

Maple Grove City Council meeting

meeting minutes

April 3, 2023

Call to order

Pursuant to call and notice thereof, a regular meeting of the Maple Grove City Council was held at 7:30 p.m. on April 3, 2023 at the Maple Grove Government Center/Public Safety Facility, Hennepin County, Minnesota. Members present were Mayor Mark Steffenson and Councilmembers Judy Hanson, Kristy Barnett, Kristy Janigo and Rachelle Johnson. Absent was none. Present also were Joe Hogeboom, Acting City Administrator/ Community and Economic Development Director; Ken Ashfeld, Public Works Director/City Engineer; and Justin Templin, City Attorney.

Mayor Steffenson called the meeting to order at 7:30 p.m. and led the city in the Pledge of Allegiance.

Additions or deletions to the agenda

Mayor Steffenson asked if there were any additions and/or deletions to the consent agenda to which Joe Hogeboom stated the following:

Item amended to the agenda

None

Item amended to the consent agenda

None

Item added to the agenda

None

Item removed from the consent agenda for discussion

3N. Opiate Antagonist Subgrant Agreement by and between the Metropolitan Emergency Services Board and the City of Maple Grove

Consent items

The following consent items were presented for Council's

approval:

MINUTES

- A. Closed work session meeting – March 20, 2023
- B. Work session meeting – March 20, 2023
- C. Regular meeting – March 20, 2023

HUMAN RESOURCES ITEMS

No items to present.

COMMUNITY & ECONOMIC DEVELOPMENT ITEMS

No items to present.

ENGINEERING ITEMS

- D. 2023 Lake Improvement Program cost sharing expenditures

Motion to approve the 2023 Lake Improvement Program and authorize cost-sharing expenditures in the amount of \$74,692.78.

- E. Agency agreement for federal participation in eligible transportation projects - MnDOT agreement No. 1052154 - Resolution No. 23-062

Motion to adopt Resolution No. 23-062 approving the Minnesota Department of Transportation Agency Agreement No. 1052154 relating to agency agreement for federal participation in eligible transportation projects.

- F. Concurrence with watershed boundary updates - Resolution No. 23-059

Make a motion to concur with watershed boundary amendments for Elm, Shingle, and West Mississippi watersheds.

- G. Evanswood Project No. 21-10, Phase 2 - contract award -

Resolution No. 23-063

Motion to adopt Resolution No. 23-063 accepting bid for Evanswood Project No. 21-10, Phase 2.

H. Maple Grove Yard Waste Site Agreement

Motion to approve agreement with Lynde & McLeod, Inc., and authorize the mayor and city clerk to execute.

I. Sureties - April 3, 2023

Motion to approve the surety actions.

ADMINISTRATIVE ITEMS

J. 2023 Commercial kennel licenses

A motion to approve a commercial kennel license for the following businesses:

Bubbly Paws	7893 Main St N.
Petsmart	11200 Fountains Dr. N
VetIQ	9451 Dunkirk Ln.
Shaggy Dog Grooming	7488 E. Fish Lk Rd.
Heritage Animal Hospital	12624 Bass Lk Rd.
Adogo Pet Hotel	7400 Kirkwood Ct N.
Petco	8610 Wedgewood Ln N.
Banfield	7845 Main St N.
VCA Animal Wellness Center	7000 E Fish Lk Rd.
Paws and Claws Pet Hospital	13640 Grove Dr N.
North Paws Veterinary Clinic	9481 Garland Ln N.
Wellhaven Pet Health	11740 Elm Creek Blvd N.
Pet Dermatology Clinic	9712 63rd Ave N.

K. Ordinance No. 23-04 - Updating City Code Chapter 18

Motion to Approve Ordinance No. 23-04 updating Chapter 18 – Fire Prevention and Protection of City Code and authorizing publication of the ordinance summary.

L. Agreement with Egan Company for Transit Station drain

pipe replacement

Motion to authorize the mayor and city administrator to enter into an agreement with Egan Company for the Maple Grove Transit Station drain pipe replacement project for a cost not to exceed \$167,291.30.

M. June and July Council meeting changes

Motion to reschedule the June 19, 2023 regular Council meeting to June 26, 2023 and cancel the July 3, 2023 regular Council meeting.

N. Opiate Antagonist Subgrant Agreement by and between the Metropolitan Emergency Services Board and the City of Maple Grove

This item was removed by Councilmember Janigo for discussion.

O. Parkway Station License Agreement with the Hindu Society of Minnesota

Motion to ratify and approve the License Agreement between the City of Maple Grove and the Hindu Society of Minnesota for use of the Parkway Station on April 2, 2023 executed by the city administrator on behalf of the city on March 30, 2023.

P. Fire Department portable radio replacement

Motion to authorize the Fire Department to lease 108 portable 800 MHz radios through Hennepin County Sheriff's Office – Communications Technology Division

Q. Approve claims

Motion to approve claims totaling \$ 1,441,727.06.

Motion by Councilmember Barnett, seconded by Councilmember Hanson, to approve the consent items as amended, removing item 3N (Opiate Antagonist Subgrant Agreement by and between the Metropolitan Emergency

Services Board and the City of Maple Grove). Upon call of the motion by Mayor Steffenson, there were five ayes and no nays. Motion carried.

Consideration of items pulled from the agenda

The following items were pulled from the consent agenda.

Regarding Item 3N (Opiate Antagonist Subgrant Agreement by and between the Metropolitan Emergency Services Board and the City of Maple Grove), Councilmember Janigo explained the funding for this item was quite small, but she wanted to draw attention to the fact all Maple Grove patrol vehicles and school resource officers have access to Narcan. She described a recent police call where officers administered several doses of Narcan before reviving a person enough to transfer them to the hospital. She encouraged the public to get trained on how to administer Narcan. She reported a virtual Narcan training class will be held on Tuesday, April 4 and residents could sign up for this class on the county's website.

Motion by Councilmember Janigo, seconded by Councilmember Hanson, to approve and authorize the chief of police to execute and enter into an agreement for a subgrant with the Metropolitan Emergency Services Board for reimbursement of the purchase of opiate antagonists (Narcan). Upon call of the motion by Mayor Steffenson, there were five ayes and no nays. Motion carried.

Special business

Open forum

There were no open forum issues brought before the Council at this meeting.

Experience Maple Grove presentation

Gretchen Wilbrandt, President/CEO of Experience Maple Grove, provided the Council with a presentation discussing the prior year's work by the organization, along with noting their initiatives and events being planned for 2023. She reported her organization was working to build community relationships, to market businesses, and to support and market major events. She reviewed a list of major events that would be held in Maple Grove this year. She then screened a short promotional video that highlighted Experience Maple Grove.

Councilmember Barnett thanked Ms. Wilbrandt for the

presentation and for sharing her positive energy with the community. She asked if Ms. Wilbrandt had an understanding on how the recent national hockey tournament impacted the local economy. Ms. Wilbrandt explained she has an economic event impact calculator that was used to evaluate this information. She noted she could provide the Council with further information on the recent hockey tournament once the calculations were completed.

Councilmember Janigo thanked Ms. Wilbrandt for all she does on behalf of the community and for sharing her creative mind with the City of Maple Grove.

Councilmember Johnson asked if the Community Center renovation would have to shift to the Experience Maple Grove business model. Ms. Wilbrandt reported this has been taken into consideration and she was focusing on what can be done outside versus the restrictions the site may be facing indoors.

Public hearings

Arbor Lakes Business Park 4th Addition

Project No. 23-11

Public hearing

Resolution No. 23-065

Assistant City Engineer Hale explained Council previously received the feasibility report for Arbor Lakes Business Park 4th Addition, Project No. 23-11. The report describes improvements necessary to serve the mixed-use development area including a roundabout at Zachary Lane and Fountains Drive, extension of 73rd Place from Zachary Lane to the east, water main, sanitary sewer, and storm system. It was noted the estimated cost for the project is \$5,938,000. Of that number, lateral (direct) benefit to the development is estimated at \$3,112,000, and trunk improvements at \$2,826,000. The lateral benefit, along with deferred partial trunk assessments totaling \$3,384,839.76 and remaining trunk assessments totaling \$2,894,270.69 result in a proposed assessment of \$9,391,110.45. It is recommended that Council adopt the resolution ordering Arbor Lakes Business Park 4th Addition, Project No. 23-11, and ordering plans and specifications.

Motion by Councilmember Hanson, seconded by Councilmember Barnett, to open the public hearing. Upon call of the motion by Mayor Steffenson, there were five ayes and no nays. Motion carried.

Mayor Steffenson opened the public hearing at 7:48 p.m. and asked if anyone would like to address this issue.

No public testimony was offered.

Motion by Councilmember Janigo, seconded by Councilmember Barnett, to close the public hearing at 7:49 p.m. Upon call of the motion by Mayor Steffenson, there were five ayes and no nays. Motion carried.

Motion by Councilmember Barnett, seconded by Councilmember Hanson, to adopt Resolution No. 23-065 ordering Arbor Lakes Business Park 4th Addition, Project No. 23-11 and ordering plans and specifications. Upon call of the motion by Mayor Steffenson, there were five ayes and no nays. Motion carried.

Public hearing

**Easement
Vacation No. 23-
02**

**Resolution No.
23-064**

Assistant City Engineer Hale explained the applicant desires to have a portion of the turnback area referenced in Document No. 4904443 and a portion of the right of way easement referenced in Document No. 8680310 vacated, as shown on the vacation description and graphic, to allow for development closer to I-94, and to provide a clear view of the development from I-94. City staff notified affected property owners and private utility companies, and published the public hearing for proposed vacation in the Osseo-Maple Grove Press on March 16 and March 23, 2023. It was noted CenterPoint Energy, Comcast, Lumen, and Xcel Energy do not have facilities located in the area proposed to be vacated. Wright Hennepin Electric currently has equipment (power cables, switches) located in the area and expressed concerns with the proposed vacation. The resolution includes language stating the vacation shall not become effective until the concerns of the companies, if any, regarding existing facilities are resolved. Following the opening and closing of the public hearing, it is recommended the Council adopt the resolution vacating said easement.

Motion by Councilmember Hanson, seconded by Councilmember Barnett, to open the public hearing. Upon call of the motion by Mayor Steffenson, there were five ayes and no nays. Motion carried.

Mayor Steffenson opened the public hearing at 7:51 p.m. and

asked if anyone would like to address this issue.

No public testimony was offered.

Motion by Councilmember Hanson, seconded by Councilmember Barnett, to close the public hearing at 7:52 p.m. Upon call of the motion by Mayor Steffenson, there were five ayes and no nays. Motion carried.

Motion by Councilmember Hanson, seconded by Councilmember Janigo, to adopt Resolution No. 23-064 vacating certain easements located in the City of Maple Grove, County of Hennepin, State of Minnesota. Upon call of the motion by Mayor Steffenson, there were five ayes and no nays. Motion carried.

Community and economic development items

Project Libre planned unit development concept stage plan, development stage plan, rezoning, preliminary plat and final plat

Community and Economic Development Director Hogeboom explained Opus Development, applicant, is seeking PUD concept stage plan, development stage plan, rezoning, preliminary plat, and final plat approval to accommodate a new 248,000 square foot build-to-suit, single tenant, corporate office. The proposed development is using the name Project Libre as the specific tenant's identity is not public at this point in time. The business currently projects to have approximately 500 employees at this location and would enter the city as a top five largest employer. The development is proposed for the undeveloped parcel of land located to the northwest of highway 169 and highway 694 convergence. The tree plan was reviewed and it was noted the trees on the site were removed early in order to protect an endangered bat species. Staff commented further on the request and reported the Planning Commission recommended approval.

Councilmember Janigo requested further information regarding the traffic impact study. Assistant City Engineer Hale commented on the traffic impacts for this site noting the access point could support this development.

Councilmember Johnson asked if the 500 jobs were new jobs to the City of Maple Grove or would these be relocated jobs. She also wanted to know if the building would have shift workers. Community and Economic Development Director Hogeboom reported these would be new jobs and noted some of the jobs would have shift workers.

Councilmember Barnett questioned if this project would require TIF. Community and Economic Development Director Hogeboom anticipated the developer would be requesting TIF.

Councilmember Barnett inquired how the city was to approach TIF requests with specific job requirements given the fact more and more people were allowed to work from home. Community and Economic Development Director Hogeboom indicated the job production requirements would have to be evaluated with metrics.

Councilmember Janigo requested the developer have plans in place to protect the trees within the parking lot. She also asked that evergreens be planted on the property. Community and Economic Development Director Hogeboom deferred this question to the developer.

Matt Rauenhorst, Opus Development Company, thanked the Council for considering his request. He explained the research and development nature of the future tenant would require shift work. He indicated he would be applying for TIF.

Jay Forneau, Opus AE Group, stated he would be open to planting evergreens on the site. He noted the islands within the parking lot would be 10 foot in size in order to ensure the trees thrive.

Councilmember Janigo asked if the developer had considered any green options for the roof. Mr. Forneau reported the site would have 10 onsite EV charging stations. He noted he was looking at electrification of the building which would set the building up for solar harvesting on the roof. He explained the roof would be solar ready with additional steel being installed.

Susan Devine Keeney, 8377 Rice Lake Road, noted she has been a resident of Maple Grove for the past 35 years. She

stated she was concerned with the low level of handicap parking in Maple Grove. She asked if the city ever had ADA consultants working in new buildings and in the parking lots to ensure the site is accessible.

Mayor Steffenson reported all new buildings have to meet ADA requirements. Mr. Rauenhorst explained the number of handicap stalls was federally regulated and he would be meeting these requirements.

Councilmember Barnett stated she believed the developer was proposing to construct a tremendous building and she appreciated the Welcome to Maple Grove monument sign that would be installed. In addition, the new jobs would greatly benefit the community.

Motion by Councilmember Barnett, seconded by Councilmember Hanson, to recommend that the City Council direct the city attorney to draft a resolution and a planned unit development agreement approving the Project Libre planned unit development concept stage plan, development stage plan, rezoning, preliminary plat, and final plat subject to:

- 1. The applicant addressing to the satisfaction of the city any remaining applicable comments contained in the memorandums from:
 - a. The Community & Economic Development Department dated March 2, 2023**
 - b. The Engineering Department dated February 27, 2023**
 - c. The Fire Department dated March 3, 2023**
 - d. The Parks & Recreation Department, dated March 20, 2023****

The applicant shall acknowledge that park dedication requirements are based on staff review and recommendation to the Park and Recreation Board and their subsequent board action. Board meetings are held on the third Thursday of each month.

Upon call of the motion by Mayor Steffenson, there were five

ayes and no nays. Motion carried.

**Report on
upcoming
community and
economic
development
items**

Community and Economic Development Director Hogeboom updated the Council regarding the following:

- The Planning Commission would meet next on Monday, April 24 where the Cottages at Silver Creek would be reviewed.
- The Mayor's Prayer Breakfast would be held at Rush Creek Golf Club in May.
- Staff invited to view the State of the City video, which was narrated by Mayor Steffenson.

**Engineering-
public works
items**

**Report on
upcoming
engineering
items**

Director of Public Works/City Engineer Ashfeld updated the Council regarding the following:

- The public purpose hearing for the right of way acquisition for TH610 and the extension of Rush Creek Parkway would be held on Friday, April 7.
- The Council thanked staff for their efforts to clear the city after the recent snow event.

**Items added to
the agenda**

None

Adjournment

Motion by Councilmember Barnett, seconded by Councilmember Hanson, to adjourn to the regular City Council meeting on April 17, 2023 at 7:30 p.m. Upon call of the motion by Mayor Steffenson, there were five ayes and no nays. Motion carried.

The meeting was adjourned at 8:15 p.m. by Mayor Steffenson.

Respectfully submitted,

Heidi Nelson

City Administrator