



**MINUTES
REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF WHITE BEAR LAKE, MINNESOTA
TUESDAY, JUNE 22, 2021
7:00 P.M. IN THE COUNCIL CHAMBERS**

1. CALL TO ORDER AND ROLL CALL

Mayor Jo Emerson called the meeting to order at 7:02 p.m. under MN Statute Section 13D.021, in which the City Council will be conducting its meetings during this emergency by electronic means until further notice. The clerk took roll call attendance for Councilmembers: Doug Biehn, Kevin Edberg, Steven Engstran, Dan Jones and Bill Walsh. Staff in attendance were City Manager Hiniker, Community Development Director Anne Kane, Public Works Director/City Engineer Paul Kauppi, City Clerk Kara Coustry and City Attorney Troy Gilchrist.

2. APPROVAL OF MINUTES

A. Minutes of the Regular City Council Meeting on June 8, 2021

It was moved by Councilmember **Jones** seconded by Councilmember **Edberg**, to approve the Minutes of the June 8, 2021 City Council meeting as presented.

- Biehn Aye
- Edberg Aye
- Engstran Aye
- Jones Aye
- Walsh Aye

Motion carried unanimously.

B. Minutes of the Work Session on June 15, 2021

It was moved by Councilmember **Edberg** seconded by Councilmember **Biehn**, to approve the Minutes of the June 15, 2021 City Council Work Session as presented.

- Biehn Aye
- Edberg Aye
- Engstran Aye
- Jones Aye
- Walsh Aye

Motion carried unanimously.

3. APPROVAL OF THE AGENDA

City Manager Hiniker added 9C – a resolution to apply for the Coronavirus Local Fiscal Recovery Fund established under the American Rescue Plan Act.

It was moved by Councilmember **Walsh** seconded by Councilmember **Jones**, to approve the Agenda as presented.

Biehn Aye
Edberg Aye
Engstran Aye
Jones Aye
Walsh Aye

Motion carried unanimously.

4. VISITORS AND PRESENTATIONS

A. Police Officer swearing in Connor Dillon

Police Chief Swanson introduced Connor Dillon who has been waiting for an officer vacancy in White Bear Lake for over a year. He joined the White Bear Lake Police Reserve Unit about 5 years ago, and has since donated 4,489 volunteer hours to the program – the title holder for most volunteer hours worked.

Chief Swanson said Connor was eventually hired as a Community Service Officer with White Bear Lake in 2018 and he has since worked in that role, while still volunteering with the Police Reserve Unit. He is one of the first to volunteer for any community engagement event or special assignment, which has provided more experience in preparation for his new role. Connor is joined by his family and his mom, Therese Dillon, pinned his badge.

The City Clerk administered the oath of office.

B. Ramsey County Economic Development Initiative Presentation, Kari Collins – Ramsey County Community Development Director

Ramsey County Community Development Director Kari Collins gave a presentation outlining the County's economic development work over the past year, shifting to a more proactive approach. She touched on recent programs, "Open to Business" and "Corridor Revitalization" efforts, and the creation of RamseyCountyMeansBusiness.com as a way to market its communities and connect the workforce. During COVID, this website pivoted to meet the needs of small businesses, and Ms. Collins mentioned 131 White Bear Lake businesses were served by approximately \$1.5 million relief dollars.

Ms. Collins highlighted the County's Economic Competitiveness and Inclusion Plan (www.ramseycounty.us/economicinclusion) for strengthening the region through the identification of goals, specific strategies and desired outcomes. She explained that a Housing and Redevelopment Association (HRA) levy is planned for Ramsey County in 2022, which would raise up to \$11.6 million a year to fund affordable housing and redevelopment projects. With this levy, four HRA program areas would focus on providing funds for housing infrastructure, environmental clean-up support, redevelopment planning and assistance, and flexible dollars to support housing innovations.

Councilmember Edberg supported the County's proposed levy for capital to address affordable housing shortages, but noted the public policy practice of using tax credits requires continuous capital in order to buy down housing only for it to end up on being unaffordable in 20 years

when covenants expire. Rather than budgeting for this endless cycle just to maintain existing affordable housing stock, he encouraged the use of tools such as land trusts, cooperative ownership and limited equity financing.

In response to Councilmember Edberg's question regarding income building, Ms. Collins acknowledged a significant disparity between income and home values / rents. She mentioned a proactive bookend approach to the housing continuum with pathways to homeownership as a way to build equity, and also ensuring preservation of wealth equity in the community through programs like mortgage assistance such that struggling homeowners do not forfeit their equity in foreclosure.

Councilmember inquired as to the County's strategy to address those with extreme wealth who park money in equity funds that flip distressed housing and control the supply and price of its availability. He noted this concentrated ownership does not serve the interests of communities. Ms. Collins mentioned that the County's HRA programs are still being defined with feedback from communities on how to best gain site control and amplify, accelerate and compliment what cities are already doing.

With regard to wealth building, Commission Reinhardt said for example, with new AARP funds the County enlisted assistance from partners like Workforce Solutions to get that money out for development of training programs and internships. She mentioned the talent attraction and retention program and noted the County's desire to continue partnering in order to build wealth in Ramsey County communities.

Mayor Emerson received confirmation that levy dollars will be divided equitably, with 50% going to St. Paul and the other 50% being divided among other participating Ramsey County cities (North St. Paul exercised their option to decline as their HRA existed prior to 1971). Ms. Collins explained that use of project funding would require consent of City Councils beforehand.

Councilmember Jones was supportive of establishing paths to ownership, especially for single family homes. He expressed concern for lack of control in reinvestment of properties after 20 years. He said that affordable housing does not get maintained as well. With regard to HRA staffing, Ms. Collins said the goal is to keep staffing costs below 10% of the levy. In response to Councilmember Jones, Ms. Collins stated the county cannot distribute these funds better than cities, rather, it takes all of these entities working together to defray costs as a partnership.

Mayor Emerson thanked Ramsey County for their presentation.

5. PUBLIC HEARINGS

A. Public hearing for vacation of Miller Street between 2nd and 3rd Streets

City Engineer / Public Works Director Kauppi explained that to facilitate renovation of the Public Safety Building, Miller Street between 2nd and 3rd will need to be vacated. The vacated street will become part of an enclosed garage intended to house the police vehicle fleet.

Mayor Emerson opened the public hearing at 8:00 p.m. There being no comments from the public, Mayor closed the public hearing.

It was moved by Councilmember **Edberg** seconded by Councilmember **Biehn**, to adopt **Resolution No. 12799** authorizing vacation of Miller Street between 2nd and 3rd Streets.

Biehn Aye
Edberg Aye
Engstran Aye
Jones Aye
Walsh Aye

Motion carried unanimously.

6. LAND USE

Nothing scheduled

7. UNFINISHED BUSINESS

Nothing scheduled

8. ORDINANCES

Nothing scheduled

9. NEW BUSINESS

A. Resolution authorizing the execution of a consultant contract with David Drown Associates

City Manager Hiniker announced her intention to resign from city management at the end of this year. As discussed in work session, she recommended enlisting the assistance of an outside consultant for an executive search to replace the city manager position and has identified a Minnesota firm, David Drone Associates (DDA). She explained they have a robust process and are highly regarded in this field of work.

Mayor Emerson added that Mark Casey would lead the recruitment process. She relayed respect for him as the former city manager of St. Anthony who also served with her on the League of Minnesota Cities Board for three years. Mayor Emerson noted tight competition with several twin cities communities who have recently hired, are currently looking, or expected to hire city managers this year. She recommended use of a consultant to do the ground work, and added that the Council will make the final decision in the end.

Councilmember Jones expressed support for the use of a consultant and echoed Councilmember Edberg's comments from the work session, that this is an investment at a critical time.

It was moved by Councilmember **Jones** seconded by Councilmember **Biehn**, to adopt **Resolution No. 12800** authorizing the execution of a consultant contract with David Drown Associates.

Councilmember Walsh relayed that White Bear Lake is a well-run city with a great staff, reputation and structure in place. He did not think it necessary to hire a consultant, which will cost 15% - 18% of the position's salary.

City Manager Hiniker mentioned this firm has a guarantee behind their process in that if the chosen candidate does not stay for two years, they would undergo another recruitment process.

While he also believed White Bear Lake to be a fine community, Councilmember Edberg highlighted the risk management aspect with regard to due diligence and the potential downside risk of hiring the wrong candidate, which can be even more devastating/costly.

In response to Councilmember Walsh, City Manager Hiniker described Human Resource functions as being split among several people within the organization, with the Assistant City Manager doing the bulk.

Roll call vote:

Biehn Aye

Edberg Aye

Engstran Aye

Jones Aye

Walsh Nay

Motion carried 4:1.

- B. Resolution approving the cooperative agreement for the Minnesota Statewide All-hazards Incident Management Organization

City Manager Hiniker explained that Chief Peterson contributes significantly to Minnesota Statewide All-hazards Incident Management Team – a roll that he carried over upon being hired by White Bear Lake. She explained this is extra time he contributes, which is also of value to the City.

It was moved by Councilmember **Walsh** seconded by Councilmember **Jones**, to adopt **Resolution No. 12801** approving the cooperative agreement for the Minnesota Statewide All-hazards Incident Management Organization.

Biehn Aye

Edberg Aye

Engstran Aye

Jones Aye

Walsh Aye

Motion carried unanimously.

- C. Resolution to apply for the Coronavirus Local Fiscal Recovery Fund established under the American Rescue Plan Act

City Manager Hiniker explained that the League of Minnesota Cities has recommended that government agencies adopt a resolution authorizing staff to apply for the City's fair share of allocated funds under the American Rescue Plan Act. She noted a similar resolution will be adopted when the second portion of funds arrive next year. She said the total amount awarded to White Bear Lake is \$2.7 million, with the ability to apply for the first apportionment within one month.

It was moved by Councilmember **Biehn** seconded by Councilmember **Edberg**, to adopt **Resolution No. 12802** approving an application for the Coronavirus Local Fiscal Recovery Fund established under the American Rescue Plan Act.

Biehn Aye
Edberg Aye
Engstran Aye
Jones Aye
Walsh Aye

Motion carried unanimously.

10. CONSENT

- A. Resolution authorizing an agreement for Temporary Building Inspection and Plan Review services with Inspectron, Inc. **Resolution No. 12803**

It was moved by Councilmember **Edberg** seconded by Councilmember **Jones**, to accept the consent agenda as presented.

Biehn Aye
Edberg Aye
Engstran Aye
Jones Aye
Walsh Aye

Motion carried unanimously.

11. DISCUSSION

Nothing scheduled

12. COMMUNICATIONS FROM THE CITY MANAGER

- Manitou Days Parade is Friday, July 2nd and the La France will be available for the Mayor and Councilmembers to ride.
- Marketfest runs six weeks from July 1st through August 5th and the City of White Bear Lake has a booth to promote the work of both the Welcoming and Inclusive Committee as well as the Housing Task Force Committee, and solicit community input.
- Upcoming Community Conversations on Race will be hosted by the Humanity Center and Many Faces of White Bear Lake. This is a partnership including the City, the Town of White Bear Lake and Vadnais Heights.
- City Engineer / Public Works updates by Director Paul Kauppi
 - Sailboat sculpture has been rebuilt and is back in place on Highway 61 at 4th Street. Jason Brown provided the mast and donated hardware for the project.
 - Erd-Geist Gazebo lower column sleeves have shipped. The ribbon cutting is still slotted for Saturday, July 10, however, invitations will not be mailed until staff is sure there will not be a supply chain issue.
 - The water meter replacement project will begin after July 4th with initial notifications going out the first week of July for people to make their appointments for replacement.


- Community Development updates by Director Anne Kane
 - The Building Official reported no activity at the North Campus as expected based on the first demolition permit that was issued. Tree preservation, stormwater management and silt fencing are in place. She thanked Council for approving the item on consent to facilitate plan review as this project is expected to keep the Building Official and his new Assistant busy for the next four – five years.
 - Ms. Kane is writing a report for South Campus involving a 15,000 square foot addition and Planning and Zoning Coordinator Crosby met with Wold Architects for two more elementary school projects.

13. ADJOURNMENT

There being no further business before the Council, it was moved by Councilmember **Jones** seconded by Councilmember **Engstran** to adjourn the regular meeting at 8:12 p.m.

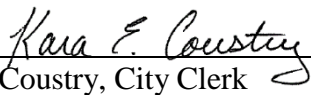
Biehn Aye
Edberg Aye
Engstran Aye
Jones Aye
Walsh Aye

Motion carried unanimously.



Jo Emerson, Mayor

ATTEST:



Kara Coustry, City Clerk