



## COUNCIL PROCEEDINGS THE CITY OF NEW BRIGHTON

Pursuant to notice thereof, a regular meeting of the New Brighton City Council was held Tuesday, June 13, 2023 at 6:30 pm in the New Brighton Council Chambers.

**Present:** Mayor Niedfeldt-Thomas, Councilmembers Abdulle, Allen, Axberg and Dunsworth  
**Absent:**

**Also Present:** Devin Massopust-City Manager, Sarah Sonsalla-City Attorney (attending remotely), Tony Paetznick-Public Safety Director (attending remotely), Craig Schlichting-Director of Community Assets and Development, Ben Gozola-Assistant Director of Community Assets and Development (attending remotely), Jennifer Fink-Parks and Recreation Director

### Call to Order

Mayor Niedfeldt-Thomas called the meeting to order at 6:30 pm.

### Pledge of Allegiance

Mayor Niedfeldt-Thomas led the Council in the Pledge of Allegiance.

### Public Comment Forum

Mayor Niedfeldt-Thomas opened the Public Forum for comments from the public. There were no comments from the public.

### Approval of Agenda

Approval of the June 13, 2023 Council Agenda.

**Motion by Councilmember Dunsworth, seconded by Councilmember Axberg to approve the agenda as submitted.**

**5 Ayes, 0 Nays-Motion Carried**

### Special Order of Business

None.

### Consent Agenda

1. Consider Approval of Payments.
2. Approve City Council Minutes:
  - a. May 23, 2023 Worksession Meeting Minutes.
  - b. May 23, 2023 City Council Meeting Minutes.

### Call to Order

### Pledge of Allegiance

### Public Comment Forum

**Approval of Agenda**  
 Approval of the June 13, 2023 Agenda.

### Special Order of Business

- Consent Agenda**
1. Consider Approval of Payments.
  2. Approve City Council Minutes:
    - a. May 23, 2023 Worksession.
    - b. May 23, 2023 City Council.
  3. Accept Receipt of Commission Minutes:
    - a. April 20, 2023 Equity Commission.
    - b. May 3, 2023 PREC.

3. Accept Receipt of Commission Minutes:
  - a. April 20, 2023 Equity Commission Meeting Minutes.
  - b. May 3, 2023 Parks, Recreation and Environmental Commission Minutes.
4. Consider Resolution Authorizing the Adoption and Promulgation of the Ramsey County Emergency Operations Plan.
5. Consider Resolution Adding Juneteenth as an Observed Holiday in 2023.
6. Consider Memorandum of Understanding between Teamsters Local No. 320 and the City of New Brighton to add Juneteenth as a paid holiday.
7. Consider Memorandum of Understanding between Teamsters Local No. 320 and the City of New Brighton for wage rates.
8. Consider Approval of Master Labor Agreement between Law Enforcement Labor Service Local No. 113 and the City of New Brighton.
9. Consider Approval of Master Labor Agreement between Law Enforcement Labor Service Local No. 263 and the City of New Brighton.
10. Consider Approval of Professional Services Agreement with Bolton and Menk for Garden View Storm Sewer.
11. Consider Approval of Purchase of Site Amenities for Hansen Park Redevelopment.
12. Consider Resolution of Renewal for Master Joint Powers Agreement (JPA) and Court Amendment with Bureau of Criminal Apprehension (BCA) for Criminal Justice Data Communications Network.
13. Consider Quote for 9th Street NW Water Main Break Street Repairs.
14. Consider Authorizing Staff to Purchase Fitness Equipment for the New Brighton Community Center.
15. Consider Resolution Certifying Delinquent Utility Accounts to be Payable with 2024 Property Taxes.
16. Consider Resolution Requesting State Bonding for Hansen Park All Abilities Inclusive Playground and Challenge Course.

4. Consider Resolution Authorizing the Adoption and Promulgation of the Ramsey County Emergency Operations Plan.

5. Consider Resolution Adding Juneteenth as an Observed Holiday in 2023.

6. Consider MOU between Teamsters Local No. 320 and the City to add Juneteenth as a paid holiday.

7. Consider MOU between Teamsters Local No. 320 and the City for wage rates.

8. Consider Approval of Master Labor Agr. between Law Enforcement Labor Service Local No. 113 and the City.

9. Consider Approval of Master Labor Agr. between Law Enforcement Labor Service Local No. 263 and the City.

10. Consider Approval of Prof. Services Agr. with Bolton & Menk for Garden View Storm Sewer.

11. Consider Approval of Purchase of Site Amenities for Hansen Park Redevelopment.

12. Consider Resolution of Renewal for Master JPA and Court Amendment with BCA for Criminal Justice Data Communications Network.

13. Consider Quote for 9th Street NW Water Main Break Street Repairs.

14. Consider Authorizing Staff to Purchase Fitness Equipment for the NBCC.

15. Consider Resolution Certifying Delinquent Utility Accounts to be Payable with 2024 Property Taxes.

16. Consider Resolution Requesting State Bonding for Hansen Park All Abilities Inclusive Playground and

**Motion by Councilmember Dunsworth, seconded by Councilmember Abdulle to approve the Consent Agenda as presented.**

**5 Ayes, 0 Nays - Motion Carried**

**Public Hearing**

None.

**Council Business**

1. Consider Fire Relief Association Benefit Level Increase.

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City Manager Massopust indicated Public Safety Director Paetznick would be presenting this item to the Council.

Public Safety Director Paetznick stated the Fire Relief Association is again providing updated financial projections to Council for benefit level increases to assure ongoing recruitment and retention of firefighting personnel for the City of New Brighton. Based on the funding formula from the Minnesota Office of the State Auditor, the \$500 benefit level increase demonstrates a continued surplus for the retirement fund even when accounting for all firefighters, including full, partial, and nonvested, and deferred members. He reviewed the financials in further detail with the Council and recommended approval of the increase to the retirement benefit level by \$500 for 2023.

Councilmember Axberg asked if there were any guidelines around the percentage of funding that should be in place. She questioned how staff arrived at the increase of \$500. Public Safety Director Paetznick stated there was no recommended guideline, but rather he looked at appropriate benefit increases to keep the fund at a healthy level. He explained the \$500 increase was recommended given the 5% COLA increase for police and fire this year. He reported the Board looked at the increases that were approved by other fire relief associations along with their retirement benefit levels.

Councilmember Axberg inquired if the City would have to make a contribution if the fund level were to go below 100%. Public Safety Director Paetznick commented on the reporting formula and the assumed rate of return for the fund. He explained the board could recommend a decrease in the benefit level or a contribution would be required from the City if the fund were to drop below 100%. He discussed how the rate of return was assumed at 5%, which was generally on the low side.

Mayor Niedfeldt-Thomas explained she attended a recent Fire Board meeting. She indicated the Fire Board went through a number of scenarios when approaching this request. She stated she supported the conservative approach of the team and noted she would be supporting the proposed increase.

**Motion by Councilmember Allen, seconded by Councilmember to Approve the Resolution to Authorize an Amendment to the New Brighton Firefighters' Relief Association Bylaws to Increase the Retirement Benefit Level by \$500 for Firefighters to \$10,500 per year of service effective June 14, 2023.**

**5 Ayes, 0 Nays-Motion Carried**

2. Consider Resolution Approving a Purchase and Sale Agreement for the Sale of City-Owned Property to United Properties Development LLC.

2. Consider Resolution Approving a Purchase and Sale Agreement for the Sale of City-Owned Property to United Properties Development LLC.

City Manager Massopust indicated Director of Community Assets and Development Schlichting would be presenting this item to the Council.

Director of Community Assets and Development Schlichting stated the New Brighton Exchange has become a showcase example of how to maximize the value of reinvestment dollars to bring quality living space and high paying jobs to a community, getting the project to the finish line was neither inexpensive or without risk, but the rewards have become clearer with each passing year. To fund this redevelopment, New Brighton

utilized a combination of its Municipal Redevelopment Fund and issuance of General Obligation Bonds. To repay our obligations, New Brighton created TIF Districts 31 and 32. The combined market value of these districts was approximately \$5,000,000 at the start of the project. Post implementation, each district was expected to see a significant increase in value allowing for a substantial capture of tax dollars to help offset the weighty upfront investment needed to mitigate decades of pollution. At the half-life of these TIF Districts, the City's expectations have been realized as a combined value of both districts is now approximately \$145,000,000; which was an increase of \$140,000,000. At this time, the only parcel that remains undeveloped and unspoken for is Block B. Despite being the most attractive site from a visibility standpoint, Block B remains undeveloped due to long-time contamination that remains onsite. Block B has approximately four feet of clean soil cover over a consolidated and historic waste dump. United Properties is aware of the underlying conditions and has experience in dealing with similar issues on other sites in the metro area. Staff has discussed historic information and explained United Properties has made an offer on the property. Staff reviewed the offer details in further detail with the Council and recommended approval of a purchase and sale agreement for the sale of Block B.

Mayor Niedfeldt-Thomas asked if any land was being retained by the City. Director of Community Assets and Development Schlichting reviewed the boundaries for the 17.39 acres of land, which encompasses the remaining land in this corridor. He reported there was a sliver of land that was under option for Abbott. Mayor Niedfeldt-Thomas questioned if there was land available at the intersection of I-694 and I-35W to install a gateway sign. Director of Community Assets and Development Schlichting indicated if this was a wish from the City this could be negotiated with the buyer in order to have the land retained in an easement. Councilmember Abdulle anticipated this location would be MNDOT right of way. Director of Community Assets and Development Schlichting reported the City could put a sign right next to the MNDOT right of way.

Councilmember Abdulle requested further information regarding the sliver of property that was under option for Abbott. Director of Community Assets and Development Schlichting discussed how this sliver of land could be used for parking should Abbott expand their building in the future. He commented further on how the roadway easement would need to be vacated prior to the closing on this property.

Mayor Niedfeldt-Thomas asked how United Properties came to know about this property. Connor McCarthy, United Properties, explained he led the Office, Warehouse and Industrial Development Practice in the Twin Cities. He reported he heard about this property from Trans Western. He understood this site has had interest over the years, but there has been concerns due to the site conditions. He reported he has experience in developing properties like this. He believed this site was primed for market demand in this space. He knew there was a lot to do with respect to the due diligence, but he believed it would be a great space for office and industrial.

Mayor Niedfeldt-Thomas inquired if United Properties was working with a particular client for this site. Mr. McCarthy stated he was not working with a particular client for this site at this time, but he has seven buildings under construction in the Twin Cities and he has found the most common sized user was between 30,000 to 50,000 square feet, which would mean three to five users for this site.

Mayor Niedfeldt-Thomas questioned how the City can be assured certain standards would be met, if the future tenants were unknown. Director of Community Assets and Development Schlichting stated both the buyer and the City do not want to put a use on the site that was not conducive to the area.

Mayor Niedfeldt-Thomas discussed the project timeline and construction period noting construction was slated for completion mid-2026. Director of Community Assets and Development Schlichting reported this was the case. Further discussion ensued regarding how the project would have to be completed by 2026 in order to take advantage of TIF.

Mayor Niedfeldt-Thomas stated she was really excited about the sale of this property and the new development.

Councilmember Allen commented on the cost for developing this site and explained he appreciated United Properties being willing to take this project on.

**Motion by Councilmember Abdulle, seconded by Councilmember Dunsworth to adopt a Resolution Approving a Purchase and Sale Agreement for the Sale of City-Owned Property to United**

**Properties Development LLC.****5 Ayes, 0 Nays-Motion Carried**

3. Consider Approval of Agreement with Kraus Anderson for Redevelopment of Totem Pole Park.

3. Consider Approval of Agreement with Kraus Anderson for Redevelopment of Totem Pole Park

City Manager Massopust indicated Parks and Recreation Director Fink would be presenting this item to the Council.

Parks and Recreation Director Fink stated staff is seeking approval to rehabilitate the facilities at Totem Pole Park. Since its establishment in 1968, there have been minimal improvements to the site, other than the installation of a neighborhood center. Improvements include the following: improved ballfields, picnic shelter with permanent restrooms, four outdoor pickleball courts, Bankshot game, full-size basketball court, improved parking, and rehabilitated playground. These improvements are in line with the approved MnDNR Outdoor Recreation Grant (\$300,000) for the park. This agreement is being done through the Sourcewell procurement process. Staff commented further on the proposed agreement and recommended approval.

Councilmember Abdulle asked if the current playground would be upgraded. Parks and Recreation Director Fink explained the current playground would remain at the park because it was only eight years old and would be moved to a new location. She noted the playground was for children five to twelve.

Councilmember Abdulle commented he was concerned that this park was more focused on older children and adults, versus on toddlers and younger children. He explained he understood the City had a limited amount of dollars for the improvements, but he feared the activities within this park were not balanced.

Councilmember Dunsworth disagreed stating the activities within this park could be used by kids and adults. She indicated parks were not just built for children, but rather were meant for the entire community.

Councilmember Abdulle reported he appreciated the proposed improvements to the park, but he wanted to ensure there were activities for all ages and all abilities.

Councilmember Dunsworth discussed how the park plan was part of a larger comprehensive park plan that would bring activities to the community for all age groups and not necessarily within every park. She commented a major consideration for this park was the safety of the parking and noted how the new parking lot took some real estate from the park.

Councilmember Allen stated this was one of the smaller parks in the City and he appreciated how many different amenities would be available to the neighborhood.

Mayor Niedfeldt-Thomas indicated some of the amenities within this park would require specific equipment. She questioned what the best practices are for managing this equipment. Parks and Recreation Director Fink stated a free sled library was created at Freedom Park and the neighborhood helps keep this stocked. She noted the City was working with the USTA on an equipment lending library for Hansen Park. She reported staff was considering how to manage and sustain equipment for Totem Pole Park.

Mayor Niedfeldt-Thomas asked if sports signage could be displayed at this park. Parks and Recreation Director Fink reported this was the case.

Councilmember Axberg commented she greatly appreciated the plans for this park. She stated she was looking forward to having pickleball at this park because this was a great intergenerational activity.

**Motion by Councilmember Dunsworth, seconded by Councilmember Axberg to approve the agreement and authorize a 5% contingency for an authorized total of \$2,353,319.**

**5 Ayes, 0 Nays-Motion Carried****Commission Liaison Reports, Announcements and Updates****Commission Liaison  
Reports,  
Announcements and  
Updates****Devin Massopust**

City Manager Massopust reported City offices would be closed on Monday, June 19 in observance of Juneteenth. He reminded the public to attend an upcoming summer concert on the first Thursday of July and August at Veteran's Park. He invited the public to attend an event with the League of Women Voter's at the Community Center on Wednesday, June 14 at 5:30 p.m. where the Climate Action Plan will be discussed. He noted another Open House will be held at the Community Center on Thursday, June 29 regarding the City's involvement in the Just Deeds initiative.

**Graeme Allen**

Councilmember Allen reported he enjoyed attending the Sunny Square ribbon cutting ceremony. He stated the Planning Commission would meet next on Tuesday, June 20. He thanked the community for attending the Memorial Day event on Monday, May 29.

**Emily Dunsworth**

Councilmember Dunsworth reported a digital equity plan was available on the Nine North website and feedback was being requested from the public. She stated the Public Safety Commission met on Monday, June 12 and a presentation was provided on traffic stop data. She commented further on the diversion and fix it coupons that are being handed out by officers in order to assist residents with equipment violations. She explained the Public Safety Department would be exploring a pilot program where letters would be sent to residents with expired tabs or equipment violations instead of tickets.

**Pam Axberg**

Councilmember Axberg reported she attended the PREC meeting on Tuesday, June 7 and noted the splash pad design was discussed. She explained she appreciated attending the Sunny Square ribbon cutting ceremony and how all of the children in attendance were included in the event. She noted work had begun on Hansen Park. She encouraged residents to attend the Chalk Festival on Saturday, June 24.

**Abdullahi Abdulle**

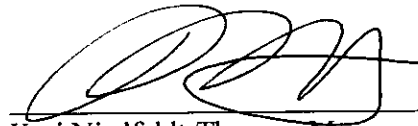
Councilmember Abdulle reported the EDC met on Wednesday, June 7 and received a presentation on the City's TIF districts, along with updates on Block B.

**Mayor Niedfeldt-Thomas**

Mayor Niedfeldt-Thomas sent her condolences to the City of Mounds View after the recent passing of their Mayor Al Hull. She thanked staff for putting together the City of New Brighton 2022 Annual Report. She thanked the VFW for their continued support and leadership at the Memorial Day parade and ceremony. She congratulated all Mounds View, Irondale and Totino Grace graduates. She stated Open to Business would be holding planning sessions at City Hall on the fourth Tuesday of every month. The next session would be held on Tuesday, June 27. She stated the farmers market would be held every Wednesday throughout the summer from 3:00 p.m. to 7:00 p.m. at the Community Center. She noted the Equity Commission would be meeting next on Thursday, June 15. She reported the City Council would be meeting next on Tuesday, June 27.

**Adjournment**

Mayor Niedfeldt-Thomas adjourned the meeting at 8:04 p.m.



Kari Niedfeldt-Thomas, Mayor

**Adjournment**

The meeting adjourned  
at 8:04 p.m.

ATTEST:



Terri Spangrud, City Clerk