

CITY OF NEW HOPE  
4401 XYLON AVENUE NORTH  
NEW HOPE, MINNESOTA 55428

City Council Minutes  
Regular Meeting

February 22, 2010  
City Hall, 7:00 p.m.

**CALL TO ORDER**

The New Hope City Council met in regular session pursuant to due call and notice thereof; Mayor Hemken called the meeting to order at 7:00 p.m.

**PLEDGE OF ALLEGIANCE**

The City Council and all present stood for the Pledge of Allegiance to the Flag.

**ROLL CALL**

Council present: Kathi Hemken, Mayor  
John Elder, Council Member  
Andy Hoffe, Council Member  
Eric Lammle, Council Member  
Daniel Stauner, Council Member

Staff present: Shari French, Director of Parks & Recreation  
Curtis Jacobsen, Director of Community Development  
Gordon Jensen, City Attorney  
Guy Johnson, Director of Public Works  
Valerie Leone, City Clerk  
Jason Quisberg, City Engineer

**APPROVAL OF MINUTES**

Motion was made by Council Member Elder seconded by Council Member Hoffe **to approve the special session meeting minutes of February 6, 2010.** All present voted in favor. Motion carried.

Motion was made by Council Member Stauner, seconded by Council Member Lammle **to approve the regular meeting minutes of February 8, 2010.** All present voted in favor. Motion carried.

**OPEN FORUM**

Ms. Kathy Stinchfield, representing Kids Against Hunger, invited the community to participate in packaging meals for delivery to Haiti (volunteers are encouraged to pre-register at [kah-newhopeforhaiti.org](http://kah-newhopeforhaiti.org)). She stated the campaign is taking place at 3501 Nevada Avenue North between February 27-March 7 from 10 am to 8 pm daily).

**ROTATING VOTES**

Please note that votes taken on each agenda item are called by the secretary on a rotating basis; however, the written minutes always list the Mayor's name first followed by the Council Members in alphabetical order.

**CONSENT AGENDA**

Mayor Hemken introduced the consent items as listed for consideration and stated that all items will be enacted by one motion unless requested that an item be removed for discussion. Item 6.6 was removed for discussion later in the meeting. Mr. Curtis Jacobsen, director of community development,

reviewed the consent items.

**MOTION**  
**Consent Items** Motion was made by Council Member Elder, seconded by Council Member Stauner, **to approve the remaining Consent items.** All present voted in favor. Motion carried.

**FINANCIAL CLAIMS**  
**Item 6.2** Approval of financial claims through February 22, 2010.

**RESOLUTION 2010-28**  
**Item 6.4** Resolution accepting the 2008 street infrastructure improvement project and approving the final payment request to S.R. Weidema Inc. (improvement project no. 839).

**RESOLUTION 2010-29**  
**Item 6.5** Resolution approving agreement with Stevens Engineers to perform engineering study for the New Hope Ice Arena (improvement project 857).

**MOTION**  
**Item 6.7** Motion approving continuation of contract with Abdo, Eick & Meyers LLP (AEM) for professional financial management services for 2010-2011.

**RESOLUTION 2010-30**  
**Item 6.8** Resolution supporting Twin Cities Habitat for Humanity's application for HOME funds and participation in the First Look Program for the remediation of foreclosed properties.

**CONSENT ITEM**  
**REMOVED**  
**TEMPORARY SIGNS**  
**Item 6. 6** Mayor Hemken introduced for discussion the consent item removed for discussion, Item 6.6, Motion to waive the permit fee for temporary signs for New Hope Lions Club annual pancake breakfast to be held on April 11, 2010.

Council Member Elder commented on the Lions Club's on-going generosity to the community.

**MOTION**  
**Item 6.6** Motion was made by Council Member Stauner, seconded by Council Member Lammle, **to waive the permit fee for temporary signs for New Hope Lion's Club annual pancake breakfast to be held on April 11, 2010.** All present voted in favor. Motion carried.

**PUBLIC HEARING**  
**IMP. PROJECT 839**  
**Item 7.1** Mayor Hemken introduced for discussion Item 7.1, Resolution adopting assessments for improvement project no. 839 (2008 street and infrastructure improvements).

Mr. Jason Quisberg, city engineer, reviewed the 2008 infrastructure project which involved street and utility infrastructure work, and park improvements in the mid-western section of the city. He stated the methods used for street improvements included: mill and overlay, reclamation, and total reconstruction. He noted the majority of the project included total street reconstruction.

Mr. Quisberg explained that tax-paying properties fund a street levy, and tax exempt properties are assessed for street improvements. He presented the assessment rates based on the different types of street work and residential

versus non-residential property:

<u>Improvement Strategy</u>	<u>Residential FF Rate</u>	<u>Non-Res FF Rate</u>
Mill and overlay	\$26.59	\$39.89
Reclamation (Reclaim)	\$46.44	\$69.66
Reconstruction (Recon)	\$111.73	\$167.60

Mr. Quisberg reviewed the five proposed assessments:

<u>New Hope Church</u>	<u>Assessment</u>	<u>Front Footage</u>
4225 Gettysburg (non-res)	\$105,420.40	Recon - 629 feet
4401 Independence (res)	\$9,497.05	Recon - 85 feet
4419 Independence (Res)	<u>\$3,947.40</u>	Reclaim – 85 feet
Subtotal	\$118,864.85	
<u>Holy Trinity Lutheran Church</u>		
4240 Gettysburg (non-res)	\$94,023.60	Recon – 561 feet
4332 Gettysburg (res)	<u>\$9,497.05</u>	Recon - 85 feet
Subtotal	\$103,520.65	
Total	\$222,385.50	

Mayor Hemken commented on the nice appearance of the project area and noted she has received positive feedback by the residents. She opened the floor for comments.

Mr. Nathan Torgerson, representing Holy Trinity Lutheran Church, was recognized. Mr. Torgerson conveyed the church’s appreciation for the project. He also thanked Jason Quisberg and Curtis Jacobsen for their responsiveness in returning phone calls. Mr. Torgerson distributed a comparison of New Hope’s project to Crystal’s 2009 Phase 10 street reconstruction project and noted New Hope’s higher per front foot rate. He also stated Crystal’s assessment is at 6% for 20 years compared to New Hope’s 7% at 10 years. He requested the Council to help reduce the burden to the ministry.

Mr. Jason Quisberg commented that the information provided by Mr. Torgerson is a fair comparison based on the description of work. He noted New Hope’s clay soils require a greater base which does increase costs. Council Member Hoffe also pointed out the larger scope of Crystal’s project. Mr. Quisberg agreed that the economy of scale likely reduced Crystal’s cost per property.

After seeking input by legal counsel, the Council agreed to Mr. Torgerson’s request for reducing the assessment rate to 6% and lengthening the assessment period to 20 years. It was noted that the assessment balance can be paid by November 15 with interest accrued to December 31 of the year of the payment.

Mr. Guy Johnson, director of public works, explained that the city collects approximately \$1.2 million per year in the street levy and no bonding was

needed for the street portion of the 2008 project.

The city clerk advised that revised assessment notices with the new terms will be mailed to the affected properties.

Mr. Jerry Posey, director of finance for New Hope Church, was recognized. He thanked everyone involved with the project, including the contractor, for the work. He noted the church's intent to pay the assessment rather than carrying in on the tax rolls.

**CLOSE HEARING**  
**Item 7.1**

Motion was made by Council Member Stauner, seconded by Council Member Hoffe, **to close the public hearing**. All present voted in favor. Motion carried.

**RESOLUTION 2010-31**  
**Item 7.1**

Council Member Stauner introduced the following resolution and moved its adoption: **"RESOLUTION ADOPTING ASSESSMENTS FOR IMPROVEMENT PROJECT NO. 839 (2008 STREET AND INFRASTRUCTURE IMPROVEMENTS)."** The motion for the adoption of the foregoing resolution was seconded by Council Member Elder, and upon vote being taken thereon, the following voted in favor thereof: Hemken, Elder, Hoffe, Lammler, Stauner; and the following voted against the same: None; Abstained: None; Absent: None; whereupon the resolution was declared duly passed and adopted, signed by the mayor which was attested to by the city clerk.

**VACANT**  
**BUILDINGS**  
**Item 10.1**

Mayor Hemken introduced for discussion Item 10.1, Ordinance No. 2010-03, an ordinance amending Chapter 3 of the New Hope City Code by requiring registration of vacant buildings.

Mr. Curtis Jacobsen, director of community development, reported on the extensive work by the Codes and Standards Committee and the Planning Commission to develop a comprehensive ordinance. He explained the timeline for registration of a vacant property and the proposed fee of \$50. He stated the city of Brooklyn Center has used a similar ordinance for several years.

The City Council requested an opportunity to review the language of the proposed ordinance at a work session.

**MOTION**  
**Item 10.1**

Motion was made by Council Member Stauner, seconded by Council Member Elder, **to postpone discussion of the proposed ordinance to a future work session**. All present voted in favor. Motion carried.

**INSPECTION FEE**  
**FOR RENTAL**  
**PROPERTIES**  
**Item 10.2**

Mayor Hemken introduced for discussion Item 10.2, Ordinance No. 2010-04, an ordinance amending New Hope Code Sections 3-31(e)(7) and 14-2(10) by reducing the point-of-conversion inspection fee for rental property.

Mr. Curtis Jacobsen, director of community development, stated the ordinance amendment would reduce the rental conversion fee. He noted the property conversion ordinance has been in place for 14 months.

The City Council requested an opportunity to review the language of the proposed ordinance at a work session. Council Member Elder commented on the e-mails of opposition to the original ordinance, and noted he received some correspondence in support that he will forward to staff. Council Member Elder pointed out the Council is not against renters but the ordinance is a way to ensure preservation of the quality of life for all residents. He noted the city has a significant number of good renters and responsible landlords.

Mr. Bill Smith, landlord in New Hope, was recognized. He noted New Hope's \$1,000 point of conversion inspection fee exceeds other cities (Crystal charges \$300 and Robbinsdale charges \$350). He also acknowledged that both Crystal and Robbinsdale have fewer rental properties than New Hope.

Council Member Elder conveyed the city's appreciation to Mr. Smith for being a responsible landlord in the city.

**MOTION  
Item 10.2**

Motion was made by Council Member Hoffe, seconded by Council Member Stauner, **to postpone discussion regarding the ordinance amendments to a future work session.** All present voted in favor. Motion carried.

**COMMISSION  
APPOINTMENTS  
Item 10.3**

Mayor Hemken introduced for discussion Item 10.3, Resolution appointing Eric Skalland and Rick Riley to the Citizen Advisory Commission and Sunday Onadipe to the Planning Commission.

Mr. Curtis Jacobsen, director of community development, stated the Council interviewed commissioner candidates on February 8 and would like to appoint three persons to city commissions.

Mayor Hemken thanked all candidates for their interest in the city.

**RESOLUTION 2010-32  
Item 10.3**

Council Member Stauner introduced the following resolution and moved its adoption: **"RESOLUTION APPOINTING ERIC SKALLAND AND RICK RILEY TO THE CITIZEN ADVISORY COMMISSION AND SUNDAY ONADIPE TO THE PLANNING COMMISSION."** The motion for the adoption of the foregoing resolution was seconded by Council Member Elder, and upon vote being taken thereon, the following voted in favor thereof: Hemken, Elder, Hoffe, Lammle, Stauner; and the following voted against the same: None; Abstained: None; Absent: None; whereupon the resolution was declared duly passed and adopted, signed by the mayor which was attested to by the city clerk.

**BOND REFUNDING  
Item 11.1**

Mayor Hemken introduced for discussion Item 11.1, Motion authorizing Ehlers & Associates to proceed with bond refunding opportunities and new bond issuance for the 2008 utility infrastructure expenses.

Mr. Curtis Jacobsen, director of community development, stated the Council discussed the bond refunding opportunities at its February 16 work session.

Council Member Stauner reported on the informative presentation by Ehlers

& Associates at the work session regarding the city's opportunity to achieve a savings.

Mr. Jacobsen noted Ehlers & Associates will attend the March 8 Council Meeting to set the bond sale date and attend the April 12 Council Meeting to present bond results.

**MOTION  
Item 11.1**

Motion was made by Council Member Lammle, seconded by Council Member Elder, **authorizing Ehlers & Associates to proceed with bond refunding opportunities and new bond issuance for the 2008 utility infrastructure expenses.** All present voted in favor. Motion carried.

**TIF & HRA FUNDS  
Item 11.2**

Mayor Hemken introduced for discussion Item 11.2, Resolution combining related TIF and HRA funds.

Council Member Stauner questioned whether the EDA body should be adopting the resolution rather than the City Council.

Mr. Gordon Jensen, Jensen & Sondrall, recommended action be taken at this time by the City Council and the action be ratified at a later date by the EDA.

**RESOLUTION 2010-33  
Item 11.2**

Council Member Elder introduced the following resolution and moved its adoption: **"RESOLUTION COMBINING RELATED TIF AND HRA FUNDS."** The motion for the adoption of the foregoing resolution was seconded by Council Member Lammle, and upon vote being taken thereon, the following voted in favor thereof: Hemken, Elder, Hoffe, Lammle, Stauner; and the following voted against the same: None; Abstained: None; Absent: None; whereupon the resolution was declared duly passed and adopted, signed by the mayor which was attested to by the city clerk.

**EXCHANGE OF  
COMMUNICATION  
Item 12.1**

Mayor Hemken introduced for discussion Item 12.1, Exchange of communication between members of the City Council.

Mayor Hemken

- Conveyed a compliment from Senator Rest regarding the city's web site
- Announced open house on February 28 for Can Do Canines at 9440 Science Center Drive from noon to 4 pm
- Reported upcoming events:
  - February 20 – Council held its second strategic planning meeting
  - March 1 – Human Rights Commission meeting at 7 pm
  - March 2 – District 281 Government Advisory Council at 7:30 am
  - March 2 – Planning Commission at 7 pm
  - March 4 – New Hope for Haiti event at 5 pm (3501 Nevada)
  - March 8 – Council Meeting

Council Member Elder

- Announced the New Hope Community Farmers Market Board will hold their next meeting on March 10

**ADJOURNMENT**

Motion was made by Council Member Lammle, seconded by Council Member Stauner, **to adjourn the meeting, as there was no further business to come**

**before the Council.** All present voted in favor. Motion carried. The New Hope City Council adjourned at 8:06 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Valerie Leone". The signature is written in a cursive, flowing style.

Valerie Leone, City Clerk