



City Council Meeting

November 25, 2024

7:00 PM

Fridley City Hall, 7071 University Avenue NE

Minutes

Call to Order

Mayor Lund called the City Council Meeting of November 25, 2024, to order at 7:00 p.m.

Present

Mayor Scott Lund
Councilmember Dave Ostwald
Councilmember Tom Tillberry
Councilmember Ryan Evanson
Councilmember Ann Bolcom

Absent

Others Present

Walter Wysopal, City Manager
Scott Hickok, Community Development Director
Joe Starks, Finance Director
Sarah Sonsalla, City Attorney

Pledge Of Allegiance

Approval of Proposed Consent Agenda

Motion made by Councilmember Bolcom to adopt the proposed Consent Agenda. Seconded by Councilmember Tillberry.

Upon a voice vote, all voting aye, Mayor Lund declared the motion carried unanimously.

Approval/Receipt of Minutes

1. Approve the Minutes from the City Council Meeting of November 12, 2024.
2. Receive the Minutes from the City Council Conference Meeting of November 12, 2024.
3. Approve the Minutes from the Board of Canvass Meeting of November 12, 2024.
4. Receive the Minutes of the Environmental Quality and Energy Commission (EQRC) Meeting of October 8, 2024.

5. Receive the Minutes of the Housing and Redevelopment Authority of October 3, 2024.
6. Receive the Minutes of the Public Arts Commission Meeting of October 2, 2024.
7. Receive the Minutes of the Parks and Recreation Commission Meeting of October 7, 2024.

New Business

8. Resolution No. 2024-169, Awarding Apex Lift Station Improvements Project No. 24-519.
9. Resolution No 2024-170, Approving Gifts, Donations and Sponsorships Received Between October 19, 2024 and November 15, 2024.
10. Resolution No. 2024-172, Approving a Second Extension of Final Plat Approval for PS #23-02 Petitioned by Stonebrooke Engineering on behalf of the City of Minneapolis.
11. Resolution No. 2024-173, Approving the Revised Employment Agreement between the City of Fridley and Walter T. Wysopal, City Manager.
12. Second Reading of Ordinance 1427, Conveying Outlots A, B & C, Locke Ponte, to Pulte Homes of Minnesota LLC

Claims

13. Resolution No. 2024-171 Approving Claims for the Period Ending November 20, 2024.

Open Forum, Visitors: (Consideration of Items not on Agenda – 15 minutes.)

No one from the audience spoke.

Adoption of Regular Agenda

Motion made by Councilmember Ostwald to adopt the regular agenda. Seconded by Councilmember Tillberry.

Upon a voice vote, all voting aye, Mayor Lund declared the motion carried unanimously.

Regular Agenda

Public Hearing(s)

14. Resolution No. 2024-168, Declaring Privately Owned Property at 5809 Arthur Street NE Hazardous and Ordering Razing of the Hazardous Building

Motion made by Councilmember Bolkcom to open the public hearing. Seconded by Councilmember Ostwald.

Upon a voice vote, all voting aye, Mayor Lund declared the motion carried unanimously.

Scott Hickok, Community Development Director, presented a request for an order to raze property at 5809 Arthur Street. He stated that tonight the Council is asked to take action on the resolution and also on the abatement order. He provided background information and history of the property at 5809 Arthur Street. He reviewed the requirements of State Statute related to the order and the next steps if the resolution is approved tonight. He also reviewed steps the property owner could take to avoid razing the structure.

Motion made by Councilmember Evanson to approve the abatement order into the record. Seconded by Councilmember Ostwald.

Upon a voice vote, all voting aye, Mayor Lund declared the motion carried unanimously.

Councilmember Evanson used the scenario that the homeowner decided to make improvements and asked the length of time that would be provided. He stated that he would not want to be in a position where some menial improvements are made, and the process is drug along for years. Mr. Hickok replied that the City has already provided an abundance of time and care over the past 11 years. He stated that because someone may be living in the structure that is a danger and therefore a timeframe of 30 days has been provided for the work to be done or the structure to be razed. He stated that a notice of the public hearing was provided to the homeowner, and he chose not to attend tonight. Councilmember Evanson commented that everyone respects private property rights, and this property owner has been provided with an abundance of time. He stated that he has heard comments from many residents related to the condition of this property.

Councilmember Bolkcom stated that realistically the work would not be completed in 30 days. She asked if a contractor were to be hired and progress was being made, she would think more time would be provided. Mr. Hickok confirmed that could be done but noted that significant progress would need to be made in order to show the investment and commitment to move forward. He stated that the siding was not done in a manner that showed that commitment and/or investment.

Councilmember Bolkcom asked how soon the neighborhood could expect to see something if the property owner chooses not to take any action. Mr. Hickok reviewed a potential timeline and the uncertainties in terms of serving the property owner and action by the court. He estimated that perhaps the structure could be removed in March. He explained that the property would still remain of the property owner. He explained that the existing home is a liability to the property owner, a future property owner, and the City. He explained that part of the City contract would be for the lot to be seeded after the structures are razed so that it could be mowed and maintained. He confirmed that it would be the responsibility of the property owner to maintain the grass on the property.

Councilmember Tillberry asked if there is a history of paying for this type of thing, as it could be easy for someone to walk away from this with the City left holding the bill. Mr. Hickok replied that the property owner has paid the assessments and taxes each year. He stated that if the property did go

the route of tax forfeiture, the City would have a lien and the County would ask the City what it wanted to do with the property. He stated that the property could be sold at market value or if it were going to be used for a public purpose, it could be obtained at no cost. He noted that in either scenario the City would recover the funds.

Councilmember Ostwald commented that fill will need to be hauled to fill in the foundation, which he would imagine would be an expensive process and asked if the season would cause any issues. Mr. Hickok stated that he has spoken with staff who have experience in this type of activity and has found winter to be a better time to do the work than summer, although recognizing that significant snow could be a burden. He explained that they would work with utilities to ensure that proper connections were maintained should a new home be constructed at a later date.

Motion made by Councilmember Ostwald to close the public hearing, Seconded by Councilmember Evanson.

Upon a voice vote, all voting aye, Mayor Lund declared the motion carried unanimously.

Motion made by Councilmember Evanson to adopt Resolution No. 2024-168, Declaring Privately Owned Property at 5809 Arthur Street NE Hazardous and Ordering Razing of the Hazardous Building. Seconded by Councilmember Ostwald.

Upon a voice vote, all voting aye, Mayor Lund declared the motion carried unanimously.

Motion made by Councilmember Evanson to approve the abatement order in the matter of the hazardous building located at 5809 Arthur Street NE. Seconded by Councilmember Bolkcom.

Upon a voice vote, all voting aye, Mayor Lund declared the motion carried unanimously.

15. Truth-in-Taxation Public Hearing, Proposed 2025 Budget and Property Tax Levy

Motion made by Councilmember Tillberry to open the public hearing. Seconded by Councilmember Bolkcom.

Upon a voice vote, all voting aye, Mayor Lund declared the motion carried unanimously.

Joe Starks, Finance Director, provided information on Fridley's financial strength, budget goals and objectives, and the 2025 budget process. He presented the proposed 2025 budget and property tax levy. He provided more detailed information on the homestead market value exclusion, tax capacity, economic expectations, general assumptions, and general fund expenditures and revenues. He provided additional details on the proposed property tax levy, comparison information, and available property tax programs. He briefly reviewed information on some other City funds.

Motion made by Councilmember Bolkcom to close the public hearing, Seconded by Councilmember Evanson.

Upon a voice vote, all voting aye, Mayor Lund declared the motion carried unanimously.

New Business**Informal Status Reports**

The Council wished the residents a happy Thanksgiving and noted that the recent turkey bingo was successful at Springbrook. Councilmember Evanson also reminded residents not to deep fry frozen turkeys and to only use the deep fryer outside.

Adjourn

Motion made by Councilmember Ostwald to adjourn. Seconded by Councilmember Evanson.

Upon a voice vote, all voting aye, Mayor Lund declared the motion carried unanimously and the meeting adjourned at 8:03 p.m.

Respectfully Submitted,

Melissa Moore
City Clerk

Scott J. Lund
Mayor