



MINUTES
REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF WHITE BEAR LAKE, MINNESOTA
TUESDAY, JULY 27, 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 7:00 p.m. The clerk took roll call attendance for Councilmembers Kevin Edberg, Steven Engstran, Dan Jones and Bill Walsh. Councilmember Doug Biehn was excused. Staff in attendance were City Manager Ellen Hiniker, Public Works Director/City Engineer Paul Kauppi, Finance Director Kerri Kindsvater, City Clerk Kara Coustry and City Attorney Troy Gilchrist.

PLEDGE OF ALLEGIENCE

2. APPROVAL OF MINUTES

A. Minutes of the Regular City Council Meeting on July 13, 2021

Councilmember Walsh made a correction to page five, paragraph two in which the city attorney was referred to as a Councilmember.

It was moved by Councilmember **Walsh** seconded by Councilmember **Edberg**, to approve the Minutes of the July 13, 2021 City Council meeting as amended.

Motion carried. Councilmember Jones abstained.

B. Minutes of the Council Work Session Meeting on July 20, 2021

It was moved by Councilmember **Edberg** seconded by Councilmember **Jones**, to approve the Minutes of the July 20, 2021 Council Work Session as presented.

Motion carried unanimously.

3. APPROVAL OF THE AGENDA

City Manager Hiniker added 9B a resolution approving an on-sale liquor license for Stonehouse Custom Catering. Also, 10E was included in the packet but was not listed on the original agenda.

It was moved by Councilmember **Walsh** seconded by Councilmember **Engstran**, to approve the Agenda as amended.

Motion carried unanimously.

4. VISITORS AND PRESENTATIONS

A. Police Officer Rob Flick Retirement

Police Chief Julie Swanson explained that Officer Rob Flick is celebrating retirement as the longest term employee with an impressive 37 year career in the White Bear Lake Police Department. As the top traffic enforcer, top DWI enforcer, top training officer and the primary communicator to the department's retirees, Officer Flick has shown dedication in building an admirable career with the department. She said, all of this experience brings us here today to recognize Officer Flick for an impressive career in a job that can be the most fun and also the most stressful.

Mayor Emerson thanked Office Flick and his family for so many years of dedicated service and presented him with a bear plaque.

B. Presentation of Lions Club donation for All Abilities Park

Paul Kowitz with the Lions Club showed a video mock-up the proposed All Abilities Playground, which will be installed next to the regular playground at Lakewood Hills Park. He presented the City with another donation of \$200,000 from the Lions Club for this project, bringing total Lions Club donations to the Park Improvement Fund for the All Abilities Park to \$300,000.

5. PUBLIC HEARINGS

A. Resolution authorizing conduit debt bond issuance to Level Up Academy

Finance Director Kindsvater reported that Spark Youth is an organization that works with Level Up Academy located on County Road E. Spark Youth leases facilities to Level Up Academy and is seeking \$14 million in conduit bonds to buy the building and the adjacent property in order to renovate and equip a new facility at that location. In consultation with Julie Eddington from Kennedy & Graven, it was decided the City of White Bear Lake not issue this conduit debt because it would push the City above its bank qualified amount and increase the City's interest rate. As such, the City of Bethel agreed to issue the conduit debt for Spark Youth, if the City of White Bear Lake would be the host city. She explained that as the host city for these bonds, a public hearing is required, but no other action would be required of the city for this issue.

In response to Councilmember Walsh, Ms. Kindsvater explained that the City of Bethel would receive a percentage of the conduit bonds in the form of a processing fee for their part in the issue.

Mayor Emerson opened the public hearing at 7:18 p.m. There being no comments by the public, Mayor closed the public hearing.

Councilmember Edberg was supportive of the concept. He asked whether all of the property had been purchased already or does Rockpoint Church still own a majority. In response, Justin Fincher VP of Development for JB Vang, explained that Level Up has a purchase agreement in place to acquire four parcels from Rockpoint Church. He said, once the financing is approved, the purchase agreement will be assigned to an entity associated with Spark Youth, then Level Up Academy would lease from that entity. He explained that the reason for this is that public charter schools are not permitted to own property or real estate.

Councilmember Edberg asked whether the city should make this approval contingent upon rezoning decisions for the parcels in question. Bond Council, Libby Kantner with Kennedy &

Graven, explained that approval of the host resolution will not have any impact on the zoning. She stated the bonds would not be issued until the zoning approvals are made next month. She did state there could be a zoning contingency statement added to the resolution of host approval and to the resolution being considered by Bethel next week.

In response to Councilmember Walsh, Ms. Kantner explained that Spark Youth and Level Up Academy are separate entities that do not share board members.

It was moved by Councilmember **Edberg** seconded by Councilmember **Walsh**, to adopt **Resolution No. 12815** authorizing conduit debt bond issuance to Level Up Academy with a zoning contingency added.

Motion carried unanimously.

6. LAND USE

Nothing scheduled

7. UNFINISHED BUSINESS

Nothing scheduled

8. ORDINANCES

Nothing scheduled

9. NEW BUSINESS

A. Resolution authorizing a request for bids for auditor services

Finance Director Kindsvater explained that in 2019, the City Council voted to extend the auditor service agreement with Abdo, Eick & Meyers for two additional years in order to work through implementation of audit software and to provide consistency during internal staff changes due to the retirement of the previous Finance Director. As part of the approval, the City Council requested a RFP be issued for auditing services for the December 31, 2021 financial statements.

Ms. Kindsvater reported that since the City Charter directs the City Council to appoint the audit firm, staff is seeking assistance from a Councilmember to be included in the RFP review and possible interview of audit firms.

Councilmember Jones asked whether it would be worth extending the contract with Abdo, Eick & Meyers for one more year in light of additional federal relief funding that will be coming into the city. Ms. Kindsvater stated that she would be comfortable with Abdo, Eick & Meyers for another year as they have a good working relationship and they remain critical in their evaluation of the city.

In response to a question from Councilmember Jones, City Manager Hiniker referenced confidence in the service provided by Abdo, Eick & Meyers and mentioned that if another firm were selected through a RFP process, there would be an adjustment period for staff working through a different auditing processes. However, this would always be the case.

Offering an opposing view, Councilmember Walsh relayed that changing accounting and auditing firms is healthy as it switches things up and disrupt habits. Councilmember Edberg agreed there is a benefit to occasional disruption of auditor processes.

It was moved by Councilmember **Edberg** seconded by Councilmember **Walsh**, to adopt **Resolution No. 12816** authorizing a request for bids for auditor services.

Motion carried unanimously.

Mayor Emerson asked for a Councilmember representative and Councilmember Edberg agreed to serve in that role.

B. Resolution approving an on-sale liquor license for Stonehouse Custom Catering

City Manager Hiniker noted that Stonehouse Custom Catering had originally opened as a catering business in the earlier part of this year. She explained they are now looking to transition into restaurant service with a liquor license. Ms. Hiniker said the business has regular hours and seating for not less than 25 people at one time, which meets state statutes for liquor licenses. The White Bear Lake Police Department found nothing to preclude issuance of the liquor license.

It was moved by Councilmember **Engstran** seconded by Councilmember **Jones**, to adopt **Resolution No. 12817** approving an on-sale liquor license for Stonehouse Custom Catering.

Motion carried unanimously.

10. CONSENT

- A. Acceptance of May White Bear Lake Conservation District Minutes
- B. Resolution approving an amendment to a lease with T-Mobile for placement of communications equipment on the City's monopole. **Resolution No. 12818**
- C. Resolution authorizing use of Railroad Park by the Main Street Group for Fall Fest. **Resolution No. 12819**
- D. Resolution authorizing a temporary liquor license for Church of St. Pius X. **Resolution No. 12820**
- E. Resolution authorizing use of Railroad Park Gazebo for story time reading to kids. **Resolution No. 12821**

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

Motion carried unanimously.

11. DISCUSSION

Nothing scheduled

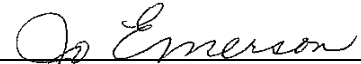
12. COMMUNICATIONS FROM THE CITY MANAGER

- The Department of Natural Resources issued a drought warning throughout the state of Minnesota. The City of White Bear Lake restricts watering from 10:00 a.m. – 5:00 p.m. every summer and strongly encourages residents to conserve water.
- Under advisement from Councilmembers Jones and Walsh and the Mayor, the Welcoming and Inclusive Community Initiative will be posting information about small group online conversations with community members in the next few weeks. Three questions were established by the task force, and participants will have an opportunity to spend one hour from the comfort of their own home to explore responses. There is an online survey open through August, which will be noticed in the paper and through postcards to multi-unit housing. In September, the task force will be reaching out to businesses around town. Ms. Hiniker stated that from this work, there will be emerging themes which will be summarized to Council at the end of this year.
- Night to Unite (formally National Night Out) is on Tuesday, August 3rd in which over 20 neighborhood parties have already been planned.
- City Engineer / Public Works Director Kauppi mentioned that beginning in August, MnDot will be micro-surfacing Highway 61 from White Bear Avenue South to the southern border into Maplewood. There will be nightly lane closures to complete one lane at a time for this work, which is expected to be done in September.
- East Goose Lake Adaptive Lake Management Input meeting on Tuesday, August 3, 2021. This meeting will occur at 6:30 p.m. in the Public Safety Training Room in which a summary of survey results will be presented to the public.
- Mayor Emerson added that next Monday night at 4:00 p.m. will be services for the former State Senator Bev Scalze.

13. ADJOURNMENT

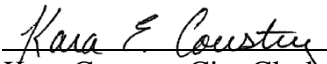
There being no further business before the Council, it was moved by Councilmember **Walsh** seconded by Councilmember **Jones** to adjourn the regular meeting at 7:46 p.m.

Motion carried unanimously.



Jo Emerson, Mayor

ATTEST:



Kara Coustry, City Clerk