

**WORKSHOP MINUTES  
OAKDALE CITY COUNCIL  
MARCH 14, 2023**

The City Council held a workshop on Tuesday, March 14, 2023 at Oakdale City Hall, 1584 Hadley Avenue North, Oakdale, Minnesota. The meeting began at 5:00 PM.

**Present:** Mayor Kevin Zabel

**Council Members:** Jake Ingebrigtsen  
Andy Morcomb  
Susan Olson

**City Staff Members:** Christina Volkers, City Administrator  
Sara Ludwig, City Clerk  
Brian Bachmeier, Interim City Engineer  
Andrew Gitzlaff, Community Development Director  
Luke McClanahan, City Planner  
Nick Newton, Police Chief  
Lori Pulkrabek, Communications Manager  
Shannon Reidlinger, Senior Community Development Specialist  
Jim Romanik, Public Works Manager  
Jason Zimmerman, Finance Director

**Other:** Phil Carlson, Senior Planner for Stantec  
Shaun Murphy-Lopez, Senior Planner for Toole Design

**COUNCIL MEMBER INTERVIEW**

The Council interviewed an applicant for the vacant council seat.

**GLENBROOK AVENUE REALIGNMENT NORTH OF 7<sup>TH</sup> STREET INTERSECTION**

Interim City Engineer Brian Bachmeier asked the Council for clear direction on two design issues involving Glenbrook Avenue, the narrowing and realignment north of 7<sup>th</sup> Street, within City Project R2023-01, the 2023 Street Reconstruction project. He explained that due to the current street improvement plans which include the removal and replacement of the pavement, curb and gutter, and water main, there is an opportunity to address the width and alignment of the roadway. Mr. Bachmeier also reviewed the proposed affected driveway lengths.

In response to Council Member Ingebrigtsen's questions, Mr. Bachmeier indicated the City would pay for the lengthened driveways with no additional assessment to the property owners; the School District had no plans to utilize the current facility on that street; and the right-of-way line would stay the same.

In response to Mayor Zabel's question about prior conversations with the School District about the donation of land, Mr. Bachmeier said the donated land was only needed for a water treatment basin, but in subsequent conversations with the Ramsey Washington Metro Watershed District it was determined that a water quality pond is not needed.

Mayor Zabel expressed concern about and opposition to the additional burden of driveway and yard maintenance put on the property owners if the road were narrowed.

In response to Council Member Morcomb's question about resident feedback, Mr. Bachmeier indicated he spoke to the property owner at 6262 7<sup>th</sup> Street North who did not have any concerns about the road moving 14 further away from the home by extending the driveway. Mayor Zabel noted that this is a rental property and asked if the renters had been contacted. Mr. Bachmeier said they had not as it is a homeowner responsibility.

Council Member Morcomb was supportive of the realignment to bring the intersection in conformance with City Code. He also shared positive sentiment about an increase in the amount of front yard property. Council Members Ingebrigtsen and Olson agreed with the latter.

In response to Council Member Olson's question, Mr. Bachmeier recapped the advantages of the narrowing and realignment of Glenbrook Avenue, north of 7<sup>th</sup> Street.

Mayor Zabel was not supportive of including the two design proposals involving Glenbrook Avenue, the narrowing and realignment north of 7<sup>th</sup> Street, within City Project R2023-01, the 2023 Street Reconstruction project, however, Council Members Olson, Morcomb, and Ingebrigtsen were supportive.

### **CARDINAL MEADOWS MONUMENT AND LANDSCAPE MEDIAN AT 15<sup>TH</sup> STREET NORTH AND HYDRAM AVENUE NORTH SURVEY RESULTS**

Based on the survey results and majority responses by homeowners, the Council was supportive of keeping the Cardinal Meadows monument and landscape median at 15<sup>th</sup> Street North and Hydrum Avenue North.

### **BIKE AND PEDESTRIAN PLAN PROJECT UPDATE**

Senior Community Development Specialist Shannon Reidlinger summarized the community engagement work that has been completed to-date which was presented at the Council workshop meeting on December 13, 2022. She explained that the two maps included in the packet are draft versions and will be subject to change based on Council and community feedback. Shaun Murphy-Lopez, Senior Planner for Toole Design, reiterated that public engagement feedback was used to drive a lot of recommendations on the draft future network map. He requested that Council provide feedback and initial reactions to the draft future network map as this will help firm up realistic recommendations for Oakdale's needs and desires.

Council Member Ingebrigtson noted that he does not want to remove street parking as part of this project. Mayor Zabel cautioned against a 'one-size fits all' approach and recommended a common-sense approach to differentiate street needs and capacities.

In regards to the conversation between Mayor Zabel and Council Member Ingebrigtson about the current path designation on Helmo Avenue North, Mr. Murphy-Lopez noted there is a shared-use path along the entire stretch of that street. He also noted that there are no recommendations for on-street bike lanes within Oakdale's network, with one exception in the neighborhood north of 50<sup>th</sup> Street connecting up to the Gateway State Trail.

Mayor Zabel asked if there is a way to visually represent the paths and the trails in which ownership and maintenance fall to a different governing body or homeowner associations. Mr. Murphy-Lopez said the recommended draft future network map will have project numbers tied to a spreadsheet which will include the responsible agency information, among other relevant pieces of information.

In response to Council Member Morcomb's question about the City's commitment to the finalized future network map, Mayor Zabel stated that it does rely on coinciding City projects in relation to the timeline of the proposed agreed upon network. Mr. Murphy-Lopez added that generally speaking, the finalized plans look 20-25 years in the future, but are split up by short-term, medium-term, and long-term projects. Ultimately, the finalized plan should be realistic.

City Administrator Chris Volkers asked about Greenway Avenue North current and future pathing. Community Development Director Andy Gitzlaff noted that Mr. Murphy-Lopez has taken an independent look at the network map and might be making recommendations that are different than previous suggestions. Mr. Murphy-Lopez added that when making these recommendations he tried to keep them as reasonable as possible.

Mayor Zabel said the future Bike and Pedestrian Plan needs to reflect what has been adopted by Council whether it was through the Greenway TOD Plan or other past discussions. In reference to Greenway Avenue North, a shared use path has been adopted thus far. Ms. Volkers asked if there is an opportunity for discussion. The group indicated there could be as long as long as the impacts of changing the plan are understood. Mr. Gitzlaff noted that everything does not have to be decided with the future network map. Notes can be added with conditions for future changes.

In response to Council Member Morcomb's question about the specifics surrounding the goal to improve winter street maintenance, Mr. Murphy-Lopez said resident comments informed these goals, and there were a handful of comments that indicated icy paths are a deterrent for walking. He added that there could be ADA issues if the transit stops are not cleared of snow.

Council Member Morcomb wanted to note that he would like the paths on 10<sup>th</sup> Street North around Tartan High School to be a priority for the safety of those students. Council Member Olson asked that safety around intersections be a top priority as well.

## **GLENBROOK SMALL AREA PLAN UPDATE – DRAFT ALTERNATIVES**

City Planner Luke McClanahan provided a brief recap of the study area, the completed and current phases of the plan, and alternatives that are up for discussion.

Phil Carlson, Senior Planner for Stantec, reviewed the current situation of the land use in the study area, the feedback from constituents, and the goals that were set in Phase 2.

Mr. Carlson continued with the first draft map that lays out the key neighborhood issues and existing land use, essentially the problem statement for this study.

Mr. Carlson reviewed the three draft alternates. Alternate A would utilize the existing street network and the land use would change, specifically the residential units along Upper 51<sup>st</sup> Street. Alternate B proposes a new frontage road parallel to Highway 36 that connects to 50<sup>th</sup> Street. A new right-of-way (ROW) would be needed which would minimally affect several parcels. Mr. Carlson noted that a coordinated effort with MnDoT would be required to ensure there is enough room for this new proposed frontage road. Alternate C is somewhat of a compromise between Alternate A and Alternate B. A new Gershwin Avenue connection would utilize existing ROW between Upper 51<sup>st</sup> Street and 50<sup>th</sup> Street, but would need ROW from one parcel to the south of Upper 51<sup>st</sup> Street. Residential units on the first block of Upper 51<sup>st</sup> Street would still be affected by truck traffic and considered for a land use change.

Mr. Carlson noted that before going to the next round of meetings with the businesses and the residents, Stantec would like feedback from Council about the draft alternates presented.

Council Member Ingebrigtson said that Alternates B and C are temporary fixes due to the Future Interchange project's impact on 50<sup>th</sup> Street. Mr. Carlson referenced the MnDoT proposal from 2014 which showed a narrow interchange allowing 50<sup>th</sup> Street to function normally. Council Member Ingebrigtson continued that he does not want to rezone residential to industrial. He also noted that it will be difficult for trucks to make a left onto Century Avenue from 50<sup>th</sup> Street. Mayor Zabel indicated that would have to be a righthand turn only. Mr. Carlson also suggested a roundabout to help with the flow of traffic from 50<sup>th</sup> Street onto Century Avenue. He asked if Alternates B and C would be more appealing if MnDoT can verify, at least in concept, that the Interchange can be designed to have 50<sup>th</sup> Street function with full movement. Council Member Ingebrigtson indicated that yes. He added that Alternate B was a better option than Alternate C.

In response to Council Member Olson's question about the rectangular residential units identified for potential land use changes, Mr. Carlson said those are fourplexes tucked behind the commercial uses. Mr. McClanahan added there is currently no direct access. The residents have to cut through the commercial properties.

Council Member Morcomb noted a concern with Alternate C due to the fact the truck traffic may not follow the intended traffic pattern which may cause a safety concern if there are little kids running around the apartment complex. Additionally, he noted a concern with Alternate B due to the cost and other factors that have to align to execute this alternative.

In response to Council Member Morcomb asking about rerouting the truck traffic back out the northeast direction where they come in, Mayor Zabel said they have tried, but the drivers typically follow their GPS which guides them on the fastest route which is usually to Century Avenue.

Mr. Carlson noted the highlights of Alternate B stating this solution could produce an almost win-win-win scenario. Mayor Zabel would prefer Alternate B because it is the most feasible option.

Mr. Gitzlaff suggested that the City draft a plan that can be presented to MnDoT for municipal consent.

The Council was supportive of Draft Alternate B.

### **FIRE INSPECTION SURCHARGE FEES**

Mr. Gitzlaff explained that the current Fire Inspection Surcharge Fees collected by the Building Department have not been included in past fee schedules, and their origin is unknown. He added that since the establishment of the Fire Inspection Surcharge Fees in 1994, the fees have minimally increased. The Council was supportive of confirming the current Fire Inspection Surcharge Fees and including them in the 2023 Fee Schedule.

### **ADMINISTRATOR UPDATE**

Ms. Volkens stated the end time for the Outdoor Farmers Market this summer will be 6:00 PM.

She provided staffing updates including the upcoming recommendations of hire for the Community Development Specialist position and the City Engineer position; and announced the notice of resignation from Shannon Reidlinger, Sr. Community Development Specialist.

Lastly, Ms. Volkens informed Council that the City's utility billing provider, Payment Services Network (PSN) was affected by the Silicon Valley Bank collapse. Due to this, payments to the City from PSN have been delayed, but Finance Director Jason Zimmerman is working to resolve the issue.

### **COUNCIL TOPICS**

Council Member Morcomb told the group that SCCTV is open to suggestions for profile pieces. Mayor Zabel added that if any Council Member wants to make a suggestion they should do so through Ms. Volkens and Communications Manager Lori Pulkrabek.

Council Member Ingebrigtson asked about the legality of the Oakdale Area Chamber of Commerce (OACC) selling pull-tabs at Summerfest. He said that the OACC has approached him about this subject and would be willing to split the proceeds 50/50 with the Summerfest 501(c)(3). Staff was recommended to look into this request.

Mayor Zabel told the group he attended City Day on the Hill and will have Ms. Volkers circulate helpful one-page policy documents that he received at the event.

**ADJOURNMENT**

The workshop was adjourned at 6:57 PM.

Respectfully submitted,  
Sara Ludwig, City Clerk