

REGULAR BROOKLYN PARK CITY COUNCIL MEETING

Monday, January 11, 2021
7:00 p.m.

Brooklyn Park Council Chambers
Via Telephone or other electronic means
5200 85th Avenue North

CALL TO ORDER – Mayor Pro Tem Tonja West-Hafner

Mayor Pro Tem West-Hafner read a statement regarding the meeting via telephone or other electronic means.

PRESENT VIA TELEPHONE OR OTHER ELECTRONIC MEANS: Mayor Pro Tem West-Hafner; Council Members Susan Pha, Terry Parks, Boyd Morson (entered the meeting at 7:25 p.m.), Wynfred Russell and Lisa Jacobson; City Manager Jay Stroebel; City Attorney Jim Thomson; Community Development Director Kim Berggren; Finance Director LaTonia Green; Police Chief Craig Enevoldsen and City Clerk Devin Montero.

ABSENT: None.

Mayor Pro Tem West-Hafner opened the meeting with the Pledge of Allegiance.

2A RESPONSE TO PRIOR PUBLIC COMMENT

City Manager Stroebel stated there were two comments at the last Council meeting.

Mr. Feist, owns Feist Towing. Raised concerns regarding his property valuation and wanted to know what the next steps were to petition the tax courts.

City Manager Stroebel stated Mr. Feist had that opportunity to do that by April 30, 2021. City Assessor Bauer-Anderson had reached out on two occasions to provide him with that information. She also followed up with a phone call and he did text back and was trying to connect. He does have the information to appeal at the Minnesota Tax Court, which was his request at the last meeting.

Joe Klohs, he had a letter that was sent on December 26, along with some pictures forwarded to the Council that was shared during the Public Comment period raising questions and concerns regarding cars parked in front of Huntington and Willows Apartments and shared concerns around limited staff resources on parking enforcement in the city.

City Manager Stroebel stated parking enforcements on the streets fell on the Police Department. He stated the Police Department, a number of staff, including the police chief, Sergeant Zealand, Community Development Berggren and other have followed up with Mr. Klohs on the issues and other related questions he had asked. He stated that on snow emergencies, Sgt. Zealand had provided some additional information specific to the last two snow emergencies, on December 24, had 161 vehicles towed and 106 parking citations were written. The second snow emergency declared cited and towed 187 vehicles and did an additional 92 citations. He stated that part of the ability of clearing the streets relative to snow emergencies was the fact of working with two towing companies and had some limited capacity in addition to the resources we were able to commit from the Police Department to follow up with enforcement and were doing the best job they could with the resources they had. He stated they were continuing to meet with Mr. Klohs, to address his questions related to parking in

addition to the public comment he had asked to be shared at the last Council meeting.

2B PUBLIC COMMENT – None.

3A. MOTION WEST-HAFNER, SECOND PHA TO APPROVE THE AGENDA AS SUBMITTED BY THE CITY CLERK.

Mayor Pro Tem West-Hafner called for a roll call vote.

3A THE MOTION PASSED UNANIMOUSLY ON A ROLL CALL VOTE AS FOLLOWS: YES – JACOBSON, RUSSELL, PARKS PHA, AND WEST-HAFNER; NO – NONE.

3B PUBLIC PRESENTATIONS/PROCLAMATIONS/RECEIPT OF GENERAL COMMUNICATIONS

3B1 Interview Applicants for the Shingle Creek and West Mississippi Watershed Management Commissions and the Planning Commission.

Mayor Pro Tem West-Hafner and Council Members interviewed applicants for the Shingle Creek and West Mississippi Watershed Management Commissions and the Planning Commission.

At 7:25 p.m., Council Member Morson entered the meeting.

3B2 Interview Applicants for METRO Blue Line Extension Community Advisory Committee (CAC) and Business Advisory Committee (BAC).

Mayor Pro Tem West-Hafner and Council Members interviewed applicants for METRO Blue Line Extension Community Advisory Committee (CAC) and Business Advisory Committee (BAC).

4.0 MOTION WEST-HAFNER, SECOND JACOBSON TO APPROVE THE FOLLOWING ADMINISTRATIVE CONSENT ITEMS:

4.1 TO RELEASE THE ON-SITE COMPLETION BOND #20177559 (\$340,100) BY THE GUARANTEE COMPANY OF NORTH AMERICA, RELEASE THE CASH BOND (\$17,900) AND THE ENGINEERING ESCROW (\$9,879.91) FOR SATISFACTORY COMPLETION OF THE "PANERA/610 CROSSING 2ND ADDITION" PROJECT #19-107 LOCATED AT 5651 96TH AVE N FOR ANCHOR RETAIL SOLUTIONS.

4.1 TO RELEASE THE CASH BOND (\$10,000) AND THE ENGINEERING ESCROW (\$2,196.20) FOR SATISFACTORY COMPLETION OF THE "GREENHAVEN 2ND ADDITION" PROJECT #19-117 LOCATED AT 7890 MOUNT CURVE FOR PLATEAU PROPERTIES.

4.1 TO RELEASE THE ON-SITE PERFORMANCE BOND #3236804 (\$244,100) BY THE CINCINNATI INSURANCE COMPANY, FOR SATISFACTORY COMPLETION OF THE "FIREFLY CREDIT UNION" PROJECT #18-105 LOCATED AT 5703 100TH AVE N FOR FIREFLY CREDIT UNION.

4.1 TO RELEASE THE ON-SITE SUBDIVISION PERFORMANCE BOND #107185440

(\$1,490,500) BY TRAVELERS CASUALTY, REDUCE THE CASH BOND BY (\$28,400) AND REDUCE THE ENGINEERING ESCROW BY (\$19,000) FOR SATISFACTORY PROGRESS OF THE "KURITA/610 ZANE 3RD ADDITION" PROJECT #20-103 LOCATED AT 6600 94TH AVE N FOR RYAN COMPANIES US.

4.2 TO SET PUBLIC HEARING DATE FOR FEBRUARY 8, 2021 TO CONSIDER THE RECOMMENDATION OF THE BROOKLYN PARK CHARTER COMMISSION TO AMEND CHARTER CHAPTER 4, SECTION 4.03, OF THE HOME RULE CITY CHARTER.

Mayor Pro Tem West-Hafner called for a roll call vote.

4.0 THE MOTION PASSED UNANIMOUSLY ON A ROLL CALL VOTE AS FOLLOWS: YES – RUSSELL, MORSON, PARKS, PHA, JACOBSON, AND WEST-HAFNER; NO – NONE.

5.1 Public Hearing Authorizing the Submittal of an Application to the Minnesota Department of Employment and Economic Development's Minnesota Investment Fund Program for the Relocation of Juno Pacific.

Daniela Lorenz, Business Development Coordinator, briefed the Council on the Submittal of an Application to the Minnesota Department of Employment and Economic Development's Minnesota Investment Fund Program for the Relocation of Juno Pacific.

Mayor Pro Tem West-Hafner opened the public hearing to consider Submittal of an Application to the Minnesota Department of Employment and Economic Development's Minnesota Investment Fund Program for the Relocation of Juno Pacific.

The following individuals addressed the Council – None.

Mayor Pro Tem West-Hafner closed the public hearing and returned the item back to the table for consideration.

Council Member Jacobson stated she knew the Council couldn't make them hire from the city's owns residents, because they were amazing and hardworking residents, and wanted to give a pitch to hire them first if at all possible.

Mr. Pete Herman, President Juno Pacific, stated part of the consideration for the city was opening access to additional skills, both professional and skilled labor. He stated that one of the reasons they considered the location was because it was reasonably approximate to their existing labor pool but also helped them expand to access to additional labor.

Council Member Morson stated the city should be given a majority consideration for any new hirers to bring on board to their organization so they could continue to make way for the city's residents and begin to create their vision in the city that the city shares the same vision moving forward together. He supported Council Member Jacobson's comments and Mr. Herman's comment on their intent and didn't don't know if that could be put in writing that a certain percentage would be allocated for the city's residents on assurance of guaranteeing them employment opportunities with the organization.

Mr. Herman stated he appreciated the comments and concerns. He stated that being part of the community, not just for employment, but also for community involvement and engagement. Those two were tied together because the more they engaged with the community, the more applicants they got. He stated they couldn't control what applicants they got and where they were from, but they wanted to engage their employees and business in the community and that was part of the recruitment process and ended up being a self-fulfilling prophecy.

Greg Fuerstenball, Juno Pacific, stated on hiring individuals, they had entered into a number of agreements with companies throughout state and part of it was entering in a job listing agreement with the state which required them to list out the jobs they were going to be posting. He stated a lot of communities would take those job listing agreements and post the jobs directly on public resources, and that way they were sure their constituents were seeing the positions that were out there. He stated there were many different ways to look at who was hiring, but seeing on a city's website a great local strong manufacturer was going to be hiring positions, it bode well for applicants to see it coming from their local governments.

Council Member Morson asked if there were other options they had to recruit applicants outside a city's website.

Mr. Herman stated there were many methods, including online job boards, its own website, city websites and also things directed at communities like billboards placed in communities as traffic flowed into the community. He stated recruitment was a dynamic process and shifted with tides of society. He stated they struggled to recruit and get candidates to fill jobs they had and do anything they could do locally as they review that recruitment. He stated he reviewed methods on where they were recruiting and how they were recruiting and was specifically targeted to people close to the facility and focused on that.

Council Member Morson asked how much attention they applied to the diverse population the city had. He asked if they focused on minorities to become part of the project and if they did, what percentage was that focus on applicants being introduced to those opportunities.

Mr. Herman stated he didn't have the numbers, but they had a very diverse population inclusive of multiple minorities and underserved populations. He stated it applied to all of their positions from skilled labor to the professional ranks. He stated he didn't know if they had a targeting program for that, but they got good results from the approaches they were using.

Council Member Parks asked who owned the property that was shown on the map. He stated what they got in the council packet, the map showed Highway 169 going past the two exit ramps and hoping the one they had was wrong, because it went up to TH610. He asked if it would be split ownership.

Daniela Lorenz, Business Development Coordinator, stated it was just from TH610 to 93rd Avenue and the city did not own that land; United Properties owned that land.

Community Development Director Berggren stated the EDA had purchased that land from MnDOT as part of a decision to try to maximize the development in the area. She stated MnDOT did not need all of it for ponding and the city purchased it two years ago and then sold it to Reload. She stated they currently had ownership, but it was still a contract between EDA and Reload on that land and had to develop it in accordance with their agreement with EDA and

Reload. She stated if tonight's action moved forward, it would be consistent with that and they also had another plan going forward that was consistent and everything was on track in that space.

Council Member Pha asked whether the creation of the new jobs were livable wage jobs and asked what their pay range for the jobs that were current and the ones that were going to be created.

Mr. Herman stated the current starting wages ranged from \$15 to \$15.50 per hour and the difference was the status of the employees they were bringing on board with a fairly rapid acceleration to the \$16 per hour range. He stated that would represent the bottom of the salary range and from there extended all the way up to \$35 to \$40 per hour from the skilled labor standpoint, and the professional staff, engineering staff and technical went up.

Mayor Pro Tem West-Hafner asked Business Development Coordinator Lorenz if she could explain how Community Development supported the businesses to get grants for and the advertisement for their positions on the city's website and other things the city did to help with that support.

Business Development Coordinator Lorenz stated they had a reporting requirement with Career Force through the state and they could help facilitate that and could do advertising on site. She stated they also connect them with BrookLynk, an Internship program, but they could have that conversation with the company if there were other ways they thought the city could support them and other ways the state thought the city could support them. She stated they could be more targeted about getting those jobs and information about those jobs out to the city's residents.

Council Member Morson stated he didn't hear if they were able to put in writing to say that X, Y, and Z jobs would be allocated to the city, like 5% or 10% of the jobs. He said heard about the efforts of what the company would do but was speaking about language in what it was they were doing specific for the city's residents to be incorporated in their efforts of their vision and idea to be situated in the city and become involved and engaged in the community as well as employing the diverse people of the city.

Mr. Herman stated making a commitment to a geography to where their employees would come from for new roles would be difficult to get control of and was something they couldn't control. He stated if he looked at the last six months, they were recruiting from a larger and larger geographic area just to get employees of all ranges to join. He stated they couldn't control the reaction of the public or of the community for joining a company or being aware on roles that were possible. He stated it was not something they could commit to in writing but there was nothing for them to gain by trying to recruit outside the city and there was no motivation to recruit from farther away from the company than very close to the company. He stated it was part of building a community.

5.1 MOTION WEST-HAFNER, SECOND JACOBSON TO WAIVE THE READING AND ADOPT RESOLUTION #2021-11 AUTHORIZING THE SUBMITTAL OF AN APPLICATION TO THE MINNESOTA DEPARTMENT OF EMPLOYMENT AND ECONOMIC DEVELOPMENT'S MINNESOTA INVESTMENT FUND PROGRAM FOR THE RELOCATION OF JUNO PACIFIC.

Mayor Pro Tem West-Hafner called for a roll call.

5.1 THE MOTION PASSED ON A ROLL CALL VOTE AS FOLLOWS: YES – MORSON, PARKS, PHA, JACOBSON, RUSSELL, AND WEST-HAFNER; NO – NONE.

5.2 Consider Authorizing Submittal of an Application to the Minnesota Department of Employment and Economic Development (DEED) under the Job Creation Fund (JCF) Program.

Daniela Lorenz, Business Development Coordinator, briefed the Council on the Submittal of an Application to the Minnesota Department of Employment and Economic Development (DEED) under the Job Creation Fund (JCF) Program.

Mayor Pro Tem West-Hafner opened the public hearing to consider the Submittal of an Application to the Minnesota Department of Employment and Economic Development (DEED) under the Job Creation Fund (JCF) Program.

The following individuals addressed the Council – None.

Mayor Pro Tem West-Hafner Closed the public hearing and returned the item back to the table for consideration.

5.2 MOTION WEST-HAFNER, SECOND JACOBSON, TO WAIVE THE READING AND ADOPT RESOLUTION #2021-12 AUTHORIZING SUBMITTAL OF AN APPLICATION TO THE MINNESOTA DEPARTMENT OF EMPLOYMENT AND ECONOMIC DEVELOPMENT UNDER THE JOB CREATION FUND (JCF) PROGRAM.

Council Member Morson stated when Business Development Coordinator Daniela Lorenz made the presentation, she also offered to the Council previous businesses they supported. He thought it was important when staff brought it before Council that they would have some comparisons that the city had already done and had some alignment to other businesses. He stated it gave information and insight of what the city had done already with comparisons, if it was a new idea or not had done for the Council to make a more informed decision.

Mayor Pro Tem West-Hafner called for a roll call vote.

5.2 THE MOTION PASSED ON A ROLL CALL VOTE AS FOLLOWS: YES – PARKS, PHA, JACOBSON, RUSSELL, MORSON, AND WEST-HAFNER; NO – NONE.

6.1 Mister Car Wash (HJ Development) – Development Plan, Plat, and Conditional Use Permit for a Car Wash in Park Place Promenade at 5909 96th Lane North.

Todd Larson briefed the Council on the Development Plan, Plat, and Conditional Use Permit for a Car Wash in Park Place Promenade at 5909 96th Lane North.

6.1 MOTION WEST-HAFNER, SECOND RUSSELL TO WAIVE THE READING AND ADOPT RESOLUTION #2021-013 APPROVING DEVELOPMENT PLAN AMENDMENT AND PRELIMINARY PLAT OF “PARK PLACE PROMENADE 7TH ADDITION” NORTHWEST OF HIGHWAY 610 AND ZANE AVENUE.

Council Member Jacobson stated that as a former Planning Commissioner, she tried to pay attention to how they voted. She stated the fact they said no to EIFS and stucco was approved, and they didn't have an opportunity to prove that, asked if he saw any reason why they might not have approved that.

Senior Planner Larson stated the EIFS product had not fared well in the northern climate and was not seen as a high-quality material as stucco. He stated they give a similar look at the end the staff's recommendation that went to the Planning Commission was just to swap out the excess EIFS for some other material there and the Planning Commission made their recommendation with that. He stated they were provided those same color renderings and the exploration of swapping to stucco, which was a class one material, was just very recent and didn't think they would have objected to that change.

Council Member Morson stated his concern was the wages for the car wash and asked what the living wages were for the 20 workers who will operate the third location.

The applicant stated he didn't have the specifics on wages and was an operational statistic he would have to get. He stated Mister Carwash was a business that promoted from within and upward mobility in the company. He stated it was not uncommon for people to move up quickly in the company.

Council Member Morson stated his concern was livable wages for workers to be gainfully employed and that they could do something by working there to help them to live well or to live within their means and not just an opportunity to get an employee and a body. He wanted to make sure they were mindful and considered livable wages being offered to the 20 employees.

He stated he talked about being promote within and was concerned they would take someone from a different place and have them as a manager at the new facility.

The Applicant stated he could speak confidently that they paid their employees well and lived a great lifestyle with the salary and compensation. He stated he was right about the managerial position and did have a regional manager that would oversee that location and the rest would be new employees.

City Attorney Thomson stated he appreciated the questions and was sure the applicant would provide the information that was requested regarding wages. He stated the item before Council was a conditional use permit application. He stated the developer was not requesting any type of financial assistance from the city and the wages they paid was not a factor that the Council could consider and were voting on the land use application. He stated he understood the questions and was sure the applicant would provide them but wanted to caution the Council about making a decision on the land use application based on that factor.

Mayor Pro Tem West-Hafner called for a roll call vote.

6.1 THE VOTE ON THE MOTION PASSED ON A ROLL CALL VOTE AS FOLLOWS: YES – PHA, JACOBSON, RUSSELL, PARKS, AND WEST-HAFNER; NO – NONE.; ABSTAINED – MORSON.

6.1 MOTION WEST-HAFNER, SECOND JACOBSON TO WAIVE THE READING AND ADOPT

RESOLUTION #2021-014 APPROVING CONDITIONAL USE PERMIT #20-123 FOR A CAR WASH AT 5909 96TH LANE NORTH.

Mayor Pro Tem West-Hafner called for a roll call vote.

6.1 THE VOTE ON THE MOTION PASSED ON A ROLL CALL VOTE AS FOLLOWS: YES – JACOBSON, RUSSELL, PARKS, PHA, AND WEST-HAFNER; NO – NONE; ABSTAINED – MORSON.

9A COUNCIL MEMBER REPORTS AND ANNOUNCEMENTS – None.

9B CITY MANAGER REPORTS AND ANNOUNCEMENTS

City Manager Stroebel stated next Monday was Martin Luther King, Jr. Day and the city offices would be closed. He stated the EDA would meet on Tuesday.

He apologized for the printing issue for Item 7.1, and it would come back to the Council on January 25. He stated the timing worked well because it allows the EDA to consider their section next Tuesday and would come back to the Council to approve the entire document. He stated the electronic packet was correct but there was a printing issue with Planning Commission packet.

ADJOURNMENT – With consensus of the Council, Mayor Pro Tem West-Hafner adjourned the meeting at 9:17 p.m.

TONJA WEST-HAFNER, MAYOR PRO TEM

DEVIN MONTERO, CITY CLERK