been there for some time where students used to walk to school. Now people drive kids to school and they had buses. He stated there were 600 kids at the school, 480 come via 20 buses, 10 large and 10 small busses and about 80 of the kids were dropped off by their parents. He stated it was a STEM school and kids were coming from all over the metro. He stated that 20 kids came via cab and all of the access was off Brookdale and didn't have much frontage on Brookdale. He stated the problems they were having now was the pickup and drop offs in front and it was limited to the buses and those 80 parental pickups/drops offs. He stated a lot of parents dropped kids off on the north side of Brookdale and they or the City put in the pedestrian crossing to get kids across safely. He stated the site was tight and because of that, they came forward with a proposal.

Planning Director Sherman stated the other thing they were going to address was parking for staff too because they were also short on parking for staff. She stated what they were proposing to do was create a bus route that would have bus parking and a bus turnaround off of Meadowood Drive. She stated traffic would come in off Humboldt and come down Meadowood drive. She stated it was going to be a change for the people there who weren't used to it.

Transportation Engineer Holstein stated they did a count on Meadowood Drive as a local roadway and it kind of acted like a collector for some of the streets on Freemont Drive and brings them up to Humboldt. He stated they did a count and speed study last fall, with speeds of 27 MPH average and the count was 700 vehicles a day. He stated that even if they put those 20 buses to and from the school twice a day on there and a little teacher traffic, it would probably add about 100 trips per day and would be about 800 vehicle trips a day. He stated it was still well within the norm for a local residential roadway, obviously didn't like to put traffic on a residential roadway but because they had greater issues on Brookdale, it would be advantageous to have that connection.

Planning Director Sherman stated the thinking too was that it would be easier to control the bus traffic versus cabs and parents.

Transportation Engineer Holstein stated it also related to the Highway 252 study, that it was likely to get an interchange at Brookdale, and Humboldt and 73<sup>rd</sup> Avenue could be closed, which meant they were going to get more traffic on Brookdale and Brookdale could go easily to a three or four lane roadway between Humboldt and Highway 252 and would rather not have the kids crossing that if they didn't need to.

Council Member Jacobson stated that she asked at the last Highway 252 meeting if the bus stops on Highway 252 were now going to move into neighborhood somehow because they couldn't be on Highway 252 if it was a freeway. She stated they also had to take that into consideration as far as where they were located on Highway 252 and would cause more traffic wherever that was going.

Planning Director Sherman stated the reason they were bringing it to the Council was that the school district was going to start to do outreach and the CEI staff helped develop a communications plan and was going to do door knocking and outreach to inform neighbors. She stated that other than that, they were not expecting Council action. She stated it was more for informing the Council if they started getting calls on what their concerns were. She stated the action would be the right of way permit through the engineering group to create that new access.

Council Member Jacobson asked when they were doing the outreach, would it also have the information on the Highway 252 changes as it related to the interchange on Brookdale Drive.

Transportation Engineer Holstein stated he didn't think so because the timing would not match up. He stated people had the opportunity to go to the Highway 252 open house and recently had one in December and was also on the website. He stated that independently they could compare the two and would get an idea which way they were leaning, either option 1 or 2, most people voted on the Highway 252 study which had the interchange full or half at Brookdale.

Council Member Jacobson stated when doing the outreach and education asked if they were telling the neighbors about what Highway 252 and the interchange at Brookdale.

Transportation Engineer Holstein stated they couldn't jump ahead of themselves as it was on a federal highway that they could have a problem with and they couldn't tell them it was for sure going to happen.

Council Member Jacobson stated she did not want residents calling her and Council Member Parks saying they were for the project but now the other project was happening and that would have affected them saying whether they were for it or against it.

Council Member Parks asked if they were taking out the entire playground or moving it.

Planning Director Sherman stated it was being moved to another location. She stated they were still trying to determine what was going to happen with the ball field. She stated one plan initially showed two softball fields going away and being replaced by an all access kind of field. She

stated they were talking with the Recreation and Parks group about Monroe Park and they did share some of the facilities there.

Mayor Lunde suggested if they were working with the school district to tackle that question. He stated the city didn't suffer from too many ball fields, maybe softball and baseball, but soccer and other to maybe work with them to get access to it. He stated that was one of the challenges to be able to do programming there when they were not meeting.

Planning Director Sherman stated that was why they were communicating with the Recreation and Parks group because they did all that coordination on those facilities.

D.1 COUNCIL MEMBER REPORTS AND ANNOUNCEMENTS – None.

D.2 CITY MANAGER REPORTS AND ANNOUNCEMENTS

City Manager Stroebel stated the Townhall meeting for the West District was scheduled for February 21, and was working on the Central and East dates once they figure out the date for the Council/Staff Leadership retreat in March.

He stated that on Wednesday, there was the Police Department Awards Ceremony, from 5 to 7 p.m. at the Community Activity Center. On Friday, there was a Cities United 4<sup>th</sup> Annual Black History event held at the North Hennepin Community College, from 9 a.m. to 1:00 p.m. On Saturday, there was the Legislative Breakfast in Crystal starting at 9:30 a.m.

E. ADJOURNMENT

ADJOURNMENT – With consensus of the Council, Mayor Lunde adjourned the meeting at 10:09 p.m.

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JEFFREY JONEAL LUNDE, MAYOR

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DEVIN MONTERO, CITY CLERK