

COUNCIL COMMENTS

Councilmember Springhorn:

Recognized other Lego League teams from Shoreview. The Dots won the award for best project and will go to the section competition. The Go Go Gadgets from Chippewa received the Competition Award and the Robot Knights from St. Odilia received the Team Spirit award. He wished all teams well in the competition on December 12, 2015. Also, the Pony Tail Posse and Height Differential teams, who have spoken to the Council previously, have both qualified for further competition.

Councilmember Wickstrom:

The City is looking for volunteer residents to participate in the water study as part of water conservation. Anyone interested can call the City and get the measurement monitor meter free. She encouraged residents to participate. Detailed information is on the City website.

Councilmember Quigley:

The next indoor Farmers' Market will be at the Community Center Tuesday, December 15, 2015, from 3:00 to 6:00 p.m.

Councilmember Johnson:

The Shoreview Community Foundation annual fundraiser last week turned out to be a great event. Northeast Youth and Family Services was one of the grant recipients, an agency that provides services to all ages from youth to seniors. Any non-profits looking for funds are encouraged to apply to the Foundation, as funds will be available with the result of the successful fundraiser.

Mayor Martin:

The Shoreview Northern Lights Variety Band holiday concert will be Saturday, December 12, 2015, at Bethel Great Hall. She urged everyone to attend and enjoy the beautiful music. Tickets are available at City Hall during the week at a discount. Anyone interested is encouraged to buy tickets ahead, as this concert comes close to selling out.

Residents are encouraged to plan to attend the Speaker Series that will be hosted by the Environmental Quality Committee in 2016. The programs are free and offered once a month. Details are on the City's website.

CONSENT AGENDA

MOTION: by Councilmember Wickstrom, seconded by Councilmember Johnson to adopt the Consent Agenda for December 7, 2015, and all relevant resolutions for item Nos. 1, through 7:

1. November 9, 2015 City Council Workshop Meeting Minutes
2. November 16, 2015 City Council Minutes

• Election costs	\$ 27,500
• Transfers to the Community Center and Park and Recreation	\$ 20,000
• EDA levy increase	\$ 20,000
• Central Garage	\$ 19,050
• Legal prosecution costs	\$ 7,000

General fund savings to reduce the levy are from:

• No community survey in 2016	\$ 13,000
• Transfers from utility funds back into the general fund	\$ 30,000
• Transfer from Cable TV fund	\$ 33,000
• Reduction in debt levies	\$ 21,000
• All other changes for a net amount of	\$ 47,990

The total levy changes amount to an increase of \$399,940. Total operating expenses for 2016 will increase 2.4% and 2.5% in 2017. This excludes any capital funding, debt refunds or transfers between funds.

The breakdown of budget operating expenses is:

Utilities	24%
Parks and Recreation	23%
Public Safety	14%
General Government	10%
Public Works	8%
Depreciation	8%
Debt Service	7%
Central Garage	3%
Community Development	3%

Projected revenues are estimated to increase 4.5% in 2016 and 4.2% in 2017. Operating revenue comes from the following:

Utility Charges	36%
Property Taxes	31%
Charges for Services	23%
Central Garage Charges	5%
Intergovernment	2%
Licenses & Permits	1%
All Other	2%

The City uses a number of efficiency strategies to reduce the budget, which includes:

- Contracting for police and fire protection services
- Continued use of correctional work crew
- No contingency allowance

- Long-term preventative maintenance to avoid a jump in expenditures for unexpected maintenance items
- Maintain high deductible health insurance plan
- Capitalize on debt refunding opportunities
- Maintain AAA bond rating to reduce interest expenses

Ramsey County has provided information on the impact to homes on market value changes. The largest number of homes (35%) will have an increase in home value of between 0% and 4.99%. The next largest group of homes (22.8%) will have a decrease in home value between 0% to 4.99%. Almost 5% of homes will have no change in home value. Regarding impact of total taxes on homes, 40.7% of Shoreview homes will see a decrease or no change in taxes. Total tax increases on homes break down as follows:

• Increase of \$1 to \$100	22.3%
• Increase of \$101 to \$200	18.1%
• Increase of \$201 to \$300	7%
• Increase of \$301 to \$400	3.9%
• Increase of \$401 to \$500	2.4%
• Increase of more than \$500	5.6%

The median value home in 2015 was \$247,500; in 2016 it will be \$253,800, an increase of 2.5%. The impact of City taxes on a median value home would be an increase of \$25.78 or 3.2% based on the proposed levy. Following are some examples of tax changes based on a 2.5% value increase in 2016:

<u>Increase in Value to:</u>	<u>City Tax Amount</u>
\$150,000	\$15.21
\$200,000	\$20.14
\$253,800	\$25.78
\$300,000	\$29.99
\$500,000	\$46.15
\$700,000	\$80.03
\$900,000	\$103.10

The City portion of taxes is approximately 23% of the total tax bill. The largest portion of the tax bill goes to Ramsey County and then to the Mounds View School District.

A median valued home based on the 2015 tax rate and compared to other similar sized metropolitan cities shows that Shoreview is 21% below the average of \$1,020. Using the same comparison for total taxes, which include the County and school district, Shoreview ranks 4.9% above the average.

Staff will be recommending adoption of the 2016 budget and tax levy, the 2016 to 2021 Capital Improvement Program, and 2016 utility rates at the Council's regular meeting on December 21, 2015. It is also recommended that the Five-Year Operating Plan and Comprehensive Infrastructure Replacement Plan be accepted at that meeting.

Mayor Martin opened the public hearing.

Ms. Penny Shodine, 4065 Wilshire Circle, stated that her tax bill shows a 51% increase. Mr. Schwerm explained that high a tax increase is most likely based on a significant value change on Ms. Shodine's property. One option is to talk to Ramsey County about the property's value. Another option is to apply for a property tax refund. The property tax refund program is for those who experienced an increase in property taxes above 12%. The property tax refund is filed with income taxes.

Mayor Martin stated that the City does not have input on the value that is assessed by the County to any property. There is information at City Hall and on the City's website on the procedure to appeal to the County.

Ms. Shodine stated that her property value went up 30%. Mr. Schwerm added that the County bases value on sales activity in the area. He encouraged her to apply for the refund program available through the state. The refund program does not have income limits.

Ms. Lois Anderson, 4067 Wilshire Circle, stated that she did not see the percentage of increase for houses valued under \$142,000 in the examples previously shown. Mr. Espe responded that the information he provided came from Ramsey County. That level of detail was not included. He explained that each property is looked at individually to determine value. Mr. Schwerm added that the County has indicated that 189 homes in the City increased in value more than 20% based on area sales. **Ms. Anderson** stated that she has not noticed many sales in her neighborhood.

Councilmember Wickstrom noted that the tax valuation notices sent in the spring indicate the value that is the basis for the tax statement received at this time. It is in the spring when residents should question home value, if there is a concern.

Mayor Martin stated that staff would look at the two individual statements in question.

MOTION: by Councilmember Quigley, seconded by Councilmember Wickstrom to close the public hearing at 7:50 p.m.

VOTE: Ayes - 5 Nays - 0

Final approval of the budget will be at the December 21, 2015 Council meeting.

PUBLIC HEARING - VACATION, FINAL PLAT AND FINAL PUD - RAMSEY COUNTY AND MOUNDS VIEW SCHOOL DISTRICT RELATING TO NEW REGIONAL LIBRARY

Presentation by City Planner Kathleen Castle

The vacation requested is for a utility and access easement that transcends the development site. Xcel Energy utilities located in the easement are being relocated. Affected property owners and agencies have been notified, and notice was published in the City's legal newspaper.

The Final Plat requested would be known as the Commons Park Addition. It re-plats three parcels into two lots. Lot 1 will be the existing library that will be used by the Mounds View School District. Lot 2 is for the future library. Easements will be dedicated along Victoria and the Commons Road. Shared parking, access and maintenance will be coordinated between the two lots.

The Final PUD is consistent with previous approvals. Landscape revisions require more diversity in plant species and design.

City Attorney Kelly stated that proper notice has been given for the public hearing.

Mayor Martin opened the public hearing. There were no comments or questions.

MOTION: by Councilmember Wickstrom, seconded by Councilmember Springhorn to close the public hearing at 7:55 p.m.

VOTE: Ayes - 5 Nays - 0

MOTION: by Councilmember Wickstrom, seconded by Councilmember Quigley to adopt Resolution #15-112 approving the vacation request, and to approve the Final Plat and Planned Unit Development - Final Stage as requested by Ramsey County for the regional library facility at 4560 Victoria Street, all subject to the following conditions:

Final Plat

1. Execution of all related cooperative agreements between the City and County for the development, including land transfer, shared access and easements and property maintenance. Said agreements shall be executed prior to the City's release of the Final Plat.

Planned Unit Development - Final Stage

1. Approval permits the use of the property by Ramsey County for a regional library.
2. The applicant is required to enter into an amendment to the existing Site Development Agreement with the City, and this Agreement shall be executed prior to the issuance of any permits for this project.
3. The Landscape Plan shall be revised to address the plant materials and design. A landscape surety in the amount of 125% of the cost for the landscape improvements shall be submitted to the City prior to the issuance of the above-grade building permit.

This approval is based on the following findings:

Vacation:

1. The property is being re-platted, and the utility and access easements will no longer serve a public interest. Utilities are being relocated as part of this project and new easements dedicated with the Final Plat.

Planned Unit Development - Final Stage and Final Plat

1. The proposal supports the policies in the City's Comprehensive Plan relating to land use.
2. The subdivision complies with the City's development code standards for plats.
3. The proposed institutional use will not adversely impact the planned land use of the surrounding property.
4. The Final Plat and Final PUD are consistent with the previous City approvals.

ROLL CALL: Ayes: Johnson, Quigley, Springhorn, Wickstrom, Martin
 Nays: None

GENERAL BUSINESS

APPROVAL OF PROPERTY AND EASEMENT AGREEMENTS WITH RAMSEY COUNTY AND MOUNDS VIEW SCHOOL DISTRICT RELATING TO NEW REGIONAL LIBRARY

Presentation by Asst. City Manager/Community Development Director Tom Simonson

Two agreements are presented for Council approval. One is a property agreement to sell City property to Ramsey County. The second is an Easement Agreement with the City, Ramsey County and the Mounds View School District. Mounds View School District will lease the existing library with intent to purchase for administrative offices. The Easement Agreement allows permanent access rights to respective real property, terms for shared access, shared parking allowing for overflow parking, joint signage and property maintenance. The Agreement allows a small portion of City well property to be used by Ramsey County for some parking and storm water infrastructure. The City agrees to relocate its existing message center monument and replace it with a new joint monument sign identifying the City, County and School District facility location. The City will gain rights for a potential new monument sign near the Ice Arena property. The City's design consultant has been engaged to develop a signage plan for the City, County and School District. The City will provide property maintenance services, including landscaping/turf management, snow plowing and year-round grounds maintenance. The City will be compensated annually in the amount of \$20,000 from Ramsey County and \$15,000 from Mounds View School District. Compensation includes an inflation clause.

Ramsey County purchased the property at 805 Highway 96, and the City purchased the adjacent property at 795 to create a large enough site for the new Regional Library. The Property Agreement provides conveyance of the property at 795 to Ramsey County. The City will be fully reimbursed for all costs associated with the purchase, demolition and hazardous cleanup in the amount of \$296,070.17. This agreement also includes a Deed Restriction should Ramsey County ever cease using the property for a library. At such time, the County must offer to convey the property for fair market value to the City. If the City declines such purchase, the

property may only be used for County offices or as a publicly owned building with uses compatible with the City's civic campus as approved by the City.

Staff is recommending approval of the Property Agreement and the Easement Agreement. The Ramsey County Board of Commissioners has approved both agreements. The School Board will be taking action at its next meeting.

Mayor Martin asked if the new message center sign would be shared with Ramsey County and the School District. Mr. Simonson responded that a number of options will be presented to the Council regarding its location. There will be one message center sign controlled by the City.

Mayor Martin asked if the deed restrictions are in a separate agreement with the School District and whether all the properties encompassed into the parcel for the new library have deed restrictions. Mr. Simonson stated that the deed restrictions continue on the existing library property, and deed restrictions have been added to the new library site.

MOTION: by Councilmember Quigley, seconded by Councilmember Wickstrom to accept and approve the following agreements relating to the new Shoreview Library:

1. Agreement to Sell City Property (795 Highway 96) to Ramsey County for the total amount of \$296,070.17.
2. Easement Agreement between Ramsey County, Independent School District 621 and the City of Shoreview granting permanent access rights to their respective real property and to agree to responsibility with respect to maintenance of the driveway, shared parking, landscaping and signage.

ROLL CALL: Ayes: Quigley, Springhorn, Wickstrom, Johnson, Martin
Nays: None

COMPREHENSIVE SIGN PLAN - PHOENIX SIGNS/PRESBYTERIAN CHURCH OF THE WAY, 3382 LEXINGTON AVENUE

Presentation by City Planner Kathleen Castle

This application is to replace an existing monument sign with a new electronic message center sign. The site consists of 4.96 acres and is developed with a church facility, a single-family residence, and an off-street parking lot with access from Lexington and Cannon Avenues. The property is zoned R1, Detached Residential. Adjacent land uses include commercial to the north, low density residential to the south, east and west. The City of Arden Hills is immediately to the west.

Current signage includes a wall sign on the west side of the church and a freestanding monument sign. The monument sign is 40 square feet at a height of 5.3 feet with a reader board. The stone base is complimentary to the exterior of the church building.

The proposal is to retain the stone base and replace the sign with a two-sided individual letter sign that has a message center. The area would be 70 square feet with a sign face height of 5.10 feet with a total height of 8 feet. The message center sign area would be 20 square feet. City Code allows a maximum area of 40 square feet with maximum sign face height of 6 feet. Deviations are allowed with certain findings. A Comprehensive Sign Plan is required because the property is adjacent to residential land uses and because a message center sign is proposed.

The proposed sign exceeds the maximum area of 40 square feet permitted. The sign sits parallel to the neighborhood to the south, but distance and vegetation along the southern property line should minimize any impact. The message center sign is in compliance with Code standards. Visual impact is mitigated due to the orientation of homes, existing vegetation, distance, limited display hours and color. Deviation for a larger sign is reasonable because of the proximity of commercial land uses and the fact that the sign is on an arterial roadway, Lexington Avenue.

Property owners within 350 feet were notified of the proposal. One phone call was received from a resident expressing concern about the size of the new sign and its impact to the residential area to the south. No concerns were expressed by Ramsey County or the City of Arden Hills.

The Planning Commission added further limitation to the message center display so that it is turned off from 10:00 p.m. to 6:00 a.m. to address this concern. The proposal was approved on a 6 to 0 vote.

Staff finds that the color, size and materials are consistent throughout the site. The site is on Lexington Avenue, and the sign is not overbearing for this location. The deviation relieves a practical difficulty and results in a unified sign package. Approval of the deviation is not a special privilege. The proposed sign plan is effective, functional, attractive and compatible with the land use and surrounding properties. Staff recommends approval of the proposal subject to the conditions listed in the staff report.

Councilmember Wickstrom stated that she is pleased to see the added landscaping screening required by the Planning Commission.

Planning Commission Chair Steve Solomonson stated that while the sign is bigger, there is less illumination. Only the letters will be illuminated.

Mayor Martin reported being contacted by members of the church who explained that the building does not look like a church. There has been difficulty in identifying the building as a church, and it is hoped this improved signage will alleviate that problem.

MOTION: by Councilmember Johnson, seconded by Councilmember Springhorn to approve the Comprehensive Sign Plan submitted by Phoenix Signs on behalf of Presbyterian Church of the Way, 3382 Lexington Avenue North, for a freestanding monument sign with a message center, subject to the following:

1. The signs shall comply with the plans submitted for the Comprehensive Sign Plan application. Any significant change will require review by the Planning Commission and City Council.
2. The applicant shall obtain a sign permit prior to the installation of any signs on the property.
3. The message center sign shall:
 - a. Display text shall be of a sufficient size so as to be readable by passing motorists to read the entire copy with minimal distraction. The minimum display period for any message shall be 8 seconds.
 - b. The use of audio or pyrotechnics is prohibited.
 - c. Lighting shall be set at a minimum level which the message center sign is intended to be read and shielded to minimize glare.
 - d. The light level shall not exceed 0.3 foot candles as measured in accordance with the Sign Code. Said sign shall comply with the City's standards regarding brightness and dimmer control.
 - e. Messages shall be presented in a static display, and shall not scroll, flash, blink or fade in and out in any manner to imitate movement.
 - f. Display of messages is limited to the events and services offered on-site and time/temperature display.
 - g. The message center sign shall not be operated between the hours of 10:00 p.m. and 6:00 a.m.
 - h. The color of the sign message or display shall be amber.
4. Temporary signs (including banners), with the exception of window signs, sandwich board/T-frame signs placed adjacent to the building and incidental display signs, shall not be placed on the property.
5. Applicant shall install screening along the south property line to screen views of the sign from the property located at 1093 Carlton Drive. City staff shall review proposed screening prior to the issuance of a sign permit.

This approval is based on the following findings of fact:

1. The property is zoned R1, Detached Residential and quasi-public uses are a permitted use.
2. The Sign Code permits freestanding monument signs and message signs on properties that have a quasi-public use. With the exception of sign area, the sign complies with Sign Code requirements.
3. The Comprehensive Sign Plan complies with the findings as stated in Section 203.040 (C) (2) (C).

ROLL CALL: Ayes: Springhorn, Wickstrom, Johnson, Quigley, Martin
 Nays: None

DECLARATION OF HAZARDOUS BUILDING - 229 NORTH OWASSO BOULEVARD

Presentation by City Planner Kathleen Castle

Abatement of a nuisance/hazardous building is requested for 229 North Owasso Boulevard. The building is a single-family residence built in 1947. Property and maintenance issues were addressed and corrected by the property owner in 2013, and brought the property into compliance. An inspection on October 22, 2015 resulted in the following findings:

- The home is not being maintained per the City's property maintenance code and the County's public health nuisance code.
- The property is posted identifying the hazardous condition of the structure identifying it as a public nuisance and uninhabitable.
- The City and County required that the nuisance conditions and some of the housing maintenance conditions be remedied by November 2, 2015.
- The property owner has failed to attend inspections on November 2nd and on November 16th.
- City and County staff have not been able to access the home and have had difficulty contacting the owner.
- No permits have been issued for the needed repairs.
- A second correction notice was provided to the property owner requiring that the home be brought into compliance by November 23, 2015.
- The City continues to be unable to contact the property owner and, therefore, requests this abatement hearing.

Staff recommends the abatement order of nuisance conditions. The property owner is being noticed to bring the property into compliance by January 6, 2016. If corrections are not made, the abatement order would allow the City to file a motion for a summary enforcement in District Court to provide the City with authority to correct the conditions or remove the structure with costs recovered from the owner.

City Attorney Kelly recommended that the Council make a determination and finding that the structure is a hazard. The recommendations from staff address all the elements of a hazardous building. A determination would mean a finding stated in the minutes that this is a hazardous building, if the Council believes conditions have been met to declare the structure as a hazardous building.

Mayor Martin asked if a separate motion is needed to declare a hazardous building, or if such determination can be included in the motion for the abatement order. Mr. Kelly explained that the determination of hazardous building can be included in the abatement order motion as a first finding and secondly to order the abatement.

MOTION: by Councilmember Johnson, seconded by Councilmember Wickstrom finding that the property at 229 North Owasso Boulevard is a hazardous building and to adopt Resolution 15-110 ordering the abatement of the nuisance pertaining to a hazardous building at 229 N. Owasso Boulevard.

Discussion:

Councilmember Quigley asked if it would be prudent to try to contact the owner again for another inspection to determine the actual condition of the house at this time. In order to declare

the house a hazardous building, he wants to be sure that the findings are significant and detailed enough to make that determination. Ms. Castle responded that staff will try to communicate with and work with the property owner within the next month.

Mayor Martin asked if authorization from the owner for City officials to enter the house is still in effect. Ms. Castle explained that unless the owner is present to let inspectors in, staff does not have a key for access. In order to enter without the owner present, a search warrant would be needed. It is not certain if the owner is living in the house.

City Attorney Kelly stated that the first step is to allow the process for abatement as provided by this resolution. At the end of the period for the property to be brought into compliance, then an application for an administrative search warrant can be submitted and bring a Motion for Summary Enforcement the day after the last date for compliance.

Councilmember Johnson stated that this is a serious situation that is a problem for the neighborhood as well as the City.

ROLL CALL: Ayes: Wickstrom, Johnson, Quigley, Springhorn, Martin
 Nays:

ADJOURNMENT

MOTION: by Councilmember Quigley, seconded by Councilmember Johnson, to adjourn the meeting at 8:30 p.m.

VOTE: Ayes - 5 Nays - 0

Mayor Martin declared the meeting adjourned.

THESE MINUTES APPROVED BY COUNCIL ON THE 21st DAY OF DECEMBER 2015.

Terry Schwerm
City Manager