

Minutes of the Proceedings of the City Council of the City of Champlin in the County of Hennepin and the State of Minnesota
Pursuant to Due Call and Notice Thereof

Regular Session
April 14, 2014
Municipal Center

- Call to Order The Champlin City Council met in Regular Session and was called to order by Mayor ArMand Nelson at 7:00 p.m.
- Pledge of Allegiance The Pledge of Allegiance was recited.
- Roll Call Present were Mayor ArMand Nelson and Councilmembers Eric Johnson, Ryan Karasek, Bruce Miller and Kara Terry.
- Absent: None.
- Also present were City Administrator Bret Heitkamp, Community Development Director John Cox, City Engineer Tim Hanson, Assistant City Engineer Todd Tuominen, City Planner Scott Schulte, City Attorney Scott Lepak, Police Chief David Kolb, Finance Director June Johnston and City Clerk Roberta Colotti.
- Approval of Agenda
(April 14, 2014)
Motion Motion by Councilmember Johnson and seconded by Councilmember Karasek to approve the agenda for the April 14, 2014 Regular Meeting as presented. Voting in favor were Mayor Nelson, Councilmembers Johnson, Karasek, Miller and Terry. Voting against: none. Motion carried.
- Approval of Minutes
Motion Motion by Councilmember Johnson and seconded by Councilmember Miller to approve the minutes of the March 24, 2014 Worksession, March 24, 2014 Regular Meeting and March 24, 2014 Executive Session, as presented. Voting in favor were Councilmembers Johnson, Karasek, Miller and Terry. Voting against: none. Abstained: Mayor Nelson. Motion carried.
- Approval of Bills
(April 14, 2014)
Motion Motion by Councilmember Terry and seconded by Councilmember Miller to approve the bills as submitted for payment on April 14, 2014. Voting in favor were Mayor Nelson, Councilmembers Johnson, Karasek, Miller and Terry. Voting against: none. Motion carried.
- Announcements Mayor Nelson made the following announcements:
- Environmental Resources Commission Earth Day Clean-Up Event – Thursday, April 24th at 5:00 p.m. at Northland Park. Contact the City Clerk at 763-923-7111 to register yourself or your community group.
 - Council Worksession – Monday, April 28th at 5:45 p.m. in the Council Conference Room.
 - City Council Meeting – Monday, April 28th at 7:00 p.m. in the Council Chambers.
 - Local Board of Appeal and Equalization Open Book Meeting – Tuesday, April 29th at 5:00 p.m. in the Council Chambers.
- Special Presentations
- Oath of Office: Police The Police Chief stated that this evening Sergeant Glen Schneider and Officer Andrew Jaye would be sworn in. He reviewed the Department highlights from the past year, thanking the Council for their financial support for the purchase of successful new lifesaving equipment. He reviewed awards that were received by Officers and Sergeants the previous year and commended the staff for their efforts. He invited all Officers present to come forward and take the Oath of Office together.
- Officer Andrew Jaye and
Police Sergeant Glen
Schneider The City Clerk administered the Oath of Office to new Officer Andrew Jaye and new Sergeant Glen Schneider.
- Council Committee Councilmember Miller, Metro Cities, stated that the annual meeting is planned for next quarter.
- Quarterly Reports Councilmember Terry, Anoka-Champlin Fire Board, stated there has not been a recent Fire Board meeting.

The City Administrator described the work that has been recently completed related to the Fire Department structure.

Councilmember Johnson, QCTV Board, provided an update on the recent activity of the Board noting that Comcast negotiations are ongoing. He advised that there have been staffing changes throughout the organization, including moving from a part-time to full-time staff structure, as well as equipment upgrades.

Councilmember Karasek, District Advisory Council on Community Education, reviewed the programing offered by Community Education.

Consent Agenda

Resolution No. 2014-29
Revoking Municipal State
Aid Routes on Gettysburg
Avenue - Champlin Drive
to 123rd Avenue; Unity
Avenue/Vera Cruz
Avenue/112th Avenue -
109th Avenue to CSAH 12
Resolution 2014-29

Councilmember Miller introduced the following resolution and moved its adoption:

A Resolution Revoking Municipal State Aid Routes on Gettysburg Avenue - Champlin Drive to 123rd Avenue; Unity Avenue/Vera Cruz Avenue/112th Avenue - 109th Avenue to CSAH 12

The motion for the adoption of the resolution was duly seconded by Councilmember Terry, and upon vote being taken thereon, the following voted in favor thereof: Mayor Nelson, Councilmembers Johnson, Karasek, Miller and Terry, and the following voted against the same: none, whereupon said resolution was passed this 14th day of April 2014.

Resolution No. 2014-30
Establishing a State Aid
Route on Tanglewood
Lane - 109th Avenue to
Hidden Oaks Lane;
Hidden Oaks Lane -
Tanglewood Lane to Elm
Creek Parkway; Louisiana
Avenue - 120th Avenue to
CSAH 12
Resolution 2014-30

Councilmember Miller introduced the following resolution and moved its adoption:

A Resolution Establishing a State Aid Route on Tanglewood Lane - 109th Avenue to Hidden Oaks Lane; Hidden Oaks Lane -Tanglewood Lane to Elm Creek Parkway; Louisiana Avenue - 120th Avenue to CSAH 12

The motion for the adoption of the resolution was duly seconded by Councilmember Terry, and upon vote being taken thereon, the following voted in favor thereof: Mayor Nelson, Councilmembers Johnson, Karasek, Miller and Terry, and the following voted against the same: none, whereupon said resolution was passed this 14th day of April 2014.

Approve Design of Flood
Management Levee for
the Elm Creek CLOMR
Flood Mitigation in
Connection with the Elm
Creek Dam (Improvement
Project No. 21008)
Motion

Motion by Councilmember Miller and seconded by Councilmember Terry to approve the funding for the design of the proposed Flood Control Levee in the amount not to exceed \$35,220. Voting in favor were Mayor Nelson, Councilmembers Johnson, Karasek, Miller and Terry. Voting against: none. Motion carried.

Appointment of Part-Time
Receptionist
Motion

Motion by Councilmember Miller and seconded by Councilmember Terry to appoint Ms. Janie Killian to the part-time receptionist position at Step 1, subject to the successful completion of a pre-employment physical and drug screen, criminal background credit check, to begin work on Monday, April 14, 2014. Voting in favor were Mayor Nelson, Councilmembers Johnson, Karasek, Miller and Terry. Voting against: none. Motion carried.

Accept Resignation of
Police Officer and CSO
Zabel and Approve
Appointment of New
Police Officer
Motion

Motion by Councilmember Miller and seconded by Councilmember Terry to accept the resignation of Police Officer Paul Larson, effective April 16, 2014 and the resignation of Community Service Officer (CSO) Chad Zabel, effective April 18, 2014 and to approve the hiring of Police Officer Brittany Crocker. Voting in favor were Mayor Nelson, Councilmembers Johnson, Karasek, Miller and Terry. Voting against: none. Motion carried.

Open Forum

The Community Development Director presented information on the solar energy system project in response to the questions brought forward at the previous meeting from resident Jim Duerr. He reviewed the timeline for ownership of the system and the project funding. He provided information

Resolution No. 2014-31
Approving a Site Plan and
a Conditional Use Permit
for a Mini Storage Facility
(Acorn Mini-Storage) on
Lot 1, Block 1, Faye
Second Addition
(Project 2014-07)

on the system equipment noting the manufacturer, lifespan and warranty information.

New Business

The City Planner stated that Nationwide Housing Corporation, the parent company to Acorn Mini-Storage, has an agreement to purchase the 4.91-acre parcel located south of the First Student bus site. He explained that this parcel is the only parcel in the City zoned for to allow for the construction of a storage facility as proposed.

The City Planner displayed a sketch of the proposed plans for the mini storage facility highlighting materials proposed, general site layout and storm water plans. He noted that the majority of the storage would be provided through a 90,000 square foot two story building in the center of the site, constructed behind the front building. He advised that there will be security fencing and highlighted the landscaping that would be provided not only in the front but also between the site and the apartment building garages to the south in order to provide additional screening.

The City Planner highlighted a 900 square foot area in the back of the site which would be used for U-Haul rental trucks, noting that staff recommends no more than three trucks to be parked in that area.

The City Planner reported that the Planning Commission held a public hearing on March 17, 2014 and no comments were received from the public, although the applicant was on hand to answer questions from the Commission. He advised that the Commission had concern with possible noise complaints from late night users and reported that an additional condition was added to the recommendation for approval under which the owner would work with the Council should noise complaints arise.

Councilmember Miller questioned the depth of the pond and the type of maintenance that would be provided.

The City Planner advised that the pond would be similar to the pond found on the neighboring, First Student, site. He advised that an infiltration basin would also be provided. He believed that the area would be well maintained and landscaped.

Councilmember Miller confirmed that staff was satisfied that the proposed lighting would not interfere with the neighboring site.

Councilmember Johnson asked for additional information in regard to retaining walls.

The City Planner identified two proposed retaining walls, and advised that the final construction of the retaining walls may be impacted by the ability of Acorn Mini-Storage to secure permission from the adjoining property owners for grading work.

Councilmember Karasek questioned if additional brick could be used for the building façade.

Kathy Anderson, Architectural Consortium, advised that based on the Planning Commission requests, additional details have been added to the windows. She believed these details would create a handsome building and did not believe this type of use would benefit from any additional brick detail.

Councilmember Karasek referenced the Goodwill building and noted that he finds that building very plain. He acknowledged that this building would not have the same type of visibility and questioned if there would be any possibility to vary the height in the front to add more depth.

Ms. Anderson noted that the design is proposed not only for longevity but also for functionality.

Councilmember Miller stated that for a storage facility, the proposed building was attractive.

Mayor Nelson questioned the size of the landscape trees to be planted.

The City Planner advised that the deciduous tree requirement is a minimum of eight feet.

Mayor Nelson questioned if each storage unit customer would have their own code in order to track who is coming and going.

Chris Kerwin, Acorn Mini Storage, confirmed that each user has their own code for tracking and advised that the site also has video surveillance.

Resolution 2014-31

Councilmember Miller introduced the following resolution and moved its adoption:

A Resolution Approving a Site Plan and a Conditional Use Permit for a Mini Storage Facility
(Acorn Mini-Storage) on Lot 1, Block 1, Faye Second Addition (Project 2014-07)

The motion for the adoption of the resolution was duly seconded by Councilmember Terry, and upon vote being taken thereon, the following voted in favor thereof: Mayor Nelson, Councilmembers Karasek, Miller and Terry, and the following voted against the same: Councilmember Johnson, whereupon said resolution was passed this 14th day of April 2014.

Resolution No. 2014-32
Approving a
Comprehensive Land Use
Plan Amendment,
Resolution No. 2014-33
Approving a Planned Unit
Development Plan,
Resolution No. 2014-34
Approving the Preliminary
Plat and Resolution No.
2014-35 Approving a Site
Plan for a 70-Unit Senior
Cooperative Facility
Located on the Northwest
Corner of Dayton Road
and Cartway Road: United
Properties, Applewood
Pointe of Champlin
(Project 2014-05)

The City Planner presented a proposal for the 4.2-acre vacant site located on the northwest corner of Dayton Road and Cartway Road to construct a multistory, 70-unit, senior housing facility. He noted that a number of approvals would be required in order to move forward on this project including a land use amendment to high density. He stated that staff believes that the site would fit well with the neighboring apartment building and residential area and supports the change as the plan meets many aspects of the City's Comprehensive Plan. He noted that this approval would be contingent upon the Site Plan approval as well as the approval of the Metropolitan Council.

The City Planner advised that a rezoning request is also necessary in order to rezone the parcel to a Planned Unit Development (PUD) zoning which would provide development flexibility as well as preservation of open space. He noted that the parcel is constrained due to floodplain and the location on the busy road, which make this parcel a prime candidate for PUD zoning. He stated that staff supports the PUD zoning and reviewed the conditions recommended for approval.

The City Planner reviewed the proposed Site Plan for the building and advised that there would be two access points with 105 parking stalls. He displayed an architectural rendering of the building noting a number of materials and varying colors are proposed in order to break up the façade of the facility. He advised that on three sides the building would give the appearance of four stories with a fifth level on the backside of the building in order to provide additional river view units. He explained that the fifth story would only be visible directly across from the site on the river and would not change the height of the building.

The City Planner reported that a neighborhood open house was hosted by the applicant on March 6th and advised that traffic volumes were discussed. He explained that there is not much impact to traffic expected because of the number and times of trips that would be made from the facility. One resident also expressed concern with the loss of their river view due to the building construction.

The City Planner reported that the Planning Commission held a public hearing on March 17th at which time the same resident shared feedback regarding traffic and view concerns. He advised that the resident suggested improved public access on the right-of-way at Cartway Road. He stated that staff is in discussion with the applicant to determine if improved public access to the river could be made. He advised that Commissioner Bolterman did not support the project because he believed that this use was too intense. He reported that the Planning Commission recommended approval of the request with a vote of 6-1. He stated that staff also recommends approval of the requests subject to the conditions included in the staff report.

Councilmember Miller stated that he was pleased with the project and was impressed with the quality of the project, after touring existing Applewood Pointe facilities. He also thanked the Planning Commission for their diligent work.

Councilmember Johnson referenced the requested public access and the impact that could have on parking in that area.

The City Planner stated that this would be seen as a neighborhood access, noting that there would be limited on-street parking. He advised of other access points of this nature found in the City.

Councilmember Terry asked for additional information regarding the pre-sale level and number of reservations received.

Alex Hall, United Properties, reported that reservations were first accepted last September and they have received 65 reservations. He advised that informational meetings have been full thus far and reported that tours will also be hosted at one of their other facilities. He stated that once 85 reservations are received they would move forward. He explained that because the master mortgage is through HUD the facility must be at a level of 60 percent pre-sale before groundbreaking could occur.

Sara Peterson, 313 Garfield Avenue, stated that she did attend the neighborhood meeting as well as the Planning Commission. She expressed concern with the view that will be lost from her property explaining that they purchased the home because of the view to the river. She also confirmed that when they access the river with their canoe they walk and therefore do not park their car on the road.

Councilmember Karasek stated that this is the first project that he has seen since first serving on the Council, which exceeded his expectations. He suggested that perhaps an easement be obtained along the river, which could reserve the right for the City to construct a walkway along the river in the future should ownership change.

Mr. Hall stated that security is a concern for the owners within the facility. He explained that a dock or canoe rack might be installed and then security would be a concern. He stated that there may also be implications on the mortgage. He stated that if requested by the Council he could speak with their staff regarding the company's position on a trail being located on the property.

Councilmember Karasek explained that his intent was just to preserve the right for the future should a walkway be constructed along the river.

Councilmember Miller stated that he would not support a request for a trail easement.

Mayor Nelson stated that overall this project is a great addition to the community. However, he questioned the traffic impact of this project.

The City Planner stated that the traffic impact will be minimal and he did not anticipate upgrades needed at this time. He advised that in the future staff has a vision for a four-lane road.

Dick Brown, 701 East Hayden Lake Road, referenced an existing driveway along Cartway and asked for information.

The City Planner noted that there would be improvements proposed along Cartway Road. He identified the parcel in question and noted that the driveway issue would need to be worked out with that homeowner.

Mr. Brown did not believe that the proposed building height would match the rules of the DNR and believed that the City should follow those rules.

Mayor Nelson noted that under the newly proposed DNR rules, this height would be allowed.

Resolution 2014-32

Councilmember Johnson introduced the following resolution and moved its adoption:

A Resolution Approving a Comprehensive Land Use Plan Amendment from Low Density Residential to High Density Residential for 4.2-Acres Located in the Northwest Corner of the Dayton Road/Cartway Road Intersection

The motion for the adoption of the resolution was duly seconded by Councilmember Miller, and upon vote being taken thereon, the following voted in favor thereof: Mayor Nelson, Councilmembers Johnson, Karasek, Miller and Terry, and the following voted against the same: none, whereupon said resolution was passed this 14th day of April 2014.

Resolution 2014-33

Councilmember Johnson introduced the following resolution and moved its adoption:

A Resolution Approving a Planned Unit Development Plan for Applewood Pointe of Champlin

The motion for the adoption of the resolution was duly seconded by Councilmember Miller, and upon vote being taken thereon, the following voted in favor thereof: Mayor Nelson, Councilmembers Johnson, Karasek, Miller and Terry, and the following voted against the same: none, whereupon said resolution was passed this 14th day of April 2014.

Resolution 2014-34

Councilmember Johnson introduced the following resolution and moved its adoption:

A Resolution Approving the Preliminary Plat for Applewood Pointe of Champlin on the Mississippi

The motion for the adoption of the resolution was duly seconded by Councilmember Miller, and upon vote being taken thereon, the following voted in favor thereof: Mayor Nelson, Councilmembers Johnson, Karasek, Miller and Terry, and the following voted against the same: none, whereupon said resolution was passed this 14th day of April 2014.

Resolution 2014-35

Councilmember Johnson introduced the following resolution and moved its adoption:

A Resolution Approving a Site Plan for a 70-Unit Senior Cooperative Facility (Applewood Pointe of Champlin) on Lots 1,2,3 and 4, Block 5, Champlin

The motion for the adoption of the resolution was duly seconded by Councilmember Terry, and upon vote being taken thereon, the following voted in favor thereof: Mayor Nelson, Councilmembers Johnson, Karasek, Miller and Terry, and the following voted against the same: none, whereupon said resolution was passed this 14th day of April 2014.

Public Hearings

First Reading of an Ordinance Creating a Street Light Utility and Amending Chapter 22 - Fees

The City Administrator reviewed the ordinance amendment and public hearing process. Noting that if approved for first reading this evening the ordinance amendments would be brought back for final action on May 12th.

The City Administrator provided a PowerPoint presentation regarding the proposed street light utility, street light funding and proposed street light fee. The fee structure for different types of properties was presented with the \$3 per month fee for residential properties being highlighted.

Public Hearing

Mayor Nelson opened the public hearing at 8:26 p.m.

Mike Galante, 11440 Yates Avenue, stated that he has lived in his home since 1972 and remembered a time when the City previously had a charge for street lighting. He questioned when that was removed. He also questioned if fiberglass poles would be installed under the new program and whether LED type of lights were included.

The City Administrator reported that fee went away in 1997. He advised that the new City standard is a metal pole. He stated that the proposed lights are not LED but the fixture will be designed to allow for the conversion to LED in the future.

The City Engineer stated that LED lighting is relatively new and has a higher cost. He noted that LED lighting has a different look and brightness. He advised that the project was cost prohibitive with LED lighting, noting that Xcel Energy rebates would not apply because it is an outdoor lighting system.

Dale Winch, 701 Bradford Avenue, stated that if the street light costs were funded through a property tax vs. the proposed fee, that cost would be tax deductible. He found the \$3 residential fee proposed surprising because he pays approximate \$9 per month for the light pole he has in his yard. He stated that at one time it had been proposed that the City cut back on street lighting, noting that there is a difference between the lighting found in older and newer developments. He believed the lights in the newer neighborhoods to be much more attractive. He believed that the \$3 per month cost was very reasonable.

Dale Sandwick, 11233 Xlyon, stated that he is bothered by all the fees including franchise fees found on the utility bill, which he estimated to be \$144 per year. He stated that he is not against the \$36 total

annual cost for street lights, but preferred the cost to be placed on the taxes so that it could be deductible.

Mike Galante, 4980 109th Place, expressed concern with extra fees. He stated that he is tired of seeing extra taxes on everything within society. He stated that he pays taxes each year, which continue to rise, and believed that everyone needs to live within their means and within the money received. He stated that there will always be something else that needs improvement and did not see the need for an extra fee for street lights. He stated that if the City needs the money they should get that through the taxes.

Justin Palmer, 11808 Winnetka Avenue, appreciated the safety benefit of street lights noting that he likes to run in the evening. He stated that Winnetka Avenue needs additional lighting but acknowledged that is a county not city road. He questioned if everyone in the City would receive the same type of lighting found in neighborhoods such as those along Goose Lake Road or whether the county roads would be neglected.

The City Administrator stated that the cost for the street lights on an annual basis is not just for the street light found in front of your home, as every resident drives within the City where street lights are located. He stated that the Council has made some extremely difficult decisions in the past 18 months stressing transparency and process. He noted that until the Council dug into this issue, the policy had not been discussed since 1986. He explained that the Council adopted guidelines are a part of this process which identified the placement and spacing of lights within the City. He noted that there are a number of different types of lights found within the City and that moving forward there is a guideline and standard type of lighting that would be installed. He stated that street light replacement would only be completed when the street is reconstructed. He stated that the lighting on county roads is done jointly between the City and County, noting that Douglas Drive was the last county road to be completed.

Karen Attia, 11917 Louisiana Circle, questioned if the City would be purchasing the lights currently leased.

The City Administrator explained that when the streets are reconstructed, the lights will be replaced with the new standard light and would no longer be leased.

Ms. Attia stated that she has a light in front of her home and questioned how a new light would impact her home and whether the light would be placed in the same position.

The City Engineer described the new light pole that would be installed and stated that the new light would not be as intense as the current light.

Ms. Attia questioned, based on the fact that the street light infrastructure fund has not been fully funded for years, if there were other City funds that were not fully funded.

Mayor Nelson stated that this issue has been passed on for several years and advised that this is the only infrastructure fund that does not have an identified infrastructure revenue source.

John Bydlon, 11141 Louisiana Court West, stated that he does not like the type of lights being proposed. He also did not agree with the fee as proposed. He referenced the resident survey and believed that 85 to 90 percent of the residents were satisfied with their current lights.

Dick Brown, 701 East Hayden Lake Road, stated that his issue was not with the \$3 per residential unit fee. His main issue is there are too many street lights on his street and the light near his driveway could be removed. He also believed lights would be better suited on the other side of his property at Veterans Park. He stated that too many lights impair the view of the night sky/stars and also have an additional cost to operate. He did take issue with the fee being charged to his property as an undeveloped residential property vs. as a single residential unit under the definitions in the ordinance, as he uses his property as a single family home site.

Bob Olson, 11234 Quebec, expressed his opposition to the proposed fee and referenced the number of City fees increases that have occurred since 2009. He questioned the other City fees that are charged.

The City Administrator advised that the gas utility fee is set aside for future infrastructure costs, similar to the storm sewer fee.

Mr. Olson stated that these costs should be included as a tax and not put forth as a fee. He believed that everything should be included on the taxes and the City fees should end.

The City Administrator stated that levy limits, imposed by the State Legislature, impact the City's ability to increase taxes to cover costs such as the street lights and other infrastructure replacement costs.

Mr. Olson stated that even though his home value has decreased since 2009, his taxes have increased because of the City fees. He did not believe that street lights are needed and should be shut off, leaving homeowners to use their own lights at their own cost.

Rich Boutell, 11228 West River Road, also expressed concern with additional fees being added to the utility bill. He questioned if the City participates in a electricity load control program, which cycles lights on and off, to help reduce operating costs, or whether the City could investigate that in the future.

The City Engineer explained that about 80% of the lights in Champlin are non-metered and non-serviced and therefore those programs are not available.

Forest Elliott, 31 Hayden Lake Road, displayed photographs of an example of what he felt were more proper lights, found in the QCTV parking lot, which provides shielded uniform light. He noted that lights within the Cobblestone neighborhood are already deteriorating after ten years, when the lifespan is quoted at 50 years. He provided photographs of other downcast lights found in the metro area that he believed would be better suited for the City. He referenced the new roundabout proposed at West River Road and Hayden Lake Road, which is proposed to have 14 lights, and despite having 14 lights still will not meet the lighting standards of Hennepin County. He wished that the City would investigate the shielded lighting. He stated that he would also prefer to see the charge on taxes rather than as a fee.

Matt Kelly, 11408 Yates Avenue North, stated that he moved here in 2001 and has two young children. He believed that the children have great access and opportunity in the neighborhood because of the street lights. He believed that street lights are a measure of public safety and a great service provided by the City. He suggested that some of the alternatives discussed, such as cycling lights on and off, be reviewed in order to obtain cost savings.

Jim Duerr, 10917 Indiana Avenue North, confirmed that according to the City Administrator's presentation the Council is proposing to increase taxes by 1% in 2015 for street light costs. He did not believe that the residents should be charged a fee in addition to increased taxes.

The City Administrator explained that the fee would be identified for the operating costs of the street light system while the 1% on the taxes would be designed to pay for the capital replacement of the street light system. He explained that when the residents are assessed \$1,000/unit for street light replacement, the City is still paying 75% of the cost.

Mike Galante, 11440 Yates, questioned the rate that would be charged for developed lots, in relation to Mr. Brown's comments on the rate charged for his undeveloped residential property.

The City Administrator advised that all residential developed lots would be charged \$3 per month.

Rick Klemesrud, 11333 Welcome Avenue, advised that there is an upcoming election and unhappy people should speak at the polls. He questioned if the City obtained quotes when purchasing street lights as the costs appeared to be high.

The City Engineer noted that the price has increased because of the increased cost of copper and aluminum. He explained that the system has to be rewired because of the cost to convert to metered lighting. He confirmed that street light reconstruction projects are publicly bid.

Mr. Brown stated that there is a house on each end of his lot, which he believed would make it a single developed lot.

The City Engineer advised that the \$3 per unit residential fee is based on 90 feet of front footage and that is why a standard parcel would be charged only for only one unit.

Ms. Attia asked that Forest Elliott be consulted by the City on the matter of lighting.

Motion

Motion by Councilmember Miller and seconded by Councilmember Johnson to close the public hearing at 9:22 p.m. Voting in favor were Mayor Nelson, Councilmembers Johnson, Karasek, Miller and Terry. Voting against: none. Motion carried.

Councilmember Miller said one of the reoccurring things heard was residents wanted the cost of street lights put on their taxes. They didn't care if it saved them money or not to use the fee structure, but one of the problems we had this year is we couldn't put it on the taxes due to levy limits. Looking ahead the Council can consider putting it on the taxes. One of the reasons he was in favor of the fee was because it was proposed to save people money over the use of a flat tax rate increase. However, he is hearing that people want it on their taxes so he would like to discuss that further with the Council as part of the 2015 budget process.

Councilmember Miller agreed with Karen Attia that it was appalling that this issue had been left unaddressed for quite some time but noted that is why the Council has to move forward. He explained that previous Councils continued to push the issue further down the road and the current Council made the decision to deal with the issue even though it is not politically popular. He stated that the Council and staff are attempting to do the best that they can to solve a real issue that exists and needs to be solved.

Councilmember Karasek echoed the comments made by Councilmember Miller. He stated that he would prefer to pay a \$36 fee rather than a percentage tax increase that could be much higher, based on the value of your home. He stated that through his work in real estate he has seen the rise and fall of property taxes and noted that if property taxes were to decrease, the necessary funds may not be available. He explained that the fee protects the City and residents from fluctuations in property values. He stated that previous Councils have struggled with this, just as the current Council has struggled with the issue, but believed that the Council developed a solid plan with the most equitable cost to each resident.

Councilmember Terry thanked those residents that spoke this evening for providing their feedback and input. She stated that the Council has spent numerous hours on this issue and has attempted to be transparent throughout this process. As part of the process the Council will consider the public hearing comments. Councilmember Terry encouraged residents to continue to communicate with the City.

Councilmember Johnson understood the frustration that the issue has gone on without solution but noted that the Council can only handle so much at one time. He stated that the past five to six years have been rough and he did not believe that the City could have accomplished this during that time. He stated that the Council has tried to manage what they have as best as they could in this economy and under the current State and Federal mandates. He stated that the Council has thoroughly discussed options for this issue. He noted that the fee is proposed to be indexed in three year increments.

Mayor Nelson reviewed comments made by residents and noted that the intention is to move to a metered street light system, which could be dimmed in order to obtain cost savings. He advised that the lifespan of the new lights exceeds those that exist today. He believed that this is a long-term solution that will help to saving funds in the future. He stated that the Council has taken many hours to discuss this and this public hearing is a first step in the process. He advised that this will come again before the Council on May 12th for formal action.

The City Administrator stated under the project timeline the fee would be implemented July 1, 2014. The City Council will address the indexing of the proposed fee as part of the 2015 budget process.

Motion

Motion by Councilmember Miller and seconded by Councilmember Karasek to approve the first

reading of an Ordinance Creating a Street Light Utility and an Ordinance Amending Chapter 22 – Fees. Voting in favor were Mayor Nelson, Councilmembers Johnson, Karasek, Miller and Terry. Voting against: none. Motion carried.

Adjournment

The Champlin City Council adjourned the regular meeting at 9:36 p.m.

ArMand Nelson, Mayor

Attest:

Roberta Colotti, CMC, City Clerk