



CITY COUNCIL MEETING
July 5, 2022
4100 Lakeview Avenue North
Robbinsdale, Minnesota
7:00 p.m.

A G E N D A

CITIZEN PARTICIPATION

The City Council is meeting as a legislative body to conduct the business of the City according to the RULES OF PROCEDURE AND DECORUM OF THE CITY COUNCIL. Unless so ordered by the Mayor, citizen participation is limited to the following times and always within the prescribed rules of conduct for public input at meetings.

- A) **PUBLIC HEARINGS**: Public hearings are conducted so that the public affected by a proposal may have input into the decision. During hearings, all affected residents will be given an opportunity to speak pursuant to the RULES OF PROCEDURE AND DECORUM OF THE CITY COUNCIL.
- B) **OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE CITY COUNCIL ON MATTERS NOT ON THE AGENDA**

Any member of the public may speak at this time on any item NOT on the agenda. In consideration for the public attending the meeting for specific items on the agenda, this portion of the meeting will be limited to fifteen (15) minutes. Individuals are requested to limit their comments to four (4) minutes or less. If the majority of the Council determines that additional time on a specific issue is warranted, then discussion on that issue shall be continued under Other Business at the end of the agenda. Before addressing the City Council, members of the public are asked to step up to the microphone, give their name, address and state the subject to be discussed. All remarks shall be addressed to the Council as a whole and not to any member thereof. No person other than members of the Council and the person having the floor shall be permitted to enter into any discussion without permission of the presiding officer.

Your participation, as prescribed by the Council's RULES, is welcomed and your cooperation is greatly appreciated.

1. CITY COUNCIL MEETING CALLED TO ORDER
2. ROLL CALL: Selman, Backen, Webb, Mayor Blonigan
3. **MICROPHONE CHECK:** Selman, Backen, Webb, Mayor Blonigan
4. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE CITY COUNCIL ON MATTERS NOT ON THE AGENDA
5. APPROVAL OF THE JULY 5, 2022 MEETING AGENDA

CITY COUNCIL MEETING AGENDA

July 5, 2022

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6. CONSENT AGENDA: Pursuant to Council rules, one motion, non-debatable, will approve the recommendation noted. Any member of the Council may ask for an item to be taken from the Consent Agenda for discussion and separate action. Such items removed from the Consent Agenda shall be considered immediately following approval of the balance of the Consent Agenda:
- A. Motion to approve and order placed on file minutes of the City Council meeting: 1-5
 - City Council Meeting minutes on 6/21/22
 - B. Motion to receive advisory commission minutes: 6-7
 - Human Rights Commission minutes on 5/26/22
 - C. Motion to approve issuance of licenses dated 7/5/22. 8-11
 - D. Motion to acknowledge the Deputy Registrar's financial reports for the month of May 2022. 12-13
 - E. Motion to acknowledge the Robbinsdale Wine & Spirits' financial reports for the month of May 2022. 14-18
 - F. Motion to accept the quote received from SOLitude Lake Management for the 2022 Crystal Lake Alum Treatment for the estimated cost of \$59,392.50. 19
 - G. Motion to waive the reading and order the adoption of Resolution #___ "A RESOLUTION APPOINTING ELECTION JUDGES FOR THE PRIMARY ELECTION AUGUST 9, 2022 AND GENERAL ELECTION NOVEMBER 8, 2022." 20-22
Res. 21
 - H. Appointment of the Absentee Ballot Board. 23-26
 - 1. Motion to appoint MaiTeng Moua as a temporary Deputy City Clerk through the duration of the 2022 election season. Res. 25
 - 2. Motion to waive the reading and order the adoption of Resolution #___ "A RESOLUTION APPOINTING AN ABSENTEE BALLOT BOARD FOR THE 2022 ELECTION SEASON."
 - I. 4030 Lakeland Avenue North Redevelopment.
 - 1. Motion to hold the 1st reading of Ordinance #___ "AN ORDINANCE AMENDING THE ZONING DISTRICT MAP OF ROBBINSDALE MINNESOTA." 27-56
Ord. 48
 - 2. Motion to waive the reading and order the adoption of Resolution #___ "A RESOLUTION APPROVING THE PRELIMINARY PLAT REQUEST SUBD. 22-1 FOR 27-56
Res. 49

CITY COUNCIL MEETING AGENDA

July 5, 2022

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RIDGECREST MARKETPLACE AND CONDITIONAL USE PERMIT REQUEST C22-3 FOR DRIVE THROUGH SERVICE AT 4030 LAKELAND AVENUE NORTH.”

7. PRESENTATIONS

- A. City of Robbinsdale Comprehensive Annual Financial Report for 2021.
Motion to acknowledge receipt of the City’s Audited
Comprehensive Annual Financial Report for the year ended
December 31, 2021, Auditor’s Management Report, and Special
Purpose Audit Reports as submitted by Malloy, Montague,
Karnowski, Radosovich & Co., P.A., and direct staff to distribute
the report to other agencies as required. 57
- B. Certificate of Achievement for Excellence in Financial Reporting. 58
- C. Blue Line Extension – Proposed Corridor Management Committee
(CMC) Resolution. 59-62

8. PUBLIC HEARING

*There are no public hearings scheduled.

9. OLD BUSINESS

*There is no old business scheduled.

10. NEW BUSINESS

- A. Robin Center – Mobile Food Unit in Excess of 10 days/Year
 - 1. Motion to approve the parking of Emily Moon-Bar-B-Que
Ribs on Wheels to park in lower Robin Center, beginning July
10, 2022 and ending December 31, 2022, 12-5pm,
Wednesday-Sunday with the conditions listed in the memo. 63-64
 - 2. Motion to approve the mobile food unit license and
recommend which parking location.

11. OTHER BUSINESS

- A. Motion to approve disbursement requests for period ending 7/5/2022. 65

12. ADMINISTRATIVE REPORTS

13. COUNCIL GENERAL COMMUNICATIONS

14. ADJOURNMENT

Tim Sandvik, City Manager

CITY COUNCIL MEETING AGENDA

July 5, 2022

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ITEMS PENDING OR UNDER STUDY FOR COUNCIL CONSIDERATION

ITEM	DEPARTMENT RESPONSIBILITY	ANTICIPATED AGENDA DATE
National Night Out Approvals	Police	8/1/22

**City of Robbinsdale
CITY COUNCIL MINUTES
June 21, 2022
Meeting No. 12**

CALL TO ORDER

1. Mayor William A. Blonigan called the meeting to order at 7:00 p.m.

ROLL CALL

2. Present: Webb, Selman, Backen, Mayor Blonigan
Absent: None
Staff: Tim Sandvik, City Manager; MaiTeng Moua, Assistant to City Manager – Communications.

OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE CITY COUNCIL ON MATTERS NOT ON THE AGENDA

3. Mayor Blonigan opened the floor to anyone wishing to speak on any items not on the agenda.
4. David Ulbrich, 3700 Hubbard Ave N, spoke to Council about working with community members to get trailers and trucks to Robbinsdale residents who need support with hauling yard waste to dump sites.
5. Jonathan Healy, 3927 Noble Ave N, spoke to Council about a recent Facebook poll he conducted regarding traffic enforcement. The results are as follow: 481 total votes; 45% in favor of keeping the current speed limit; 19% in favor of reducing the speed limit by 5 MPH; 15% in favor of enforcing current laws and reducing speed limit where appropriate; 7% in favor of only reducing speed limit at local parks. Resident stated he support reducing speed limit with an emphasis on traffic enforcement and traffic calming measures.
6. Katie Whiteford, 4041 Perry Ave N, addressed to Council the ongoing noise violations from downtown establishments. Resident stated she continues to hear music inside her house from commercial businesses, Travail and Wicked Wort. Resident asked Council to enforce the noise ordinance as this has been an ongoing issue for three summers.
7. Mark Paquette, 4035 Perry Ave N, spoke to Council about concerning noise level from commercial businesses.
8. Mayor Blonigan asked if any Council Members want to say anything.
9. Member Webb mentioned she thought the noise issue was addressed last year and an agreement was met with the business owners. Member Webb asked if other Council Members and/or City Manager Sandvik recall the outcome.

10. Sandvik gave a brief review of the noise violation protocols and stated the City will continue to work with business owners to pursue permits for special events and to work in compliance with the noise ordinance.
11. Member Webb asked what the follow-up would look like for the two residents that spoke to Council about noise violations from commercial businesses.
12. Sandvik stated he will continue to have conversations and work with the Robbinsdale Police Department and business owners to address previous issues and enforce noise ordinance for future events.
13. Member Selman stated he will not be supporting any more outside activity requests until businesses proactively satisfy the noise rule.
14. Member Backen suggested looking at permit examples for hospitals in the area and see how those compare to the ones we have and possibly create something similar.
15. Mayor Blonigan stated he support that there be a penalty or refusal to grant permits or permits be subject to a 3-hour loss period if you're detected in violation of decibel level. He also stated he support citations for anyone in violation.
16. Mayor Blonigan thanked the public and residents for presenting their matters to Council.

APPROVAL OF THE JUNE 21, 2022 MEETING AGENDA

17. Moua reported the following changes to the agenda:
 - Voucher Report for Other Business A.
18. **Member Selman MOVED, seconded by Member Backen to approve the June 21, 2022 Agenda with the update given to Council by Moua. The vote was unanimous and the motion carried.**

CONSENT AGENDA

19. **Member Selman MOVED, seconded by Member Backen to approve the June 21, 2022 Consent Agenda with the exception of item E pulled for further consideration. The vote was unanimous and the motion carried.**
 - A. Motion to approve and order placed on file minutes of the City Council meeting:
 - City Council Meeting minutes on 6/7/22
 - Regular City Council Work Session minutes on 6/14/22
 - B. Motion to receive advisory commission minutes:
 - Senior Commission minutes on 5/2/22

- C. Motion to approve issuance of licenses dated 6/21/22.
- D. Motion to authorize the Mayor and City Manager to accept the quote provided by Hydro Kleen for the lining of a failed stormsewer in Zenith Avenue for the estimated amount of \$36,052.58.
- E. (Removed)

CONSENT ITEM E: MOTION TO APPOINT CLAUDIA FUGILE AS AN AT-LARGE REPRESENTATIVE ON THE ROBBINSDALE SENIOR COMMISSION FOR A TERM COMMENCING IMMEDIATELY.

- 20. Mayor Blonigan removed item E to thank Claudia Fugile for applying to the Robbinsdale Senior Commission as an at-large representative. He noted that the Commission has an additional opening if others are interested.
- 21. **Member Backen MOVED, seconded by Member Selman to appoint Claudia Fugile as an at-large representative on the Robbinsdale Senior Commission for a term commencing immediately. The vote was unanimous and the motion carried.**

PUBLIC HEARING A: SECOND READING: 20-YEAR FRANCHISE AGREEMENT WITH CENTERPOINT ENERGY

- 22. Sandvik gave background into the request. Sandvik stated this will be the second reading, the first was conducted in May.
- 23. Mayor Blonigan opened the public hearing.
- 24. Member Webb asked Sandvik to break down to the public how residents would be impacted and help better understand what this would look like for business owners.
- 25. Sandvik explained that this is a percentage-based franchise fee that is based on utility usage. Sandvik stated that what residents see at the bottom of their CenterPoint Energy statement is where the franchise fee is applied, which will vary from resident-to-resident and business-to-business. He noted the City can defer, in the tax capacity area, that if the City were to continue the efforts in road reconstruction or a bulk of where these dollars go and if this franchise fee were to go away, the levy would have to be increased to make up for the amount loss. Sandvik mentioned it is a way of spreading it across based on usage of the utility and allowing CenterPoint Energy to have access to install utility and rights-of-way to perform the work in Robbinsdale.
- 26. Member Backen asked how long the City has had a franchise fee.
- 27. Mayor Blonigan stated that it must have been at least 20 years ago when the franchise fee was passed and provided background on the start of the franchise fee.

28. Member Backen asked if the action requested is just for the franchise agreement and not the fee? Mayor Blonigan confirmed that the franchise agreement renewal is every 20 years, whereas the actual franchise fee renewal is every 2 years.
29. **Member Backen MOVED, seconded by Member Selman to close the public hearing. The vote was unanimous and the motion carried.**
30. **Member Backen MOVED, seconded by Member Webb to Hold the second reading of Ordinance 22-07 "AN ORDINANCE GRANTING CENTERPOINT ENERGY RESOURCES CORP., d/b/a CENTERPOINT ENERGY MINNESOTA GAS ("CENTERPOINT ENERGY"), ITS SUCCESSORS AND ASSIGNS, A NONEXCLUSIVE FRANCHISE TO CONSTRUCT, OPERATE, REPAIR AND MAINTAIN FACILITIES AND EQUIPMENT FOR THE TRANSPORTATION, DISTRIBUTION, MANUFACTURE AND SALE OF GAS ENERGY FOR PUBLIC AND PRIVATE USE; AND TO USE THE PUBLIC WAYS AND GROUNDS OF THE CITY OF ROBBINSDALE, MINNESOTA, FOR SUCH PURPOSE; AND, PRESCRIBING CERTAIN TERMS AND CONDITIONS THEREOF." The vote was unanimous and the motion carried.**
31. **A roll call was taken. Ayes: Webb, Selman, Backen, Mayor Blonigan. Nays: None. The vote was unanimous and the motion carried.**

OTHER BUSINESS A: DISBURSEMENT REQUESTS

32. **Member Selman MOVED, seconded by Member Backen to approve disbursement requests for period ending 6/21/2022. The vote was unanimous and the motion carried.**

ADMINISTRATIVE REPORTS

33. Moua provided updates for upcoming Absentee/Early voting for the August 9th Primary Election.
34. Sandvik expressed the City will continue to offer a temporary drop-site on Tuesdays and Thursdays at the Public Works Facility. Sandvik stated the city is in the process of putting together a conglomerate plan to conduct a one-time city-wide yard waste collection. He noted the City will provide updates to residents as they are confirmed.
35. Sandvik noted there are still spaces available on the Robbinsdale Parks and Recreation Youth Baseball Program if anyone is interested.
36. Sandvik reviewed list of upcoming City events.

COUNCIL GENERAL COMMUNICATIONS

37. Member Webb spoke about the Food Truck providing free meals for kids launched by Independent School District 281.

38. Member Webb stated the Farmer's Market is going very well and encouraged all to support family and local farmers.
39. Member Webb spoke and acknowledged the importance of Juneteenth and urged all to become more educated about the celebration and reasoning behind it. She thanked the community members who hosted Juneteenth events.
40. Member Selman stated the City needs Election Judges for the Primary Election if anyone is interested.
41. Member Selman stated he has read and acknowledged all the emails and texts he received in regards to Waste Management. He expressed that it's nice to know we're all working towards the same goal.
42. Member Selman offered condolences to Susan Nelson's family and the Citizens Independent Bank family.
43. Member Backen mentioned that the missed city-wide yard waste collection on Saturday, June 18, was out of the City's control and encouraged continued patience as the City work to find a long-term solution.
44. Member Webb stated she received a couple calls regarding campaign canvassers and asked Sandvik for more information.
45. Sandvik provided a general overview of guidelines and regulations on solicitation in the City of Robbinsdale, and asked Council and residents to contact the City Hall administrative office for any questions.
46. Mayor Blonigan echoed the importance of learning more about Juneteenth and encouraged all to support the farmer's market.
47. Mayor Blonigan expressed shared frustration with Waste Management issues and stated his disagreement with the first come first serve policy for the City's dump site. Mayor Blonigan mentioned hearing that Waste Management offers roll off bins for rent and suggested the City take a look at that option.
48. Mayor Blonigan gave an overview of his ride along experience with the Robbinsdale Police Department.

Adjournment:

49. **Member Backen MOVED, seconded by Member Webb to adjourn the meeting at 7:54 p.m. The vote was unanimous and the motion carried.**

MaiTeng Moua, Recorder

William A. Blonigan, Mayor

City of Robbinsdale
June 21, 2022 City Council Minutes
Approved July 5, 2022
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ROBBINSDALE HUMAN RIGHTS COMMISSION
MEETING MINUTES
 May 26, 2022

The meeting was called to order at 7:00 p.m.

Members present	DeGross, Wyant, Vanausdall- Smith, Healy, and Fox
Members excused	Beahen, Ralston Aoki, Moberg, and Sussman
Staff Present	Dengnoue
Others:	Community member Facia

ROLE OF THE HRC:

Rita welcomed new commissioner.

She thanked the Robbinsdale Captains for joining the meeting. Robbinsdale Captains introduced themselves.

- Captains gave updated on current staffing. The Robbinsdale Police Department is currently hiring for officers.
- Robbinsdale police joined the National Black Officers Association
- The current candidate pool decrease. No longer have a lot of applicants for open positions.
- Community Police Academy program
- There were questions and ideas shared about collaboration opportunities
- Citizen academy
 - Captains to send flyer to staff Dengnoue to share with Commissioners
 - Captains will look into the record management system through Hennepin County to get data to share with the commission.

APPROVAL OF AGENDA AND MINUTES: **MOVED** by Wyant to approve agenda, second by Healy. **MOTION CARRIED.**

MOVED by Wyant to approve minutes of March 24, 2022 second by DeGross. **MOTION CARRIED.**

Commissioner Ralston Aoki asked the applicant to talk about their interest in joining the HRC.

CHAIR REPORT:

Fox turned in application for the HRC to be in the Whiz Bang Days parade

Fox thanked DeGross for successfully holding the last meeting

She also shared Moberg's resignation and talked about how committed the commissioners has been.

OLD BUSINESS:

- A. Brainstorming ideas on other ways to honor Philando Castile's life – DeGross is working on connecting with the right person at MnDot.

- B. Commission Outreach efforts – HRC would like to invite the new City Manager to the June meeting. Staff to confirm if this is possible.
- C. Report from Sussman on talking points for meeting with other commissions – Fox will reach out to Sussman to get information about the work she has done so far.
- D. Crime free housing – Wyant and Fox will take on this project and continue the work Ralston Aoki has done so far.
- E. Note from Chair Fox – Wyant will research on topic for presentation at Council work session.

MOVED by Healy to recommend that the City Council Proclaims Juneteenth day on June 19, and to proclaim June as Pride Month, second by DeGross. **MOTION CARRIED.**

NEW BUSSINESS:

- None

COMMISSIONER REPORT/UPDATES:

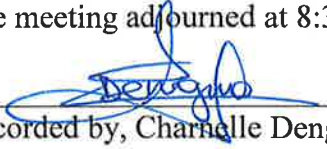
None.

OTHER BUSINESS:

None.

ADJOURNMENT

The meeting adjourned at 8:38 p.m.


Recorded by, Charnelle Dengnoue



City of Robbinsdale

TO: Mayor and City Council
FROM: Tim Sandvik, City Manager
DATE: July 5, 2022
RE: Approval of Licenses

Background:

As required by City Code, contractor and business licenses issued in the City of Robbinsdale must be approved by the City Council. Attached is a list of applicants requesting a license or license renewal to operate within the City. All appropriate fees have been paid and certificates of insurance and bonds, if required, have been filed with the City Clerk.

Recommendation:

By motion approve issuance of licenses dated 7/5/22.

Tim Sandvik, City Manager

CONCURRENCE:

Dustin Leslie, City Clerk

BUSINESS LICENSES FOR COUNCIL APPROVAL

07/05/2022

License Type	Applicant	License Fee
Fireworks	Robbinsdale Whiz Bang Days	0.00
Temporary Liquor	Hennepin Artists of Robbin Art Gallery	50.00

Contractor Licenses for Council Approval

<u>Name</u>	<u>Licensee Type</u>	<u>Fee Amount</u>
ALL PRIDE PLUMBING INC	Mechanical Contractor	\$50.00
ALL PRIDE PLUMBING INC	Plumbing Contractor	\$50.00
BWS PLUMBING HEATING AND A/C LLC	Mechanical Contractor	\$50.00
BWS PLUMBING HEATING AND A/C LLC	Plumbing Contractor	\$50.00
MARSH HEATING & AIR CONDITIONING	Mechanical Contractor	\$50.00
NACE HEATING & COOLING INC	Mechanical Contractor	\$50.00
PERFECTION HEATING & A/C INC	Mechanical Contractor	\$50.00
SWENSON HEATING & AIR CONDITIONING INC	Mechanical Contractor	\$50.00
TOP CHOICE PLUMBING	Plumbing Contractor	\$50.00

Number of Licenses Requesting Council Approval:

9

BUSINESS LICENSES FOR COUNCIL APPROVAL

06/08/2022

License Type	Applicant	License Fee
Tree/Lawn Fertilizer	A TREE SERVICE & LANDSCAPE, INC	50.00



City of Robbinsdale

MEMORANDUM

TO: City Council
FROM: Tim Sandvik, City Manager
DATE: July 5, 2022
RE: Deputy Registrar's Monthly Financial Statements

Attached are the Deputy Registrar's financial reports for the month of May 2022 prepared by the Finance department. The reports include monthly and year to date amounts for 2022 with comparable amounts to 2021.

Year to date revenues are \$213,949 which is \$41,101 more than the prior year. Expenditures were higher by \$11,886. There is a net gain before transfers of \$27,156 year to date, which is \$29,215 more than last year.

Passport revenue year to date increased \$37,795, (427.1%) and motor vehicle fees have increased \$2,680, (1.7%).

Recommendation

Approve a motion to acknowledge the Deputy Registrar's financial reports for the month of May 2022.

Tim Sandvik, City Manager**CONCURRENCE:**

Diaa Tahoun, Finance Director

City of Robbinsdale
Deputy Registrar
Profit and Loss Statement From Operations
For Period Ending May 31, 2022

			Year to Date		% Inc (Dec) from Previous Year
	May-2022	May-2021	2022	2021	
Notary Fees			20	5	300.0%
Motor Vehicle Fees	37,393	30,914	164,210	161,530	1.7%
Boat/Snow/ATV/ORV Fees	925	639	2,580	1,886	36.8%
Fish & Game Fees	26	27	49	42	16.7%
Passport Fees	5,825	2,608	46,644	8,849	427.1%
Other Revenue	274	107	446	536	(16.8%)
Revenues	<u>44,443</u>	<u>34,295</u>	<u>213,949</u>	<u>172,848</u>	23.8%
Operating Expenses:					
Personal Services	28,841	29,710	148,226	128,984	14.9%
Supplies & Repairs	81	2,550	1,627	3,633	(55.2%)
Internal Serv Charges	6,633	6,810	33,165	34,050	(2.6%)
Other Charges & Services	394	482	3,742	3,596	4.1%
Other (Income) Expense		1,133	33	4,644	0.0%
Total	<u>35,949</u>	<u>40,685</u>	<u>186,793</u>	<u>174,907</u>	6.8%
Operating Income / (Loss)	<u>8,494</u>	<u>(6,390)</u>	<u>27,156</u>	<u>(2,059)</u>	
Percent to Revenues	19%	-19%	13%	-1%	



City of Robbinsdale

MEMORANDUM

TO: City Council
 FROM: Tim Sandvik, City Manager
 DATE: July 5, 2022
 RE: Robbinsdale Wine & Spirits' Monthly Financial Statements

Attached are the Robbinsdale Wine & Spirits' financial reports for the month of May 2022 prepared by the Finance department. The report includes monthly and year to date amounts for 2022 with comparable amounts to 2021.

Year to date sales are \$1,641,709, which is down \$8,010 from the prior year. Gross profit on sales is at \$452,760 compared with \$446,426 in 2021. Gross profit year to date is at 28%, which is a little higher than the target. Net income before transfers for the year is \$52,446, compared to a net income of \$74,981 in 2021.

The scheduled rent payments for the Hy-Vee location are \$12,075/month.

Recommendation

Approve a motion to acknowledge the Robbinsdale Wine & Spirits' financial reports for the month of May 2022.

 Tim Sandvik, City Manager
CONCURRENCE:

 Diaa Tahoun, Finance Director

City of Robbinsdale
Robbinsdale Wine & Spirits
Profit and Loss Statement From Operations
For Period Ending May 31, 2022

			Year to Date			% Inc (Dec) from Previous Year
	May-2022	May-2021	2022	2021	Amount Difference	
Sales	380,634	386,003	1,641,709	1,649,719	(8,010)	(0.5%)
Less Customer Discounts	4,385	3,711	19,991	16,535	3,456	20.9%
Net Sales	376,249	382,292	1,621,718	1,633,184	(11,466)	(0.7%)
Cost of Sales	271,937	275,576	1,168,958	1,186,758	(17,800)	(1.5%)
Gross Profit	104,312	106,716	452,760	446,426	6,334	1.4%
Percent to Net Sales	28%	28%	28%	27%		
Operating Expenses:						
Personal Services	44,420	37,686	212,292	199,031	13,261	6.7%
Supplies & Repairs	1,761	1,655	7,413	9,240	(1,827)	(19.8%)
Other Charges & Services	18,461	19,364	98,443	91,636	6,807	7.4%
Rent	15,437	12,182	77,415	61,006	16,409	26.9%
Depreciation	1,042	1,042	5,210	5,210	0	0.0%
Other (Income) Expense	(35)	13	(459)	5,322	(5,781)	(108.6%)
Total	81,086	71,942	400,314	371,445	28,869	7.8%
Operating Income / (Loss)	23,226	34,774	52,446	74,981	(22,535)	(30.1%)
Percent to Net Sales	6%	9%	3%	5%		

	Current Month Analysis				
	Liquor	Wine	Beer	Misc	Totals
Sales	152,041	62,406	154,493	7,309	376,249
Inventory of May 1	327,567	184,385	98,184	8,180	618,316
Purchases	84,675	32,265	115,118	3,013	235,071
Less Inventory of May 31	304,646	174,685	95,843	6,276	581,450
Cost of Sales	107,596	41,965	117,459	4,917	271,937
Gross Profit	44,445	20,441	37,034	2,392	104,312
Percent to Net Sales	29%	33%	24%	33%	28%

City of Robbinsdale
Robbinsdale Wine & Spirits
Profit and Loss Statement From Operations
For Period Ending May 31, 2022

Sales / Cost of Sales Analysis

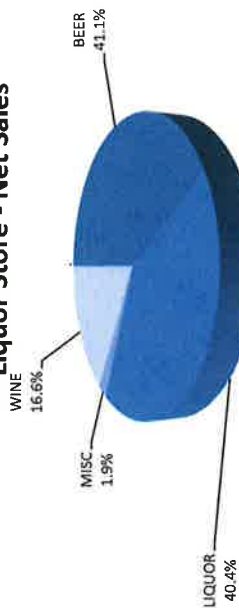
			Year to Date		% Inc (Dec) from Previous Year
	May-2022	May-2021	2022	2021	
Liquor Sales	152,041	144,855	676,258	636,651	6.2%
Liquor Cost of Sales	107,596	102,385	476,427	460,333	3.5%
Gross Profit	44,445	42,470	199,831	176,318	13.3%
Percent to Net Sales	29%	29%	30%	28%	
 Wine Sales	62,406	69,236	302,167	330,078	(8.5%)
Wine Cost of Sales	41,965	45,930	199,517	220,940	(9.7%)
Gross Profit	20,441	23,306	102,650	109,138	(5.9%)
Percent to Net Sales	33%	34%	34%	33%	
 Beer Sales	154,493	160,841	615,102	637,603	(3.5%)
Beer Cost of Sales	117,459	122,999	474,044	487,377	(2.7%)
Gross Profit	37,034	37,842	141,058	150,226	(6.1%)
Percent to Net Sales	24%	24%	23%	24%	
 Misc Sales	7,309	7,360	28,191	28,852	(2.3%)
Misc Cost of Sales	4,917	4,262	18,970	18,108	4.8%
Gross Profit	2,392	3,098	9,221	10,744	(14.2%)
Percent to Net Sales	33%	42%	33%	37%	
 Total Sales	376,249	382,292	1,621,718	1,633,184	(0.7%)
Total Cost of Sales	271,937	275,576	1,168,958	1,186,758	(1.5%)
Gross Profit	104,312	106,716	452,760	446,426	1.4%
Percent to Net Sales	28%	28%	28%	27%	

Liquor Store Sales - 2021 and 2022

	<u>Jan 21</u>	<u>Jan 22</u>	<u>Feb 21</u>	<u>Feb 22</u>	<u>Mar 21</u>	<u>Mar 22</u>
Liquor	118,208.00	123,900.00	112,046.00	125,645.00	126,723.00	136,615.00
Wine	67,416.00	57,476.00	63,409.00	58,802.00	64,519.00	62,698.00
Beer	112,707.00	103,532.00	103,324.00	108,537.00	124,849.00	121,472.00
Misc	5,021.00	4,854.00	4,883.00	4,878.00	5,519.00	5,265.00
	<u>303,352.00</u>	<u>289,762.00</u>	<u>283,662.00</u>	<u>297,862.00</u>	<u>321,610.00</u>	<u>326,050.00</u>
	<u>Apr 21</u>	<u>Apr 22</u>	<u>May 21</u>	<u>May 22</u>	<u>Jun 21</u>	<u>Jun 22</u>
Liquor	134,819.00	138,057.00	144,855.00	152,041.00	127,970.00	-
Wine	65,498.00	60,785.00	69,236.00	62,406.00	55,948.00	-
Beer	135,882.00	127,068.00	160,841.00	154,493.00	154,108.00	-
Misc	6,069.00	5,885.00	7,360.00	7,309.00	7,743.00	-
	<u>342,268.00</u>	<u>331,795.00</u>	<u>382,292.00</u>	<u>376,249.00</u>	<u>345,769.00</u>	<u>-</u>
	<u>Jul 21</u>	<u>Jul 22</u>	<u>Aug 21</u>	<u>Aug 22</u>	<u>Sept 21</u>	<u>Sept 22</u>
Liquor	139,665.00	-	130,681.00	-	136,243.00	-
Wine	61,508.00	-	63,579.00	-	65,648.00	-
Beer	162,040.00	-	143,876.00	-	140,876.00	-
Misc	8,573.00	-	6,858.00	-	6,523.00	-
	<u>371,786.00</u>	<u>-</u>	<u>344,994.00</u>	<u>-</u>	<u>349,290.00</u>	<u>-</u>
	<u>Oct 21</u>	<u>Oct 22</u>	<u>Nov 21</u>	<u>Nov 22</u>	<u>Dec 21</u>	<u>Dec 22</u>
Liquor	143,382.00	-	140,955.00	-	177,520.00	-
Wine	69,638.00	-	77,525.00	-	93,603.00	-
Beer	146,930.00	-	127,267.00	-	135,425.00	-
Misc	6,488.00	-	5,683.00	-	6,858.00	-
	<u>366,438.00</u>	<u>-</u>	<u>351,430.00</u>	<u>-</u>	<u>413,406.00</u>	<u>-</u>

MAY 2022

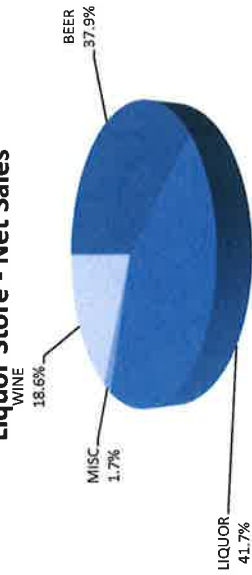
Liquor Store - Net Sales



May 2022	Net Sales per Dept	% Net Sales of Total
BEER	154,493	41.1%
LIQUOR	152,041	40.4%
MISC	7,309	1.9%
WINE	62,406	16.6%
	376,249	

Yearly 2022

Liquor Store - Net Sales



Total 2022	Net Sales per Dept	% Net Sales of Total
BEER	615,102	37.9%
LIQUOR	676,258	41.7%
MISC	28,192	1.7%
WINE	302,167	18.6%
	1,621,719	

MEMORANDUM

TO: Mayor and City Council

FROM: Tim Sandvik, City Manager

DATE: July 5, 2022

SUBJECT: Accept Quote for Crystal Lake 2nd Alum Treatment

Background:

In April of 2021, a report was presented to City Council, detailing proposed actions on Crystal Lake with a view to improving water quality. The Shingle Creek Watershed was successful in obtaining funding through a MPCA S319 grant, and have matched this with Watershed funds.

Works proposed include performing in-lake alum treatments to chemically bind nutrients (phosphorus) in the lake, removing rough fish from the lake (especially carp) that stir up sediment and release nutrients into the water column, and to manage any invasive aquatic vegetation that may flourish with the improved water clarity.

The report identified that the in-lake alum treatment would be conducted in two doses, one in 2021 and the second in 2022. At that meeting, approval of a quote from HAB Aquatic Solutions was accepted to perform the in-lake alum treatment, which was performed in Fall of last year.

New quotes for the 2022 work were sought from a number of appropriately experienced companies. At the due time for receipt of quotes, one had been received and is compared to the Engineer's Estimate as follows –

SOLitude Lake Management	\$ 59,392.50
Engineer's Estimate	\$ 68,805.25

The submissions were reviewed by the Watershed Engineering staff for completeness in terms of technical equipment and experience qualifications. Based on this review, it is recommended that the quote received from SOLitude Lake Management of Shrewsbury, Massachusetts be accepted by City Council.

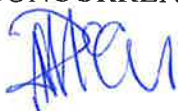
Recommendation:

City Council accept the quote received from SOLitude Lake Management for the 2022 Crystal Lake Alum Treatment for the estimated cost of \$ 59,392.50.



Tim Sandvik, City Manager

CONCURRENCE:



Richard McCoy, P.E.
Public Works Director / City Engineer



City of Robbinsdale

MEMORANDUM

To: Mayor and City Council
 From: Tim Sandvik, City Manager
 Date: July 5, 2022
 Subject: Appointment of Election Judges for the 2022 Primary and General Elections

Background

Minnesota Statutes 204B.21 subd. 2. states that election judges for precincts in a municipality shall be appointed at least 25 days before the election by the governing body of the municipality.

The attached resolution indicates the name of the applicant for appointment by the City Council. In addition, the same statute allows the City Council by resolution to authorize the city clerk to appoint and train election judges, if needed, within the 25 days prior to the Primary and General Elections. Staff will continue to accept applications in the event additional election judges are needed.

Minnesota Statute 204B.20 requires the City Council to appoint a head election judge in each precinct. Staff proposes appointing Jill Walker Markie (Ward 1), Mark Masica (Ward 2), Dee Lunzer (Ward 3), Rebecca Hippert (Ward 4) as head judges in the resolution shown as Attachment 1.

Analysis/Conclusion

In order to serve as election judge, individuals must be appointed by the City Council and successfully complete training. An election judge must also be eligible to vote in the State of Minnesota, and be able to read, write and speak English.

Recommendation

By motion, waive the reading and order the adoption of Resolution #__, "A RESOLUTION APPOINTING ELECTION JUDGES FOR THE PRIMARY ELECTION AUGUST 9, 2022 AND GENERAL ELECTION NOVEMBER 8, 2022."

 Tim Sandvik, City Manager

CONCURRENCE:

 Dustin Leslie, City Clerk

Member _____ moved and Member _____ seconded a motion that the following resolution be read and adopted this 5th day of July, 2022.

RESOLUTION NO. _____

A RESOLUTION APPOINTING ELECTION JUDGES FOR THE PRIMARY ELECTION
AUGUST 9, 2022 AND GENERAL ELECTION NOVEMBER 8, 2022

BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF ROBBINSDALE
THAT:

1. The persons herein named are appointed judges for the Primary Election August 9, 2022 and General Election November 8, 2022, in the City of Robbinsdale, County of Hennepin, State of Minnesota. The judges appointed are as follows:

Lisa Hathaway-Westling
Benjamin Hathaway-Westling
Carmella Elizondo-Hudak
Philip Flatten
Barbara West
Sadie Pendaz-Foster
Kenneth G Patterson
Dee Lunzer*
Kim Workman
Susan Malbon
Randall B Voelker
Mary Donovan
Jean A Kapsner
Mark A Masica*
Janice Brun
John Davitt
Rebecca Carpenter
Paula C Gibbons
Michael DeMaris
Beth Kramer
Hillary Drake
Nancy Brown
Marie Richardson
Stephanie Sommers
Michael Meehan
Tracy Thompson
Molly Beahen

Rebecca Hippert*
Patricia Clancy

Hannah Dietrich
Kara Brown
Beverly M Welck
Gary Becklund
Jill Walker Marie*
Jennifer Borg
Adam Kyle Krueger
Collen Patterson
Sheryl Mertz
Nancy Hanson
Kurtis Bishop
Jennifer Bakkom-Gatzke
David W. Johnson
Diane Jorde
Gary Remus
Brenda Remus
Judith Nyagiro
Richelieu V. Hoff
Michael Brown
Teri Blonigan
Brittnie Homstad
Janet K Peterson
James O Beck
Myla Doss

Erin Hart
Michael Brennan Jr.
Thomas Sweeney
Lori Balma
Burke Mays

Geralyn Cox
David Mathias
Keighley Bailey

2. Polls shall be open from 7:00 a.m. until 8:00 p.m. and the Election Judges shall work from 6:00 a.m. until votes are counted or unless otherwise indicated.
3. Election judges with * next to their name denote a head judge designation.
4. The City Council authorizes the City Clerk to appoint additional election judges within 25 days before the Primary Election and General Election if the City Clerk determines that additional election judges will be required. Election judges appointed within 25 days of the Primary Election and General Election must also complete the required training.

The question was on the adoption of the resolution and upon a vote being taken thereon, the following voted in favor thereof:

And the following voted against the same:

WHEREUPON SAID RESOLUTION WAS DECLARED DULY PASSED AND ADOPTED
THIS 5th DAY OF JULY, 2022.

William A. Blonigan, Mayor

Attest:

Dustin Leslie, City Clerk



City of Robbinsdale

TO: Mayor and City Council
 FROM: Tim Sandvik, City Manager
 DATE: July 5, 2022
 RE: Appointment of Absentee Ballot Board

Background:

The Absentee Ballot Board completes administrative duties after absentee ballots are turned in. Members of the Absentee Ballot Board examine each absentee ballot return envelope and accept it if:

- The voter's name and address on the return envelope are the same as the information provided on the absentee ballot application;
- The voter signed the certification on the envelope;
- The voter's Minnesota driver's license, state identification or the last four digits of the voter's social security number are the same as a number on the voter's absentee ballot application or voter record. If the number does not match, the election judges must compare the signature provided by the applicant to determine whether the ballots were returned by the same person to whom they were transmitted;
- If voter is not registered, a properly completed voter registration application is included in the return envelope.

At least two members of the Absentee Ballot Board must examine each absentee ballot together. According to Minnesota Statute 203B.121, if one of the above requirements is not met, the absentee ballot must be rejected. Minnesota Statute 203B.121 allows for election staff to be members of the Absentee Ballot Board if they have had training in processing and counting of absentee ballots. Staff are required to be appointed deputy city clerks to serve on the ballot board. To meet this requirement, staff is recommending appointing MaiTeng Moua as a temporary Deputy City Clerk for the duration of the election season. Staff recommends that the following staff be appointed to the Absentee Ballot Board for the duration of the 2022 Primary and General Elections as shown in the resolution as Attachment 1;

- Dustin Leslie, City Clerk
- Sherry O'Donnell, Deputy City Clerk
- MaiTeng Moua, Assistant to City Manager – Communications

As stated above, staff recommends MaiTeng Moua be appointed as a Temporary Deputy City Clerk. The appointment would only be to serve on the Absentee Ballot Board and

would not consist of a job change or change in duties. The appointment would cease at the end of the 2022 election season.

Recommendations:

Staff recommends Council approved the following motions:

- Motion to appoint MaiTeng Moua as a temporary Deputy City Clerk through the duration of the 2022 election season.
- Motion to approve Resolution #__ “A RESOLUTION APPOINTING AN ABSENTEE BALLOT BOARD FOR THE 2022 ELECTION SEASON” as shown in Attachment 1.

CONCURRENCE:



Dustin Leslie, City Clerk



Tim Sandvik, City Manager

Member _____ moved and Member _____ seconded a motion that the following resolution be read and adopted this 5th day of July, 2022.

RESOLUTION NO. _____

A RESOLUTION ESTABLISHING AN ABSENTEE BALLOT BOARD FOR THE 2022
ELECTION SEASON

WHEREAS, Minn. Stat. 203B.05 allows counties to designate municipalities to administer absentee balloting; and

WHEREAS, Hennepin County has designated the City of Robbinsdale to administer absentee ballots for Robbinsdale voters; and

WHEREAS, Minnesota Statute 203B.121 requires the governing body of each municipality with responsibility to accept or reject absentee ballots to establish a ballot board; and

WHEREAS, Minnesota Statute 203B.121 allows for Deputy City Clerks trained in the processing and counting of absentee ballots to serve on the absentee ballot board;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROBBINSDALE, MINNESOTA, that:

1. The following staff members are appointed to serve on the absentee ballot board
 - Dustin Leslie
 - Sherry O'Donnell
 - MaiTeng Moua; and
2. Their appointments shall expire on November 15, 2022.
3. The City Clerk shall have the authority to appoint election judges to the absentee ballot board within 25 days of both the Primary and General Elections.

The question was on the adoption of the resolution and upon a vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

WHEREUPON SAID RESOLUTION WAS DECLARED DULY PASSED AND ADOPTED THIS 5th DAY OF JULY, 2022.

William A. Blonigan, Mayor

ATTEST:

Dustin Leslie, City Clerk



MEMORANDUM

TO: Mayor and City Council
FROM: Tim Sandvik, City Manager
DATE: July 5, 2022
RE: 4030 Lakeland Ave. N. Redevelopment

- FIRST READING Ordinance rezoning the western 40 feet to B-3, Highway Commercial (Z22-1).
- Preliminary Plat to consolidate multiple parcels for the redevelopment (Subd. 22-1).
- Conditional use permit request for drive-through service (C22-4).

BACKGROUND:

Trent Mayberry represents Ridgecrest Robbinsdale I LLC, a redeveloper of the Robbinsdale Oil property at 4030 Lakeland Ave. N. for a coffee shop. Approvals are needed for 3 applications:

- Rezoning the northwesterly 40 feet of the property to B-3, to be consistent with the balance of the property.
- Platting multiple parcels to consolidate the redevelopment site.
- Conditional use permit approval for drive-through service.

On June 16, 2022 the Planning Commission conducted a public hearing as required. The minutes are attached as **Exhibit 1**.

ANALYSIS/CONCLUSION:

The report prepared for the Planning Commission is provided as **Exhibit 2**. In the report, it was noted:

- The site consists of three 40 foot wide parcels, with the westernmost being zoned B-4 and the others B-3. The rezoning brings consistency to all three parcels.
- The plat will consolidate the multiple parcels of the site and clean-up possible issues dating back to the Copperfield Hill redevelopment and site assembly.
- The proposed coffee shop is primarily a drive-through facility with walk-up service. The drive-through function requires a conditional use permit.
- The developer had initially proposed releasing or replacing several easements. Upon review, the City Engineer has determined that the easement for drainage and utilities that protects several important pieces of infrastructure serving several properties must remain in place. Another easement for ingress and egress with Robin Center must be negotiated with the shopping center ownership to preserve their rights of access. It seems reasonable to restructure the ingress-egress easement to reflect the driveway design proposed for the coffee shop.

At the public hearing, one person besides the applicant was present, but chose not to speak. The Planning Commissioners asked if Copperfield Hill was notified. Staff affirmed that they were, and the applicant stated that Copperfield Hill was excited about the coffee shop. The applicant

further stated they were working with the owners of Robin Center to restructure the ingress and egress easements, and that they were not going to ask that the drainage and utility easement be released in response to the concern by the City Engineer. The Planning Commissioners liked the idea of adding a rain garden to the landscaping, and subsequently, unanimously (of those present) adopted recommendations to approve the rezoning, preliminary plat and conditional use permit request.

On Monday after the Planning Commission meeting, a request was received from Copperfield Hill requesting site plan information about the project and inquired about traffic. Staff provided information that was available. It was implied that there could be improvements to enhancing pedestrian facilities in the area and on the frontage road in particular. Staff recognizes that there are stop signs in both directions on the frontage road and no other improvements are recommended at this time.

RECOMMENDATION:

1. Hold the FIRST READING of the Ordinance shown in **Exhibit 3** rezoning the westernmost 40 feet of 4030 Lakeland Avenue North to B-3, Highway commercial;
2. Waive the reading and adopt the Resolution shown in **Exhibit 4** A RESOLUTION APPROVING THE PRLIMINARY PLAT REQUEST SUBD. 22-1 FOR RIDGECREST MARKETPLACE AND CONDITIONAL USE PERMIT REQUEST C22-3 FOR DRIVE THROUGH SERVICE AT 4030 LAKELAND AVENUE NORTH



Tim Sandvik, City Manager

CONCURRENCE:



Rick Pearson, Community Development Coordinator

EXCERPT OF PLANNING COMMISSION MEETING MINUTES JUNE 16, 2022

3. **#3A: PUBLIC HEARING:**
Consideration of Rezoning Request Z22-1 to change the zoning of the northwest 40 feet to B-3, Highway Commercial, consistent with the balance of the property at 4030 Lakeland Ave N as requested by Ridgecrest Robbinsdale 1 LLC; and

Subdivision Request Subd22-1 to replat several parcels into one for redevelopment of 4030 Lakeland Ave N; and

Conditional Use Permit C22-4 to develop a coffee shop with a drive thru lane at 4030 Lakeland Ave N.
4. **MOTION** by Commissioner Markfort, seconded by Commissioner Ulbrich to OPEN the public hearing. **The vote was 3-0 and the motion carried. (Ralston Aoki, Harper absent)**
5. Pearson presented the staff report and explained the three applications. Reviewed easements. Proposal to do some utility work, concerns about utility design to be approved by the city engineer. Presented landscaping plan with a suggestion that a raingarden be added. Reviewed traffic flow. Hennepin County provided comments including a concern about drive-through vehicles blocking the Lakeland Ave. N. frontage road. Hennepin County added that the Lakeland frontage road will not be closed because of the Light Rail project. Presented elevations of what the building will look like.
6. Pearson continued with lighting plans and the intensity of the lights, to be toned down even more. Concerned about lighting for residents on the north and east sides and including the right-of-way. Shielded lighting to shines down.
7. Pearson explained recommendation including the easement that related to utility/drainage be maintained due to the pipes in the ground. The utilities serve other properties including Copperfield Hill. Negotiations will continue.
8. Commissioner Markfort inquired if staff has heard from Copperfield Hill. Pearson replied that we have not heard from them but mailed public hearing notices to them. Reviewed mailing list for public hearing notices.
9. Chair Parisian asked the applicant to come forward.
10. **Trent Mayberry, Told Development Company**
Civil engineer is present for questions. Very small site. Walk up and drive-thru only. Identical site in Eden Prairie across from Walgreens.

11. Commissioner Ulbrich asked if outdoor seating, patio is planned. Mr. Mayberry stated that they are planning bike racks and outdoor seating. Considering rain garden also. Copperfield Hill is excited about the project. Negotiations with Robin Center amenable.
12. Chair Parisian opened the floor to the public for comment. No one present to speak to this item.
13. **MOTION** by Chair Parisian seconded by Commissioner Markfort to CLOSE the public hearing. **The vote was 3-0 and the motion carried.**
(Ralston Aoki, Harper absent)
14. Commissioner Markfort supports project, exciting. Great location for this type of business.
15. Chair Parisian supports the rain garden.
16. **MOTION** by Commissioner Markfort, seconded by Chair Parisian to recommend that the City Council approve Rezoning Request Z22-1 to rezone the northwest 40 feet of the property at 4030 Lakeland Avenue North from B-4 Community commercial to B-3 Highway commercial based upon the following findings of fact:
 - a. That the rezoning is consistent with the comprehensive plan;
 - b. That the rezoning will bring the entire property consistency in zoning.**The vote was 3-0 and the motion carried.**
(Ralston Aoki, Harper absent)
17. **MOTION** by Commissioner Ulbrich, seconded by Chair Parisian to recommend that the City Council approve the Preliminary Plat of RIDGECREST MARKETPLACE based upon the following findings of fact:
 - a. That the plat consolidates Lots 10, 11 and 12, Block 7 "Parkerside";
 - b. That the plat will create a single lot for redevelopment and resolve possible or perceived irregularities such as parcel overlaps;and with the following conditions:
 1. That the plat is approved by the Hennepin County Plat Commission;
That any reconfiguration or elimination of easements must be approved by the City Engineer including:
 - a. Utility easement T818353 needs to remain as it contains a City watermain. Since this easement will remain as there is no need for a new easement for the fire hydrant as it falls within the existing easement.
 - b. The existing access and driveway easement cannot be extinguished without written consent from the grantee (Robin Center ownership).
 - c. All utilities to the proposed lot shall be provided underground and approve by the City Engineer;

- d. The location of services connecting to City infrastructure shall be subject to approval of the City Engineer.
 - e. Primary access to the site shall be verified prior to any redevelopment approval.
2. That a final plat be prepared for recording at Hennepin County consistent with the conditions of the preliminary plat.

The vote was 3-0 and the motion carried.
(Ralston Aoki, Harper absent)

18. **MOTION** by Chair Parisian, seconded by Commissioner Ulbrich to recommend that the City Council approve Conditional Use Permit Request C22-3 for drive-through service at 4030 Lakeland Avenue North for a coffee shop based upon the following findings of fact:

- a. That the use of the property is consistent with the comprehensive plan as it contributes to the mixed-use commercial area;
- b. That the conditional use is consistent with the geography of the area;
- c. That the conditional use is redeveloping and revitalizing an area that has been deteriorating;
- d. That the redevelopment of the property is consistent with the character of the area;
- e. That the property owner/developer is willing to invest in redevelopment of the property;
- f. That the redevelopment will not cause any nuisances and that a contingency plan for increasing the stacking space for the drive-through lane will be implemented if needed, if congestion occurs at the Lakeland Ave. N. frontage road;
- g. That the redevelopment will not create any disturbing influences and there will be no outside storage of materials; and with the following conditions:
 - 1. That the lighting plan be revised to be in compliance with the nuisance standards for glare Section 510.25, Subd. 5;
 - 2. That the landscaping plan be revised to further articulate landscaping in the parking lot island on the northwest edge of the site and the space between the parking lot, building and the drive-through stacking space.;
 - 3. That the drive-through customer queuing lane shall be reconfigured to create additional stacking spaces entering at the northwesterly driveway entrance as a contingency against possible congestion occurring at the Lakeland Ave. N. frontage road.

The vote was 3-0 and the motion carried.
(Ralston Aoki, Harper absent)

19. Pearson stated that this item will, hopefully, go before the city council on July 5, if all the easement issues are worked out, refinements are made. Also rezoning request will have a second reading in August. Final plat will go directly to city council.

ADMINISTRATIVE STAFF REPORT

APPLICANT: Ridgecrest Robbinsdale I LLC
CASE NO: Z22-1 Rezone a parcel from B-4 to B-3
Subd. 22-1 Plat (consolidate several parcels)
C22-3 for Drive-through service
ADDRESS: 4030 Lakeland Ave. N.
PC DATE: June 16, 2022
APPLICATION DATE: May 18, 2022
PROCESSING DEADLINE: July 17, 2022

ACTION/REQUEST:

Ridgecrest Robbinsdale I LLC was set up to redevelop the Robbinsdale Oil property at 4030 Lakeland Ave. N. for a coffee shop. Approvals are needed for 3 applications:

- Rezoning the northwesterly 40 feet of the property to B-3, to be consistent with the balance of the property.
- Platting multiple parcels to consolidate the redevelopment site.
- Conditional use permit approval for drive-through service.

The location is shown in **Attachments A & B.**

BACKGROUND/ANALYSIS:

The Robbinsdale Oil site will be cleared and redeveloped for a coffee shop with a drive-through window. Site redevelopment details are provided in a number of drawings provided by the consultant, Loucks under the title "Ridgecrest Marketplace," **Attachments C.**

Rezoning

The current site consists of three 40 foot wide lots or parcels. The two easterly parcels (80 feet) are zoned B-3, Highway commercial. The westerly 40 ft. parcel is zoned B-4, Community commercial. Rezoning the westerly 40 foot parcel to B-3, Highway commercial will give the combined parcels consistency in zoning.

The proposed coffee shop is a permitted, which by itself, would not need any zoning approval. However, the coffee shop is proposed to have drive-through service which requires a conditional use permit.

Plat

The current site of Robbinsdale Oil was developed in 1956 on three 40 ft. wide lots. In the 1980's much the area on the north and east sides was redeveloped for Copperfield Hill which included the vacation of street right-of-way and the assembly of approximately 17 single family lots. The Hennepin County property information website interactive maps show the 3 Robbinsdale Oil lots also include half of a vacated street right-of-way. The vacated street right-of-way became the outer edge of the Copperfield

parking lot creating what appears to be an “overlap.” The plat will combine the three 40 ft. lots and reconcile the overlap between the properties.

Hennepin County reviews plats when they are adjacent to county highway right-of-way. The site plan was reviewed and the Transportation Planner expressed a concern about to possibility of queuing drive-through customers backing up into the Lakeland Ave. N. frontage road, or possibly even the right-turn lane from County Road 81. A contingency circulation plan has been discussed that could wind the drive-through queuing lane through the parking lot and entering the northerly driveway to mitigate the possible congestion. The applicant has indicated willingness for such a contingency plan.

The property has easements that have been recorded in the past which guarantee rights of ingress and egress, as well as to protect utilities. A fire hydrant is located along Lakeland Ave. In addition, there are water main and sanitary sewer utilities under portions of the property that serve Robin Center and Copperfield Hill. The City has an interest in protecting those easements. If any easement is proposed to be changed or reconfigured, the City Engineer needs to approve it. Some of the easements (particularly ingress and egress) will require the permission by the owners of Robin Center if they are to be released.

Engineering comments regarding the plat/easements

- Utility easement T818353 needs to remain as it contains a City watermain. Since this easement will remain there is no need for a new easement for the fire hydrant as it falls within the existing easement.
- The existing access and driveway easement cannot be extinguished without written consent from the grantee (Robin Center ownership).
- All utilities to the proposed lot shall be provided underground.
- The location of services connecting to City infrastructure shall be subject to approval of the City Engineer.
- Primary access to the site shall be verified prior to any redevelopment approval.

Drive-through

Section 520.05, Subd. 4 (B-3, Highway commercial) Conditional uses:

- (b) Drive-in establishments and convenience food establishments provided that:
- (1) the architectural appearance and functional plan of the building and site shall not be so dissimilar to the existing buildings or area as to cause impairment in property values or constitute a blighting influence within a reasonable distance of the lot;
The building and site design is intended to provide the most efficient and least intrusive means of channeling customers to the drive through window. The Robbinsdale Oil site in its current condition could be considered a blighting influence that will be removed with the redevelopment;
 - (2) at the boundaries of a residential use, a strip of not less than five feet shall be landscaped and screened in compliance with subsection 510.25, subdivision 2 of

this code. Each light standard island and all islands in the parking lot landscaped or covered;

The Northeast and Southeast sides of the site which are adjacent to the Copperfield Hill parking lot will have a retaining wall and a landscape hedge between the drive-through lane and the outer property line. The coffee shop drive-through lane will be more than 5 feet lower than the Copperfield Hill parking lot on the Northeast side and the grade difference will taper to 4 feet near the southeasterly corner;

- (3) parking areas shall be screened from view of abutting residential uses in compliance with subsection 510.25, subdivision 2 of this code;
Parking areas will be separated from the abutting residential use by the coffee shop building and the drive aisles;
- (4) parking areas and driveways shall be curbed with continuous curbs not less than six inches high above the parking lot or driveway grade;
All paved surfaces will be edged with curb and gutter;
- (5) all lighting shall be hooded and so directed that the light source is not visible from the public right-of-way or from an abutting residence and shall be in compliance with subsection 510.25, subdivision 2 of this code;
A lighting intensity plan has been provided and staff has identified several locations on the plan where the lighting intensity needs reduction;
- (6) the entire area shall have a drainage system which is subject to the approval of the city engineer;
A site grading plan is being reviewed by the City Engineer;
- (7) the entire area other than occupied by buildings or structures or plantings shall be surfaced with a material which will control dust and drainage and which is subject to the approval of the city engineer;
The landscape plan shows hedges along the northeast and southeast edges of the site for screening the adjacent residential use. A sole shade tree is shown on the site between the parking lot and the drive-through stacking lane. Rock mulch is shown for all non-paved areas. Staff feels that additional landscaping is warranted. There may be an opportunity to introduce a rain garden in the area where the shade tree is shown.
- (8) vehicular access points shall create a minimum of conflict with through-traffic movement and shall be subject to the approval of the city engineer or city planner, or both;
The driveway entrances are located at the shared driveway to Robin Center which causes the least amount of conflict and there is an easement for ingress and egress. An alternative drive-through queuing plan has been prepared that minimizes the potential for congestion impacting adjacent properties;

- (9) all signing and informational or visual communication devices shall be in compliance with subsection 410 of the city code and shall not impact surrounding or abutting residential uses;
Signs require separate permits and will be reviewed when sign permits are applied for;
- (10) the provisions of subsection 535.01, subdivision 2(e) of this code are considered and satisfactorily met.
The findings for conditional use are below;

Parking

The site is located within the Transit Oriented Design Overlay district which has parking requirements based upon the use, but with a reduction based upon the availability of transit. Based upon the 875 sq. ft. coffee shop:

- Required parking is 5 spaces.
- 8 spaces are provided including the handicapped parking. Additional space is available if the parking demand proves to be higher.

Findings for conditional use

The Planning Commission shall make findings of fact regarding any adverse effects of the proposed conditional use and what additional requirements may be necessary to reduce such adverse effects. Its judgment shall be based upon, but not limited to, the following factors:

1. Consistency with the City Comprehensive Plan.
The property is in the mixed-use commercial area of the city which allows commercial and mixed uses that can be mixed laterally as well as vertically for maximum flexibility.
2. The geographical area involved.
The site is adjacent to the Lakeland Ave. N. frontage road immediately accessible from County Road 81 via an exit lane.
3. Whether such use will cause deterioration of the area in which it is proposed.
The redevelopment of the property may halt deterioration of the area by the removal of a neglected gas station;
4. The character of the surrounding area.
This property immediately accessible from County Road 81 is small and automobile oriented. It's redevelopment for a coffee shop with drive-through service is consistent with and contributes to the mix of the adjacent commercial uses and will be screened from the adjacent residential uses. However, landscaping should be enhanced.
5. The demonstrated need for such use.
The property owner and developer take the risk the use will be supported by the community.
6. Whether the proposed use would cause odors, dust, flies, vermin, smoke, gas, noise or vibration, or would impose hazards to life or property in the neighborhood.
The most significant identified concern is the potential for customers of the drive-through stacking through the site and onto the Lakeland Ave. N. frontage

road, or even County Road 81. A contingency plan is being discussed that further winds the drive-through stacking lane through the parking lot to the northernmost entrance;

7. Whether such use would inherently lead to or encourage disturbing influences in the neighborhood.

The proposed use has fewer risks of encouraging disturbing influences than the existing use.

8. Whether stored equipment or materials would be screened and whether there would be continuous operation within the visible range of surrounding residences.
There will be not outside storage of materials and the drive-through lane will be screened from surrounding residential uses by a retaining wall with landscaping.

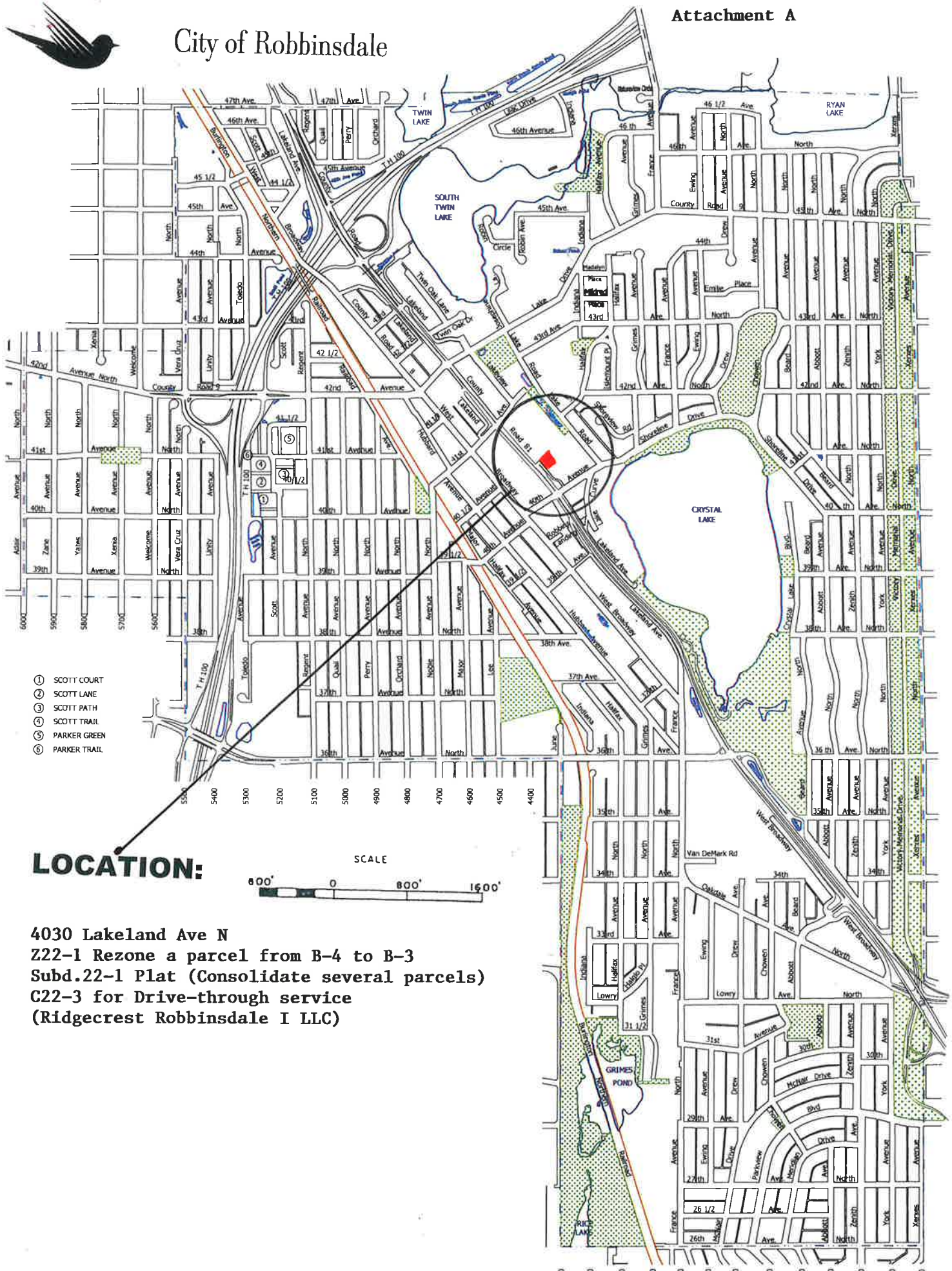
Generally, staff is in support of the redevelopment of the Robbinsdale Oil site for a coffee shop. The primary concerns are:

- Protecting the utilities that cross the site and ensuring that if easements are restructured, they are approved by the City Engineer;
- The utility design must be revised and subject to approval by the City Engineer.
- The grading and stormwater design for the property are subject to the approval of the City Engineer.
- Enhancing the landscaping plan for this highly visible site which is on the edge of Robbinsdale's commercial area.
- Modifying the lighting plan to ensure compliance with City Code nuisance standards.

RECOMMENDATION:

1. Hold the public hearing.
2. Motion to recommend that the City Council approve Rezoning Request Z22-1 to rezone the Northwest 40 feet of the property at 4030 Lakeland Avenue North from B-4 Community commercial to B-3 Highway commercial based upon the following findings of fact:
 - a. That the rezoning is consistent with the comprehensive plan;
 - b. That the rezoning will bring the entire property consistency in zoning; and
3. Motion to recommend that the City Council approve the Preliminary Plat of RIDGECREST MARKETPLACE based upon the following findings of fact:
 - a. That the plat consolidates Lots 10, 11 and 12, Block 7 "Parkerside";
 - b. That the plat will create a single lot for redevelopment and resolve possible or perceived irregularities such as parcel overlaps; and with the following conditions:
 1. That the plat is approved by the Hennepin County Plat Commission;
 2. That any reconfiguration or elimination of easements must be approved by the City Engineer including:
 - a. Utility easement T818353 needs to remain as it contains a City watermain. Since this easement will remain there is no need for a

- new easement for the fire hydrant as it falls within the existing easement.
- b. The existing access and driveway easement cannot be extinguished without written consent from the grantee (Robin Center ownership).
 - c. All utilities to the proposed lot shall be provided underground and approve by the City Engineer;
 - d. The location of services connecting to City infrastructure shall be subject to approval of the City Engineer.
 - e. Primary access to the site shall be verified prior to any redevelopment approval.
3. That a final plat be prepared for recording at Hennepin County consistent with the conditions of the preliminary plat; and
4. Motion to recommend that the City Council approve Conditional Use Permit Request C22-3 for drive-through service at 4030 Lakeland Avenue North for a coffee shop based upon the following findings of fact:
 - a. That the use of the property is consistent with the comprehensive plan as it contributes to the mixed use commercial area;
 - b. That the conditional use is consistent with the geography of the area;
 - c. That the conditional use is redeveloping and revitalizing an area that has been deteriorating;
 - d. That the redevelopment of the property is consistent with the character of the area;
 - e. That the property owner/developer is willing to invest in redevelopment of the property;
 - f. That the redevelopment will not cause any nuisances and that a contingency plan for increasing the stacking space for the drive-through lane will be implemented if needed, if congestion occurs at the Lakeland Ave. N. frontage road;
 - g. That the redevelopment will not create any disturbing influences and there will be no outside storage of materials; and with the following conditions:
 1. That the lighting plan be revised to be in compliance with the nuisance standards for glare Section 510.25, Subd. 5;
 2. That the landscaping plan be revised to further articulate landscaping in the parking lot island on the northwest edge of the site and the space between the parking lot, building and the drive-through stacking space.;
 3. That the drive-through customer queuing lane shall be reconfigured to create additional stacking spaces entering at the northwesterly driveway entrance as a contingency against possible congestion occurring at the Lakeland Ave. N. frontage road.



LOCATION:

SCALE



4030 Lakeland Ave N
Z22-1 Rezone a parcel from B-4 to B-3
Subd.22-1 Plat (Consolidate several parcels)
C22-3 for Drive-through service
(Ridgecrest Robbinsdale I LLC)

CIVIL ENGINEERING AND LANDSCAPE
ARCHITECTURE PLANS ISSUED FOR
PRELIMINARY PLAT, CUP AND REZONING
MAY 19, 2022

PROJECT BENCHMARK

STUDY 1

Pretest

• No interaction

• Interaction

Main study

• No interaction

• Interaction

STUDY 2

Pretest

• No interaction

• Interaction

Main study

• No interaction

• Interaction



GENERAL NOTES:

[illegible]

- EXISTING CONDITIONS GENERAL NOTES**
1. THE INFORMATION SHOWN ON THIS DEMOLITION PLAN IS BASED ON VISUAL INSPECTION AND A SAMPLE AND TITLE SURVEY PREPARED BY LOUCKS. UTILITY INFORMATION SHOWN ON THIS PLAN IS BASED ON RECORD DRAWINGS AND FIELD SURVEY. STORM SEWER, FORDMAN, ETC. WAS PROVIDED BY THE CITY OF RICHMOND SECOND PLAN.
 2. SITE BENCHMARK FOR NUT OF HYDRAULIC LOCATED AT WEST CORNER OF THE LOT, AS SHOWN HEREON. ELEVATION = 84.13 (NVD 28)
 3. THE GROSS LAND AREA IS 15,346.44 SQUARE FEET OR 0.35 AC. APPROX.
 4. WE HAVE SHOWN EXISTING UTILITIES AND LOCATIONS ON AND/OR SERVING THE SITE TO THE BEST OF OUR ABILITY. SUBJECT TO THE FOLLOWING INSTRUCTIONS:
 5. CONTRACTOR SHALL VERIFY ALL UTILITIES AND LOCATIONS SHOWN ON THIS DEMOLITION PLAN BY FIELD SURVEY. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING REQUESTED UTILITIES THROUGHOUT THE ENTIRE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING REQUESTED UTILITIES THROUGHOUT THE ENTIRE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING REQUESTED UTILITIES THROUGHOUT THE ENTIRE PROJECT.
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- SITE DEMOLITION SPECIFICATIONS**
1. CONTRACTOR SHALL REMOVE ALL EXISTING UTILITIES AND LOCATIONS AS SHOWN ON THIS DEMOLITION PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING REQUESTED UTILITIES THROUGHOUT THE ENTIRE PROJECT.
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 9. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING REQUESTED UTILITIES THROUGHOUT THE ENTIRE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING REQUESTED UTILITIES THROUGHOUT THE ENTIRE PROJECT.
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PROJECT BENCHMARK

THE BENCHMARK IS LOCATED AT THE WEST CORNER OF THE SUBJECT PROPERTY, AS SHOWN HEREON. ELEVATION = 84.13 (NVD 28)

- DEMOLITION LEGEND:**
- REMOVE EXISTING BITUMINOUS PAVING
 - REMOVE EXISTING CONCRETE PAVING, SIDEWALKS, ETC.

Call Before You Dig

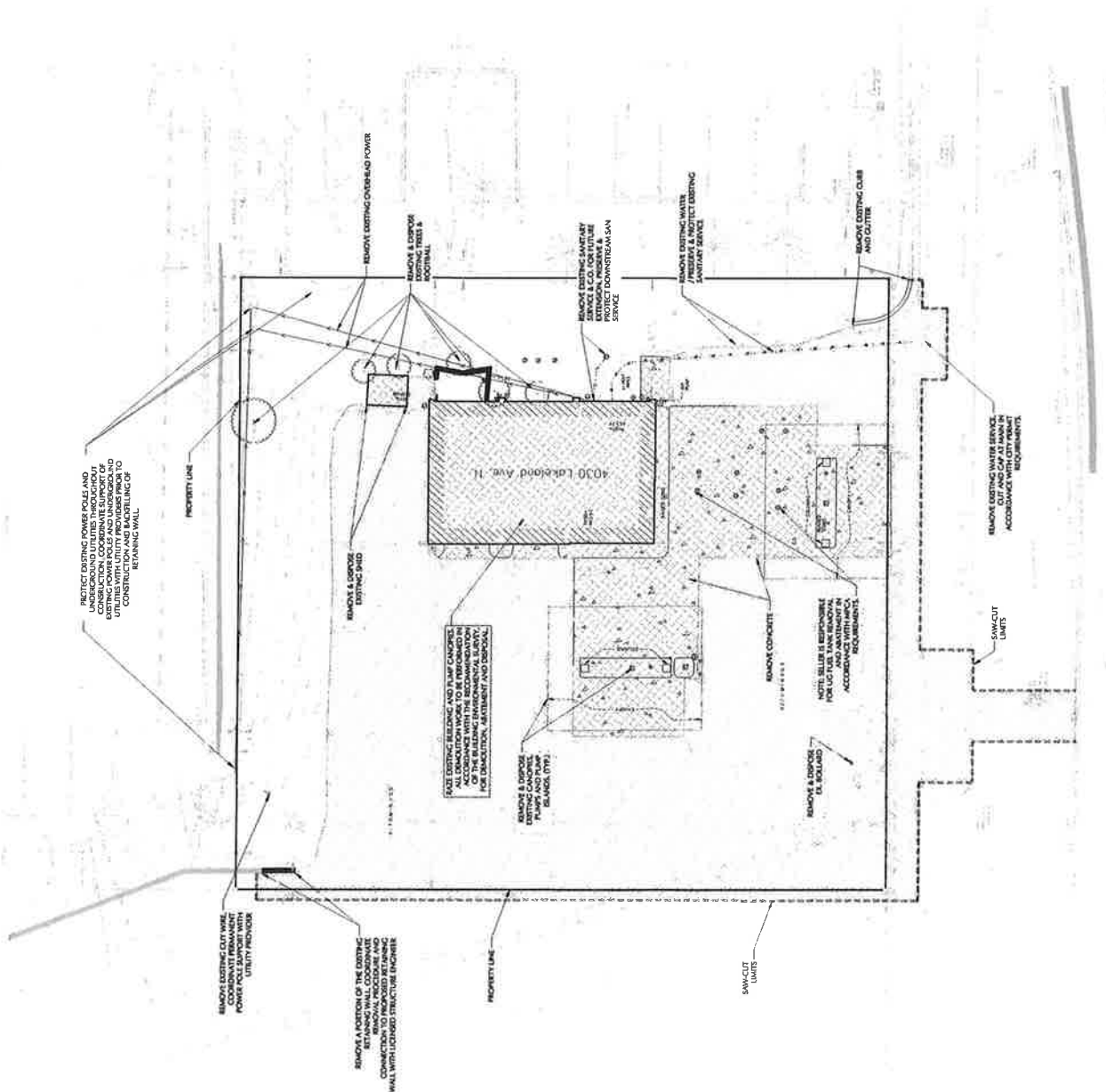
Copher State One Call

800-451-1234

FOR MORE INFORMATION VISIT US AT www.copherstateonecall.com

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES AND LOCATIONS SHOWN ON THIS DEMOLITION PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING REQUESTED UTILITIES THROUGHOUT THE ENTIRE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING REQUESTED UTILITIES THROUGHOUT THE ENTIRE PROJECT.



DEMOLITION PLAN

C1-1

LOUCKS

ARCHITECTURAL

CIVIL ENGINEERING

LANDSCAPE ARCHITECTURE

ENVIRONMENTAL

12001 Main Street, Suite 100

Richmond, VA 23133

703.440.4300

www.loucks.com

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PROFESSIONAL ENGINEERING

CONSTRUCTION

License No. 2144720

Quality Control

2144720

Drawn By

Checked By

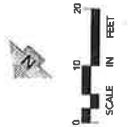
Approved By

Scale

DATE

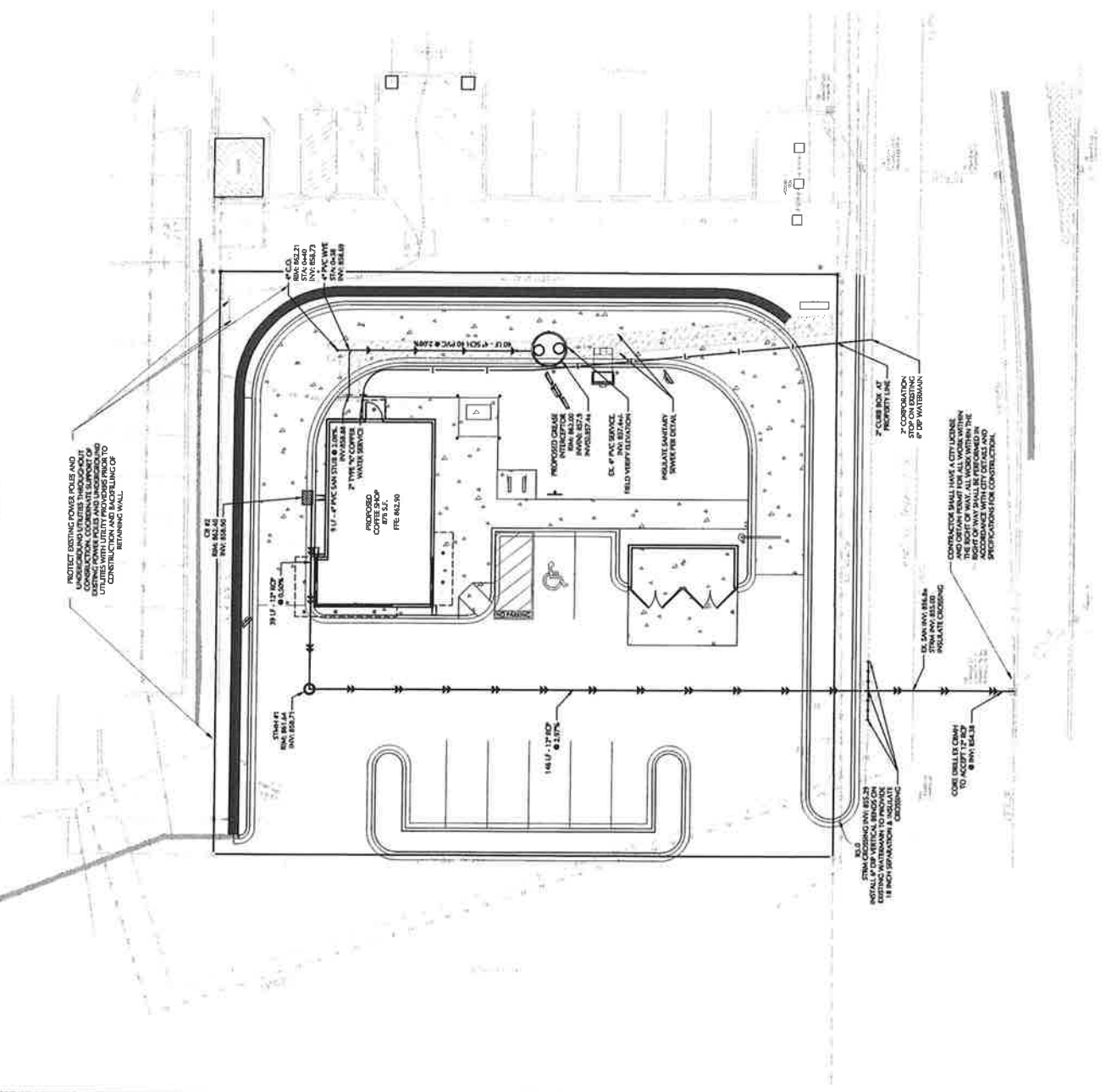
2/1/2020

CITY: SUBMITTAL



UTILITY NOTES ■

- [illegible]



PROJECT BENCHMARK
SITE BENCHMARK: TOP NUT OF HYDRANT LOCATED NEAR THE MOST WESTERLY CORNER OF THE SUBJECT PROPERTY, AS SHOWN HEREIN. ELEVATION = 864.13 (NGVD 29)

CALL BEFORE YOU DIG!
Gopher State One Call
 THRU CITY AREA: 631-454-0882
 TOLL FREE: 1-800-361-1444

WARNING: THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COORDINATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT CEMEX HEAT TREATING CO. AT 811-454-0022 AT LEAST 10 WORKDAYS IN ADVANCE FOR THE LOCATION OF ALL EXISTING CEMENT CULVERTS, CONCRETE PIPES, MANHOLES, VALVES OR OTHER RELATED STRUCTURES. BEFORE ANY EXCAVATION, THE CONTRACTOR SHALL REPLY OR REPORT TO THE AGENCY WHICH INDICATES DURING CONSTRUCTION AT HIS COST TO THE OWNER.

KNOW ALL PERSONS BY THESE PRESENTS: That Ridgmont Investors, LLC, a Minnesota limited liability company, fee owner of the following described property situated in the County of Hennepin, State of Minnesota, to-wit:

Lots 10, 11 and 12, Block 7, "Polariside", including any right or interest in located Lakeview Avenue adjoining said Lots as described in Order of Court Doc. No. 200803025.

I, _____, do hereby certify that the foregoing information was obtained from the records of the Minnesota Department of Transportation, and I have caused the same to be surveyed and plotted as REDUCED MARKETPLACE, and done hereby dedicate to the public for public use the drainage and utility easements so named by this plat.

In witness whereof said Redwoodnet Investors, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this ____ day of _____, 20____.

REDWOODNET INVESTORS, LLC

Signature _____ Printed Name, Title _____

STATE OF _____ day of _____ 20____ by _____

COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____, by _____, a Minnesota limited liability company, on behalf of the company.

Signature _____
Notary Public, _____
My Commission Expires _____
County, _____
Printed Name, Notary _____

SURVEYORS CERTIFICATION

I, Mr. L. Stouckel, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that the information on this plat is a correct representation of the survey; that all mathematical data and notes are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within the natural boundaries and wet lands, as defined in Minnesota Statute, Section 560.01, Subd. 3, as of the date of this certification; and that all private and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

Dictated this _____ day of _____, 20____.

Max L. Stankowski, Licensed Land Surveyor
Minnesota License No. 48988

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me this _____ day of _____, 20____, by Max L. Stanlewski.

Signature _____
Notary Public, Hennepin County, Minnesota
My Commission Expires January 31, 2025

CITY COUNCIL, CITY OF ROBBINSDALE, MINNESOTA

This plat of RIDGECREST MARFETPLACE was approved and accepted by the City Council of the City of Robbinsdale, Minnesota, at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subdivision 2.

City Council, City of Robbinsdale, Minnesota

By: _____ Mayor _____ Clerk _____

By _____ Deputy

Mark V. Chapin, County Auditor

By Mark V. Chapin, County Auditor Date

Mark V. Chaplin, County Auditor

SURVEY DIVISION, Hennepin County, Minnesota

According to Minnesota Statutes Section 383B.565 (1969), this plat has been approved this _____ day of _____, 20____.

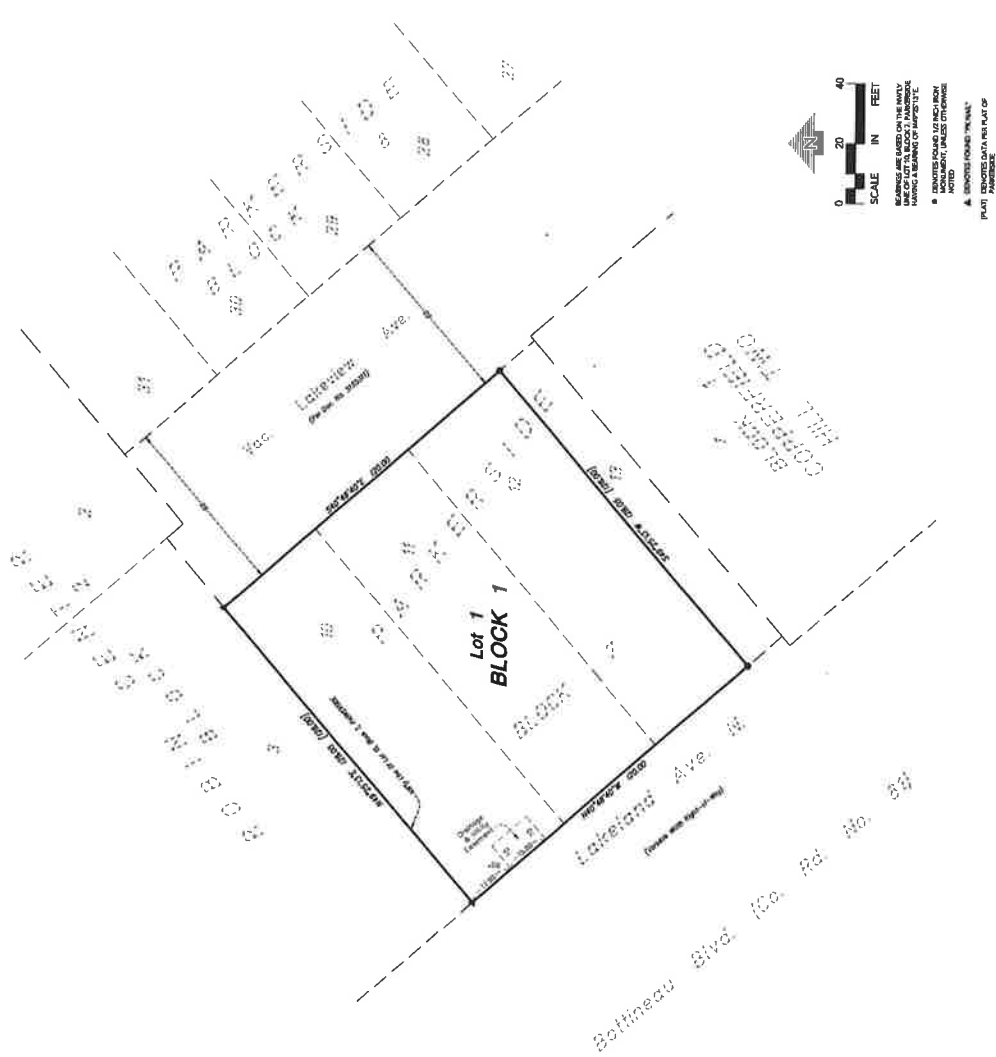
Charles F. Menden, County Surveyor

REGISTRAR OF TITLES, Hennepin County, Minnesota

herby certify that the within plat of RIDGECREST MARKETPLACE was filed in this office this _____ day of _____, 20____ at _____ o'clock

Amber Bougie, Registrar of Titles

Density



LOUCKS

Member _____ moved and Member _____ seconded a motion that the following Ordinance, which was given its first reading on July 5, 2022 be given its second reading this _____ day of _____ 2022 and that it be adopted.

ORDINANCE NO.

**AN ORDINANCE AMENDING THE ZONING DISTRICT MAP
OF ROBBINSDALE MINNESOTA**

THE CITY COUNCIL OF THE CITY OF ROBBINSDALE DOES ORDAIN:

- 1) That Zoning Code Section 510.03 states that The boundary lines of the districts listed in this section are hereby established as shown on that certain map entitled "Zoning District Map of Robbinsdale, Minnesota", which map is properly approved and filed with the city clerk.
- 2) That the western most 40 feet of the property located at 4030 Lakeland Ave. N. legally described as: Lot 10, Block 7, PARKERSIDE, Hennepin County is hereby rezoned from B-4, Community business to B-3, Highway commercial.
- 3) That the Zoning District Map of Robbinsdale Minnesota will be updated to reflect the rezoning of the above referenced property.
- 4) **That the following summary clearly informs the public of the intent and effect of the ordinance and is approved for publication:**

The westernmost 40 feet of the property located at 4030 Lakeland Ave. N. in Robbinsdale is rezoned to B-3, Highway commercial.

First Reading: YEAS:
NAYS:

Second Reading: YEAS:
NAYS:

PASSED AND ADOPTED BY THE CITY COUNCIL THIS _____ DAY OF _____, 2022.

William A. Blonigan, Mayor

ATTEST:

Dustin Leslie, City Clerk
(SEAL)

Member _____ moved and Member _____ seconded a motion that the following resolution be read and adopted this 3rd day of May 2022.

RESOLUTION NO.

A RESOLUTION APPROVING THE PRELIMINARY PLAT REQUEST SUBD. 22-1 FOR RIDGECREST MARKETPLACE AND CONDITIONAL USE PERMIT REQUEST C22-3 FOR DRIVE THROUGH SERVICE AT 4030 LAKELAND AVENUE NORTH
(Ridgecrest Robbinsdale I LLC)

WHEREAS, Ridgecrest Robbinsdale I LLC was created to redevelop the Robbinsdale Oil site located at 4030 Lakeland Avenue North, and

WHEREAS, the redevelopment site consists of multiple parcels that should be consolidated by replatting then as one property; and

WHEREAS, the intended use of the property as a coffee shop with drive-through service requires a conditional use permit; and

WHEREAS, on June 16, 2022, the Planning Commission conducted a public hearing and unanimously (of those present) adopted a recommendation of approval of the preliminary plat and the conditional use permit for drive-through service based upon the following findings of fact:

- a. That the plat consolidates Lots 10, 11 and 12, Block 7 “Parkerside”;
- b. That the plat will create a single lot for redevelopment and resolve possible or perceived irregularities such as parcel overlaps;
- c. That the use of the property is consistent with the comprehensive plan as it contributes to the mixed use commercial area;
- d. That the conditional use is consistent with the geography of the area;
- e. That the conditional use is redeveloping and revitalizing an area that has been deteriorating;
- f. That the redevelopment of the property is consistent with the character of the area;
- g. That the property owner/developer is willing to invest in redevelopment of the property;
- h. That the redevelopment will not cause any nuisances and that a contingency plan for increasing the stacking space for the drive-through lane will be implemented if needed, if congestion occurs at the Lakeland Ave. N. frontage road;
- i. That the redevelopment will not create any disturbing influences and there will be no outside storage of materials; and

WHEREAS, the City Council accepts these findings;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL: that preliminary plat request Subd. 22-1 and conditional use permit request C22-3 that would allow the redevelopment of the Robbinsdale Oil site at 4030 Lakeland Avenue North (legally described in **Attachment 1**) for a coffee shop with drive-through service is hereby approved pursuant to Robbinsdale City Code Sections 500.17 and 520.05, Subd. 4(b) and 535.01 with the following conditions:

1. That the plat is approved by the Hennepin County Plat Commission;
2. That any reconfiguration or elimination of easements must be approved by the City Engineer including:
 - a. Utility easement T818353 needs to remain as it contains a city water main. Since this easement will remain there is no need for a new easement for the fire hydrant as it falls within the existing easement.
 - b. The existing access and driveway easement cannot be extinguished without written consent from the grantee (Robin Center ownership).
 - c. All utilities to the proposed lot shall be provided underground and approve by the City Engineer;
 - d. The location of services connecting to City infrastructure shall be subject to approval of the City Engineer.
 - e. Primary access to the site shall be verified prior to any redevelopment approval.
3. That a final plat be prepared for recording at Hennepin County consistent with the conditions of the preliminary plat;
4. That the lighting plan be revised to be in compliance with the nuisance standards for glare Section 510.25, Subd. 5;
5. That the landscaping plan be revised to further articulate landscaping in the parking lot island on the northwest edge of the site and the space between the parking lot, building and the drive-through stacking space.; and
6. That the drive-through customer queuing lane shall be reconfigured to create additional stacking spaces entering at the northwesterly driveway entrance as a contingency against possible congestion occurring at the Lakeland Ave. N. frontage road.

The question was on adoption of the resolution and upon a vote being taken thereon, the following voted in favor thereof:

And the following voted against the same:

PASSED AND ADOPTED BY THE CITY COUNCIL THIS 3RD DAY OF MAY 2022.

William A. Blonigan, Mayor

ATTEST:

Dustin Leslie, City Clerk
(Seal)



RIDGECREST MARKETPLACE

KNOW ALL PERSONS BY THESE PRESENTS, That Ridgecrest Investors, LLC, a Minnesota limited liability company, fee owner of the following described property situated in the County of Hennepin, State of Minnesota, to wit:

Lot 10, 11 and 12, Block 1, "Ridgecrest Marketplace", including any right of interest in vacant Lakewood Avenue adjoining said Lots as described in Order of Court Doc. No. 2004000000.

Has caused the same to be surveyed and plotted as RIDGECREST MARKETPLACE, and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said Ridgecrest Investors, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

RIDGECREST INVESTORS, LLC

Signature _____ Printed Name, Title _____
STATE OF _____
COUNTY OF _____
This instrument was acknowledged before me this _____ day of _____, 20____, by _____ as _____ of Ridgecrest Investors, LLC, a Minnesota limited liability company, on behalf of the company.

Signature _____ Printed Name, Notary _____
Notary Public, _____ County, _____
My Commission Expires _____

SURVEYOR'S CERTIFICATION

I, Marc L. Stambrowski, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat are correctly shown and located; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 55B.01, Subd. 3, as of the date of this certification are shown and labeled on this plat; and all public maps are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

Marc L. Stambrowski, Licensed Land Surveyor
Minnesota License No. 48798

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me this _____ day of _____, 20____, by Marc L. Stambrowski.

Signature _____ Printed Name, Notary _____
Notary Public, Hennepin County, Minnesota
My Commission Expires January 31, 2025

CITY COUNCIL, CITY OF ROBINSDALE, MINNESOTA

This plat of RIDGECREST MARKETPLACE was approved and accepted by the City Council of the City of Robbinsdale, Minnesota, at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 55B.03, Subdivision 2.

City Council, City of Robbinsdale, Minnesota

By: _____ Mayor _____ Clerk

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota

I hereby certify that taxes payable in 20____, and prior years have been paid for land described on this plat, dated this _____ day of _____, 20____.

Mark V. Chapin, County Auditor

By: _____ Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to Minnesota Statutes Section 363B.365 (1969), this plat has been approved this _____ day of _____, 20____.

Chris F. Meek, County Surveyor

By: _____

REGISTRAR OF TITLES, Hennepin County, Minnesota

I hereby certify that the within plat of RIDGECREST MARKETPLACE was filed in this office this _____ day of _____, 20____, at _____ o'clock _____.

Arthur Baugh, Registrar of Titles

By: _____ Deputy



NOTES:
1. THIS PLAT IS BASED ON THE ENCL. SURVEY OF LOT 1, BLOCK 1, RIDGECREST MARKETPLACE, DATED 10/20/2010.
2. CENTERED ROUND 1/2 INCH IRON NAIL OR EQUIVALENT, JAMES O'BRIEN & SONS, INC.
3. DIMENSIONS SHOWN IN PLAT OF 1/4 INCHES
4. PLAT DOWNSIDE DATA PER PLAT OF 1/4 INCHES





City of Robbinsdale

MEMORANDUM

TO: Mayor and City Council
 FROM: Tim Sandvik, City Manager
 DATE: July 5, 2022
 RE: City of Robbinsdale Comprehensive Annual Financial Report for 2021

Background

The City Council annually acknowledges the receipt of the City's Comprehensive Annual Financial Report, Auditor's Management Report and Special Purpose Audit Reports.

Analysis/Conclusion

The City's Annual Financial Report for 2021, the Auditor's Management Report, and Special Purpose Audit Reports on compliance have been distributed to the City Council and are available by request to the Finance Director. Mr. Aaron Nielsen, CPA, of Malloy, Montague, Karnowski, Radosevich & Co., P.A. (MMKR), will make a formal presentation. Aaron currently serves as the audit partner on our audit. This is the seventeenth year that MMKR has audited the City, and Aaron's tenth year as audit partner.

The following portions of the financial report the council may find useful in providing summarized information related to the city financial report:

Letter of Transmittal – pages i – v,
 Management Discussion and Analysis – pages 5 – 16,
 Notes to the financial statements – pages 45 – 83,
 Divider pages provide an explanation of the funds.

Recommendation

Approve a motion to acknowledge the receipt of the City's Audited Comprehensive Annual Financial Report for the year ended December 31, 2021, Auditor's Management Report, and Special Purpose Audit Reports as submitted by Malloy, Montague, Karnowski, Radosevich & Co., P.A., and direct staff to distribute the report to other agencies as required.

 Tim Sandvik, City Manager
CONCURRENCE:

 Diaa Tahoun, Finance Director



City of Robbinsdale

MEMORANDUM

TO: Mayor and City Council
FROM: Tim Sandvik, City Manager
DATE: July 5, 2022
RE: Certificate of Achievement for Excellence in Financial Reporting

Presentation

For the 42th consecutive year, the City has been awarded the Certificate of Achievement for Excellence in Financial Reporting for the fiscal year ended December 31, 2020. This award is given by the Government Finance Officers Association of the United States and Canada (GFOA) to governments who meet a stringent set of criteria. The award was established in 1945 and is designed to recognize and encourage excellence in financial reporting by state and local governments throughout the United States and Canada. The City of Robbinsdale received its first award for the year ended December 31, 1979.

(Plaque to be given to the Mayor at the meeting, during the presentation by Finance Director Diaa Tahoun)

Tim Sandvik, City Manager

Diaa Tahoun, Finance Director



City of Robbinsdale

TO: Mayor and City Council

FROM: Tim Sandvik, City Manager

DATE: July 5, 2022

RE: Blue Line Extension – Proposed Corridor Management Committee (CMC) Resolution

Background:

At the June 14, 2022 City Council work session, Mr. Sandvik provided a general update on the Blue Line Extension and Mayor Blonigan provided an update specific to the CMC (including the June 9, 2022 meeting that provided recommendation and support of the updated alignment). Mayor Blonigan asked for Council approval for Mr. Sandvik and himself to create a proposed Resolution to go before the CMC at their July 14, 2022 meeting.

Attached to his memo is the final version of the resolution. Mr. Sandvik and Mayor Blonigan can provide a high level overview of language, and respond to questions, comments, or concerns.

Tim Sandvik, City Manager

_____ moved and Member _____ seconded a motion that the following resolution be read and adopted this _____ day of _____, 2022.

RESOLUTION NO.

A RESOLUTION ASKING THE HONORABLE GOVERNOR TIM WALZ, HONORABLE SENATOR AMY KLOBUCHAR, HONORABLE SENATOR TINA SMITH, AND HONORABLE CONGRESSWOMAN ILHAN OMAR TO INCENT BURLINGTON NORTHERN SANTA FE (BNSF) TO COLLOCATE THE PORTION OF THE BLUE LINE EXTENSION, WITHIN ROBBINSDALE AND NORTH OF THE NORTH MEMORIAL STOP, WITHIN THE EXISTING RAIL CORRIDOR

WHEREAS, the primary duty politicians is to serve the people they represent, even above powerful corporations; and

WHEREAS, BNSF has unequivocally indicated that it would cooperate in collocating, as was indicated in years long conversations, including a train ride on the corridor where BNSF demonstrated how well collocation with LRT could work with its corridor; and

WHEREAS, the Metropolitan Council established the METRO Blue Line Extension of Light Rail (BLRT) Corridor Management Committee (CMC) to advise the Chair of the Metropolitan Council on design and construction of the proposed light rail line; and

WHEREAS, the CMC consists of 19 voting members, including representatives from the Metropolitan Council, Hennepin County, Hennepin County Regional Rail Authority, the cities of Minneapolis, Golden Valley, Robbinsdale, Crystal, Brooklyn Park, Brooklyn Center, the Minnesota Department of Transportation, Minneapolis Park and Recreation Board, the Blue Line Coalition, the Community Advisory Committee (CAC), the Business Advisory Committee (BAC), and Metropolitan Airports Commission (MAC), as well as non-voting members from the cities of Maple Grove, New Hope, Osseo, and Metro Transit; and

WHEREAS, after a years long process, in August of 2020, the Met Council and Hennepin County directed staff to pursue a route modification away from the rail corridor established in the 1880s in Robbinsdale, resulting in modifications in the City of Robbinsdale to shift from the existing BNSF railway corridor to County Road 81 – Bottineau Boulevard; and

WHEREAS, the CMC received more than 1,100 comments, through online and in person solicitation, many of which were critical of the new route alignment along County Road 81 in Robbinsdale; and

WHEREAS, a recent Performance Measurement Survey conducted by the City of Robbinsdale indicates a strong opposition of the current, proposed BLRT and preference for the collocated route espoused for years by both the CMC and BNSF; and

WHEREAS, the Denver-area Regional Transit District (RTD) provides an excellent example of Passenger Rail and BNSF collocating a corridor of rail, both in functionality and as a general relationship between passenger rail and a previously private access only rail line; and

WHEREAS, BNSF has also collocated its rail corridors and commuter rail in other corridors throughout the country; and

WHEREAS, the new BLRT alignment has shifted from the BNSF railway corridor (which would have had only 3 at-grade crossings and widespread community support in Robbinsdale) to the County Road 81 - Bottineau Boulevard alignment (which would have multiple, additional crossings in Robbinsdale, including six heavily used pedestrian crossings, as well as numerous access points to the central business district); and

WHEREAS, the evaluation of the route segment through Robbinsdale in the draft report is combined with the evaluation of the Crystal and Brooklyn Park portions of County Road 81, which have wide highway sections, in comparison to Robbinsdale where there are slower speeds, designed for heavy pedestrian use with semaphores every block, and multiple right turns into businesses and parks; and

WHEREAS, in Robbinsdale, the original alignment and station area that BNSF supported were in a semi-industrial area next to the railroad tracks and adjacent to the historic downtown which were thoroughly studied in station area planning, while the new alignment runs two blocks to the east through the narrow commercial core of the fully developed city which was on the periphery of the original study; and

WHEREAS, the original long-planned collocation was 90% engineered when BNSF required abandonment of the original plan while the new alignment, through Robbinsdale, is roughly 5% engineered meaning it is not too late to have the Robbinsdale portion of BLRT, north of the North Memorial stop, collocate on the BNSF corridor; and

WHEREAS, the Robbinsdale City Council has asked the CMC to petition all aforementioned State and Federal Elected Officials to bring BNSF back to the table to consider the collocation of passenger rail and existing BNSF traffic;

NOW THEREFORE, BE IT RESOLVED BY THE METRO BLUE LINE - CORRIDOR MANAGEMENT COMMITTEE (CMC):

That while the CMC recognizes the thoughtful work conducted by the Community Advisory Committee (CAC), Business Advisory Committee (BAC), and the bodies (elected, advisory, and otherwise) represented by the nineteen (19) voting and four (4) non-voting members, the CMC asks that the HONORABLE GOVERNOR TIM WALZ, HONORABLE SENATOR AMY KLOBUCHAR, HONORABLE SENATOR TINA SMITH, AND HONORABLE CONGRESSWOMAN ILHAN OMAR WORK TOGETHER AND INDIVIDUALLY AND USE THEIR OWN INDEPENDENT INVENTIVENESS TO INCENT BURLINGTON NORTHERN SANTA FE (BNSF) TO COLLOCATE THE PORTION OF THE BLUE LINE

EXTENSION, WITHIN ROBBINSDALE AND NORTH OF THE NORTH MEMORIAL STOP, WITH THEIR EXISTING RAIL CORRIDOR; and

BE IT FURTHER RESOLVED, that the CMC believes the additional support of the aforementioned elected officials will help promote things like increased pedestrian/bicycle/vehicle safety, eliminate significant construction disruption, relieve concerns raised by anti-displacement, and save on significant construction costs; and

BE IT FURTHER RESOLVED, that the CMC asks the Metropolitan Council and the Hennepin County Board to also pass resolutions asking the four public officials mentioned above for the action set forth in this resolution.

The question was on the adoption of the resolution and upon a vote being taken thereon, the following voted in favor thereof:
and the following voted against the same:

WHEREUPON SAID RESOLUTION WAS DECLARED DULY PASSED AND ADOPTED
THIS _____ DAY OF _____ 2022.



City of Robbinsdale

TO: Mayor and City Council

FROM: Tim Sandvik, City Manager

DATE: July 5, 2022

RE: Robin Center - Mobile Food Unit In Excess of 10 Days/Year

Background

In 2016, Zoning Code 520.05, Subd.3 (12) was revised to permit food trucks (aka mobile food units) as accessory uses in B-3 and B-4 and the use at any site shall be limited to no more than 3 consecutive days and a total of 10 days in a calendar year. This code also states that if a property requests more than 10 days/year, City Council approval is required.

Analysis/Conclusion

Emmet Johnson, dba Emily Moon-Bar-B-Que Ribs On Wheels, submitted a mobile food unit application to park in lower Robin Center, beginning July 10, 2022 and ending December 31, 2022. He would intend to operate 12-5 pm, Wednesday-Saturday.

On April 19, 2022, Council approved Taqueria Victor Hugo 2 to park in lower Robin Center beginning April 20, 2022 and ending in November from 10 am to 8 pm, Monday-Saturday.

The site plan is attached showing staff's recommended parking locations. Taqueria Victor Hugo 2 was approved to park in the middle of the three shown options. The plan review fee of \$25 has been paid. Mr. Johnson has an agreement with Robin Center.

The Police Chief approved the site plan. Planning/zoning approve noting that any signs require permits. The Public Works Director/City Engineer approves with conditions:

1. All waste material generated be disposed of in an appropriate manner
2. Clean up any stray refuse after each day of operation, or more often, if necessary.

The food truck/mobile food unit is required to provide a copy of their state license, description of food items, and their safety plan. A current state license and safety plan have not yet been received. The license fee is \$25 and has been paid.

Recommendation

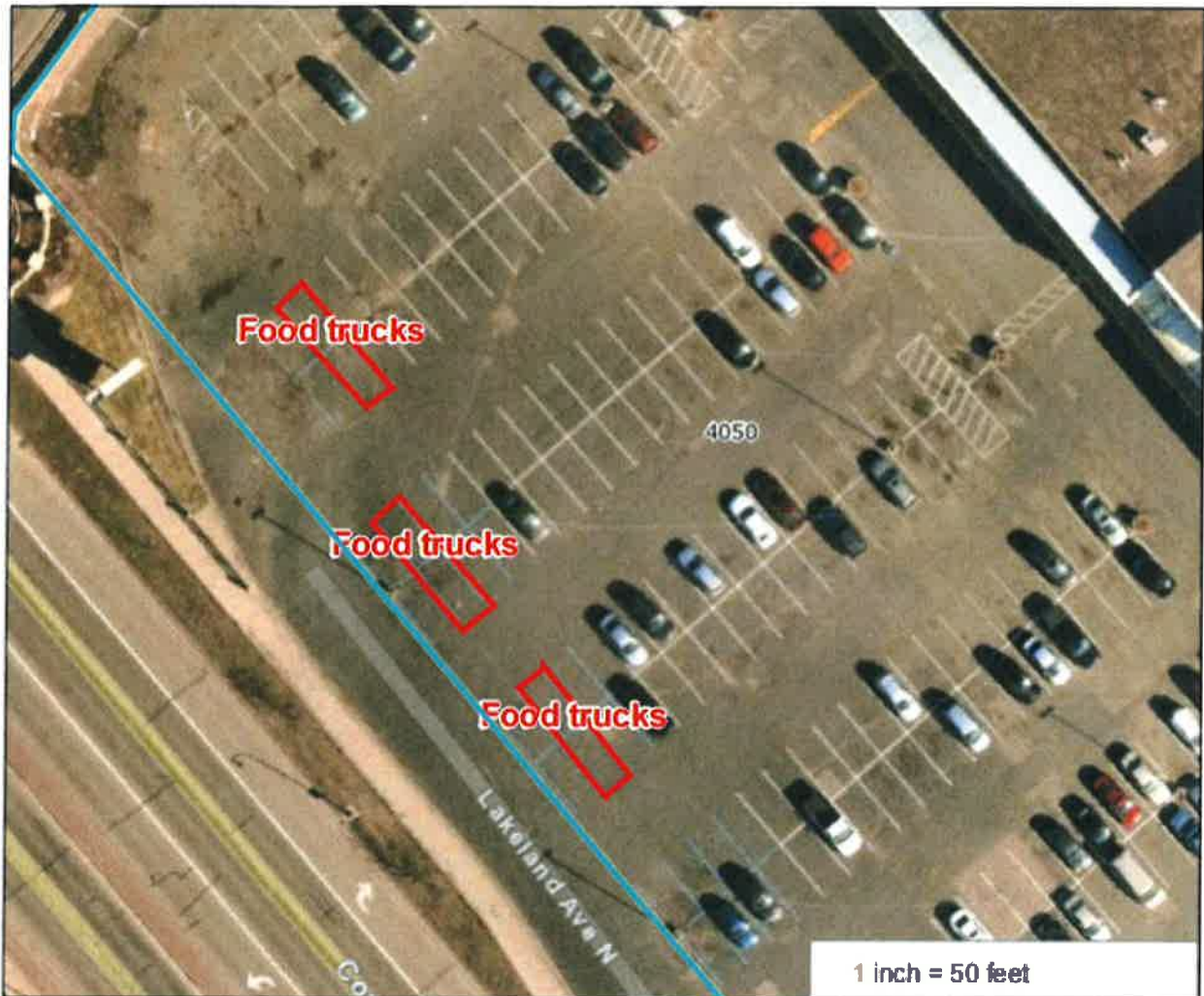
By motion,

1. Approve the parking of Emily Moon-Bar-B-Que Ribs On Wheels to park in lower Robin Center, beginning July 10, 2022 and ending December 31, 2022, 12-5 pm, Wednesday-Saturday with conditions as requested by the Public Works Director/City Engineer, and receipt of a current state license and safety plan.
2. Approve the mobile food unit license and recommend which parking location.

Tim Sandvik, City Manager

CONCURRENCE:

Dustin Leslie, City Clerk





City of Robbinsdale

TO: Mayor and City Council
FROM: Tim Sandvik, City Manager
DATE: July 5, 2022
RE: Voucher Requests Pending Approval for Disbursement

The check register dated 7/5/22 reflects the voucher requests pending approval for disbursement.

The check register dated 6/22/22 through 7/5/22 is a list of vouchers requiring payment for city funds, Deputy Registrar, liquor, and miscellaneous purchases. The payments are required prior to the next Council meeting.

Recommendation:

By motion, approve disbursement requests for period ending 7/5/22.

Tim Sandvik, City Manager

CONCURRENCE:

Dustin Leslie, City Clerk