

**ANDOVER CITY COUNCIL WORKSHOP MEETING – SEPTEMBER 27, 2016  
MINUTES**

The Bus Tour and Workshop Meeting of the Andover City Council was called to order by Mayor Julie Trude, September 27, 2016, 5:00 p.m., at the Andover City Hall, 1685 Crosstown Boulevard NW, Andover, Minnesota.

Councilmembers present: Mike Knight, Sheri Bukkila (arrived at 6:45 p.m.), Valerie Holthus (arrived at 6:45 p.m.) and James Goodrich  
Councilmember absent: None  
Also present: City Administrator, Jim Dickinson  
Public Works Director/City Engineer, David Berkowitz  
City Fire Chief, Jerry Streich  
Others

***COMMUNITY PROJECT BUS TOUR (5:00 p.m. – 6:45 p.m.)***

The City Council toured the City with staff to discuss stop sign placement, road reconstruction, new developments and parks.

- CIP project areas were pointed out along the tour.
- Stop sign placements and removals along Narcissus, Underclift and Xenia streets.
- Stopped at Fox Meadows Park to discuss field placement and the importance to work with the neighboring properties.
- Toured the 2016 road reconstruction projects.
- Toured the planned 2017 road reconstruction projects, pointing out the challenges related to the project.
- Toured 167<sup>th</sup> Avenue through the Country Oaks North developments.
- Toured the Capstone Homes detached townhomes along Unity Street and the Miller's Woods development behind Fire Station #3.
- Viewed the railroad tracks along Crosstown Boulevard, discussing the double track and wayside horn.

Councilmembers Bukkila and Holthus were not on the bus tour

The City Council arrived back at City Hall at 6:45 p.m. and convened the Workshop Meeting.

Councilmember Bukkila and Holthus arrived at 6:45 p.m.

**2017 – 2021 CIP DEVELOPMENT DISCUSSION (6:50 p.m.)**

Mr. Dickinson explained Administration/Finance has been working with Department Heads to prepare a draft 2017-2021 CIP.

Mr. Dickinson reviewed the draft 2017-2021 CIP with the Council.

Mayor Trude asked if the \$50,000 identified for Community Center expansion is going to be used for the design including the grading for access points, some of the road work. Mr. Dickinson explained it would mainly be design work.

Mayor Trude asked if there is an opportunity to get something going for the maintenance shop any sooner than two years out. Mr. Dickinson indicated the vehicle maintenance shop is scheduled for 2019 because that follows the timing pattern of when the construction activity to prepare the site could happen. The City does not own all of the land until the end of 2018.

Councilmember Bukkila thought the cost of the entire Public Works facility was going to be \$8.5 million and not just Phase I. Mr. Dickinson stated Phase I would include the vehicle maintenance shop, wash bay, cold storage building and fuel island/canopy and grading of the site. Councilmember Bukkila thought the \$8.5 million was the cost for both Phases. Mr. Dickinson indicated Phase II would happen further out. Staff addressed immediate needs in Phase I.

Mr. Berkowitz reviewed the construction costs associated with the site construction.

Councilmember Bukkila asked if staff was trying to accommodate the Community Center expansion or is it budget constraints. Mr. Dickinson stated that is what they would like to determine at this meeting. He stated if they are trying to keep the tax levy at what it is they can do Public Works Phase 1 and slightly more. The capacity they have on their levy dollars would be around \$11 to \$12 million in construction costs. He stated once they start talking about getting into the larger Public Works building then they would go beyond the \$11 million dollars. He noted they would need an additional \$7 to \$8 million dollars beyond Phase I for the new Public Works Equipment Building, to include office space and a heated storage garage.

Discussion between staff and the Council continued regarding the Community Center expansion project.

Mayor Trude asked if this assumed the City does not have any needs before 2019. Mr. Dickinson stated he has discussed this with the YMCA and they would not be ready to expand until 2019 unless there would be consideration for financing.

Councilmember Holthus stated her concern is with the Public Works vehicle maintenance shop because she hates to see the workers in unsafe conditions. She asked what kind of growth would they need to have in order to cover the costs. Mr. Dickinson reviewed the long range debt

service and general fund levy projection with the Council. He noted the spreadsheet is based on the debt service levy staying the same in future.

Councilmember Goodrich stated he gets nervous when they start to plan on building projects with projected growth which might not happen.

Mr. Dickinson stated they will need to do some planning and get some preliminary design on both facilities to firm up project estimates.

Discussion continued regarding concerns with being able to accommodate every service in the City along with spending money on a new City Campus projects.

Councilmember Bukkila asked staff to fill in the gaps for her so she can make an educated decision because she indicated she is not comfortable at this point because her priority is the Public Works facility and if they have not done any specs, plans or ideas on that, the budget could potentially expand as needs are identified or costs are evaluated and that may fill the gap and she thought the two projects are too big and huge for the City to take on at one time.

Mr. Dickinson noted 2017 will be a planning year for both projects and they will basically plan and scope the costs and what the needs are and as a part of that study is to have a confidence level on the access street and mass grading options for the campus. He stated according to the CIP narrative, anything beyond 2017 is planning and not guaranteed. They are looking at 2017 to be a commitment to be able to plan and design the city campus projects and then move into the appropriate year.

Mayor Trude asked a few people in the audience if they wanted to speak on the topic.

Mr. Tony Peterson from the Andover Youth Hockey Association stated according to the Community Center Advisory Commission they have already maxed out that space in the utilization. The Community Center is busting out at the seams. He stated the hockey association is going elsewhere for half of their ice time. There is a lot of needs and amenities that need to be accounted for and if everything is driven on growth, the majority of people move to Andover for two things; the schools and the Community Center. His fear is if they do not continue to develop and utilize that facility people are going to go elsewhere.

Councilmember Bukkila understood what is being said but the people she has talked to while campaigning is most of the people do not use the Community Center and have no need for it. There is a balance to it and she knows some people are totally invested in it but it also is how do they appropriately program everything financially for the City all at once without running up the taxes on all. She stated if everything isn't budgeted appropriately for the full build out eventually the revenues will go away and they will still have a large bill to pay. She wondered how they will program that out to make it function and work.

Mayor Trude believed the community is going to continue to grow. Councilmember Holthus

stated when she goes to the YMCA it is packed. Mr. Peterson stated the YMCA accommodates all ages. Councilmember Holthus thought the vehicle maintenance shop needed to be priority one because of a safety hazard.

John Pederson, VP of the Hockey Association Board, wondered what the safety factors are for the vehicle maintenance. Mr. Berkowitz explained the Public Works facility to the public and how maintenance is done within the vehicle maintenance facility.

Councilmember Goodrich indicated he loves the YMCA but wondered how many people live in Andover versus outside of Andover that use the YMCA facility. Councilmember Bukkila stated it was around fifty percent.

Mayor Trude stated the City is not subsidizing the YMCA and they are helping to bring people into Andover.

Councilmember Goodrich stated the City does not just collect taxes from the people that use the YMCA, they have to collect taxes from everyone that lives in the City and he did not want to redistribute wealth and take from people to put towards the Community Center. Everyone pays and benefits from Public Works in the City but they do not all benefit from having the Community Center and YMCA. He stated he wanted to keep priority on what the Government's responsibility is.

Councilmember Bukkila stated she is comfortable with the Public Works Phase I and what is planned but wants to see more information on the City situation regarding the Community Center and she did not want to push the Community Center specs until they see the Public Works specs.

Mayor Trude reviewed the projects the City has done for different sports associations.

Mayor Trude acknowledged people in the audience and indicated they would like to speak.

Councilmember Bukkila stated it is about establishing what the City built and creating a maintenance plan for what is existing and she did not want to end up with a huge balloon payment that they created and cannot sustain in twenty years. She noted they do not have the all answers.

Mayor Trude did not think that in the sixteen years she has been on the Council did she vote to put the City in the poor house. She thought they had a really good history of working together on building a City fiscally conservatively that meets the needs of the people that want to live here and do live in Andover. She did not think they disagreed on being cautious and being in touch but she would like to allow the Hockey Association to bring up a few points.

Mr. Jeremy Coe, President Andover Hockey Association, stated as a resident he would like to see growth and improvements on the infrastructures. They understand this is a hot topic. From the Hockey Association they are trying to meet the needs of their members. He stated the facility

they use is dependent on the City. He stated they are trying to find ice all over the metro and there is not any available to purchase. There is a bargaining chip that is in the Super Rink contract of \$250,000. If the Association gives the Super Rink a two-year notice of leaving the Super Rink, they will give the City the \$250,000 back. He thought that money could be used for the City to help build another rink for the association. He stated the Super Rink only gives them 336 hours but the association can purchase more ice time but it is harder to purchase.

Mr. Coe reviewed the issues the Hockey Association is currently having with ice time.

The Andover Youth Hockey Association discussed with the City Council options for additional ice time in the City.

Mr. Coe stated the Association is willing to make a long term commitment of purchasing hours of ice time in an expansion. He stated they are willing to work with the City on planning and commitment.

Councilmember Knight stated the Community Center is looking for some type of expansion in 2017 and he would be open to doing a study of the expansion.

Mr. Dickinson summarized that both projects would be identified in the 2017-2021 CIP as having planning and study done in 2017 & 2018 for a future decision of the Council as to whether or not to move forward with construction.

### ***CIP - TRAILS***

Mr. Aerik Larsen discussed the proposed trails in the City CIP with the Council. He indicated all of the proposed trails have alternate routes that can be used except for the proposed trail along Crosstown Boulevard and Prairie Road. He indicated he lives in the Miller's Woods neighborhood and the residents there really need a trail to get to other parts of the City. Where the children walk to get around the City is on the roadway which is very dangerous.

Mayor Trude wondered if the trails could be done on a spoke system where they do a section of the trail per year.

Mr. Larsen asked the Council to reshuffle the trail list, putting the ones with safety issues on the top. He also suggested the City take a different approach to trail construction. If they were to bring in fill and pave a six-foot shoulder it would solve a lot of problems.

Mr. Berkowitz stated a shoulder on a 55 mile an hour road is a challenge and the City would not promote that as a trail. This would need to be promoted as a shoulder because they could not direct pedestrian traffic to the railroad crossing because it is also not a safe crossing.

Councilmember Bukkila thought there would be a better chance of getting a trail installed during road reconstruction. Mayor Trude stated staff will review proposed trails during the winter to

determine the best trails to construct.

Mr. Larsen thought there needed to be some continued funding for trails in order to get them done in the City.

***2017 SPECIAL REVENUE, DEBT SERVICE, CAPITAL PROJECTS, ENTERPRISE & INTERNAL SERVICE FUNDS BUDGET DISTRIBUTION & DISCUSSION***

Mr. Dickinson briefly reviewed the budget distribution with the Council. He asked Councilmembers to contact him if they would like to go through the budgets in detail.

***2017 BUDGET DEVELOPMENT DISCUSSION***

Mr. Dickinson reviewed the budget development with the Council, the main update item is the employee health insurance negotiations will yield rates better than previously discussed.

***OTHER TOPICS***

Councilmember Bukkila indicated to the Council she would be willing to attend the Four County discussion on the Met Council that will be coming up in November. Mayor Trude said she may be interested also.

***ADJOURNMENT***

***Motion*** by Bukkila, Seconded by Goodrich, to adjourn. Motion carried unanimously. The meeting adjourned at 9:07 p.m.

Respectfully Submitted,

Sue Osbeck, Recording Secretary  
*TimeSaver Off Site Secretarial, Inc.*