

REGULAR CITY COUNCIL WORK SESSION

August 4, 2020

Council Chambers

4100 Lakeview Avenue North

Robbinsdale, Minnesota

Immediately following the regularly scheduled 7:00 p.m. City Council meeting.

Meeting will be conducted via WebEx. To access the meeting, please call in to 1-312-535-8110 and enter Access Code 133 835 6978. If prompted, please hit #.

A G E N D A

1. CITY COUNCIL WORK SESSION CALLED TO ORDER BY MAYOR PRO TEM
2. ROLL CALL: Blonigan, Rogan, Selman, Backen, Mayor Murphy
3. DISCUSSION: Crime Free/Drug Free Housing - Human Rights Commission Resolution to Designate the City of Robbinsdale as an Equitable Residential Property City
4. INFORMATION: Quiet Zone Readiness
5. UPDATE: Problem Properties
6. UPDATE: Strategic Goals
7. OTHER BUSINESS
8. ADJOURNMENT

Agenda item 3: Crime Free/Drug Free Housing - Human Rights Commission Resolution to Designate the City of Robbinsdale as an Equitable Residential Property City

Background: On August 17, 2020, the City Council adopted Ordinance 10-13 adding Crime Free Housing Requirements for Rental Properties. The preamble noted:

Whereas, neighborhoods are negatively impacted by criminal activities in some rental properties; and

Whereas, across the nation it has been shown that Crime Free Housing can help to reduce these activities; and

Whereas, this ordinance will expand the housing maintenance code to provide owners and operators of rental dwellings in the City of Robbinsdale with training and an increased ability to improve safety and reduce crime at rental properties. This will result in a more stable and satisfied resident base throughout the city.

- The lease addendum requirement began January 1, 2011. Current rental properties were provided 12 months to complete training.
- Eviction of tenant not at end of lease term court approval of termination of tenancy.
- Owners have a right to appeal both the requirement to evict tenant(s) and fees related to both Crime-Free Housing and Excessive Call violations.

Excerpt from City Code 425.32, subd 3 related to hearing requirements:

- (b) The hearing will be conducted by the City Manager in an informal manner. The Minnesota Rules of Civil Procedure and Rules of Evidence will not be strictly applied. After considering all evidence submitted, the City Manager will make written Findings of Fact and Conclusions regarding the excessive calls, lease addendum violation(s) and/or imposed service fees. The City Manager will serve the Findings of Fact and Conclusions upon the owner and/or operator by U.S. Mail within five business days of the hearing. Upon a finding that a crime free housing violation and/or excessive calls have occurred, the City Manager shall refer the matter to the City Council for consideration of suspension or revocation of the license.
- (c) If the appeal involves a request by the owner that it be excused from its obligation to proceed with termination of the tenancy, and if the City Manager determines: (i) that it is unlikely that an action to terminate the tenancy would be successful; and (ii) that the expense of such action is not justified given the probable outcome, the owner will be relieved from any further obligation under subdivision 2 as to the violation notice.
- (d) If the appeal involves a request by the owner that it be allowed to seek termination of the tenancies of less than all of the responsible tenants, and the City Manager determines: (i) that the responsible tenant(s) sought to be released from termination were not directly involved in the conduct, (ii) that any non-tenant occupants of the same rental dwelling involved in the conduct are no longer occupying the unit; and (iii) that the objective sought to be served by termination would be achieved by granting owner's request, the owner will be relieved from any obligation to terminate the tenancy of the responsible tenants so released.

Less than half-dozen appeals involving responsible tenant not being involved or entry into a 'last chance – eviction prevention plan' with tenant.

No hearings have resulted in a contested eviction going to City Council for action on license.

ROBBINSDALE HUMAN RIGHTS COMMISSION

RECOMMENDATION TO DESIGNATE THE CITY OF ROBBINSDALE AS AN EQUITABLE RESIDENTIAL PROPERTY CITY

WHEREAS the mission statement for the City of Robbinsdale declares its dedication to provide a City Government that is accessible, accountable, open and compassionate, and it further affirms that our City resources will be prudently allocated and equitably provided, and

WHEREAS the Robbinsdale Human Rights Commission has the designated responsibility to advise and make recommendations to the City Council on matters that are consistent with the Minnesota Human Rights Act, and

WHEREAS the Robbinsdale Human Rights Commission has researched issues of Fair Housing and Robbinsdale city codes related to Crime Free Multi Housing, Crime Free/Drug Free Lease Addendum, Repeat Nuisance Service Calls, and

WHEREAS the Commission finds these Robbinsdale city codes, as currently written, may result in inequitable and/or unintended outcomes, including –

1. A two-tiered system of justice; one for homeowners and one for renters.
2. In potential tenant evictions, the Robbinsdale Police Department may effectively place themselves in a position of ‘Prosecutor, Judge and Jury’.
3. Eviction without due process.
4. Eviction without distinguishing between a crime victim and a perpetrator.
5. The ‘over-policing’ of and disproportional effects upon low income residents, minority communities and women.
6. Undermining overall public safety by deterring those in need from contacting the police or other first responders for fear of eviction.
7. Increased liability for the City of Robbinsdale when exercising these ordinances.

NOW THEREFORE

The Robbinsdale Human Rights Commission advises and recommends the Robbinsdale City Council –

1. Revise the City Code to eliminate all ordinances relating to Crime Free Housing, Crime Free/Drug Free Lease Addendum and mandatory tenant evictions based upon nuisance service calls.
2. Further demonstrate the City of Robbinsdales commitment as an Equitable Residential Property City by reviewing and revising landlord trainings, other ordinances and city policies to ensure rental housing property is equitable, safe and secure for tenants and the public.

July 23, 2020

CRIME PREVENTION AND COMMUNITY OUTREACH

Police Community Action Coordinator (PCAC)

The PCAC continued to spearhead the department's crime prevention efforts in 2019. This position helps coordinate police response to those areas of the city experiencing unusual criminal and/or traffic enforcement issues. Being able to devote more focus than patrol officers, the PCAC is responsible for addressing specific criminal and quality-of-life concerns within the city, developing solutions to these concerns, and coordinating the actions of the department with the community. The PCAC is also responsible for collecting and preparing documentation necessary for enforcing the City's nuisance ordinance.

In addition to addressing community concerns, the PCAC is also responsible for organizing the department's Crime Prevention efforts, including the Neighborhood Watch program, Crime Free Housing program and National Night Out. The PCAC also works closely with the Robbinsdale Crime Prevention Association hosting crime prevention community meetings and advising the board of directors. Each of these responsibilities requires extensive involvement and interaction with residents, property owners, landlords and business owners. For 2019, the PCAC facilitated and/or attended numerous meetings and community events throughout the city.

Repeat Nuisance Ordinance

Nuisances	2019	2018	2017	2016	2015	2014	2013	2012	2011
Recorded Nuisance Violations	69	76	174	123	204	165	146	152	142
Warning Letters Sent (Sent after 2 nd Violation)	11	5	22	20	41	35	29	36	26
Service Fee Letters (Sent after 3 rd violation)	9	8	11	19	13	10	6	8	7
Excessive Repeat Nuisance Letters/Fines Sent	5	10	4	7	2	n/a	n/a	n/a	n/a

Crime Free Housing	2019	2018	2017	2016	2015	2014	2013
City Required Evictions	3	5	5	3	13	3	12
Landlord Initiated w/ Police Assistance	0	3	23	6	9	0	14
Total	3	8	28	9	22	3	26

2020 Running Totals

Nuisances

34

Written Warnings

2

Fine Letters

4

Appeals

0

City Mandated Evictions

0

Landlord Initiated

1

Excessive Fees

3

Agenda Item 4: Quiet Zone Ready Crossings

BNSF has been using the track for overnight moving of empty cars. In order to have 'quiet' (no horns unless something is on the tracks) in downtown, need 3 crossings to have designs that meet requirements submitted to Federal Railroad Administration. Because none of our crossings meet the minimum 100' medians/4' wide, anticipate 2 years for approval.

BLRT designs for 'quiet zone ready' crossings at 42nd & Noble/41st are attached.

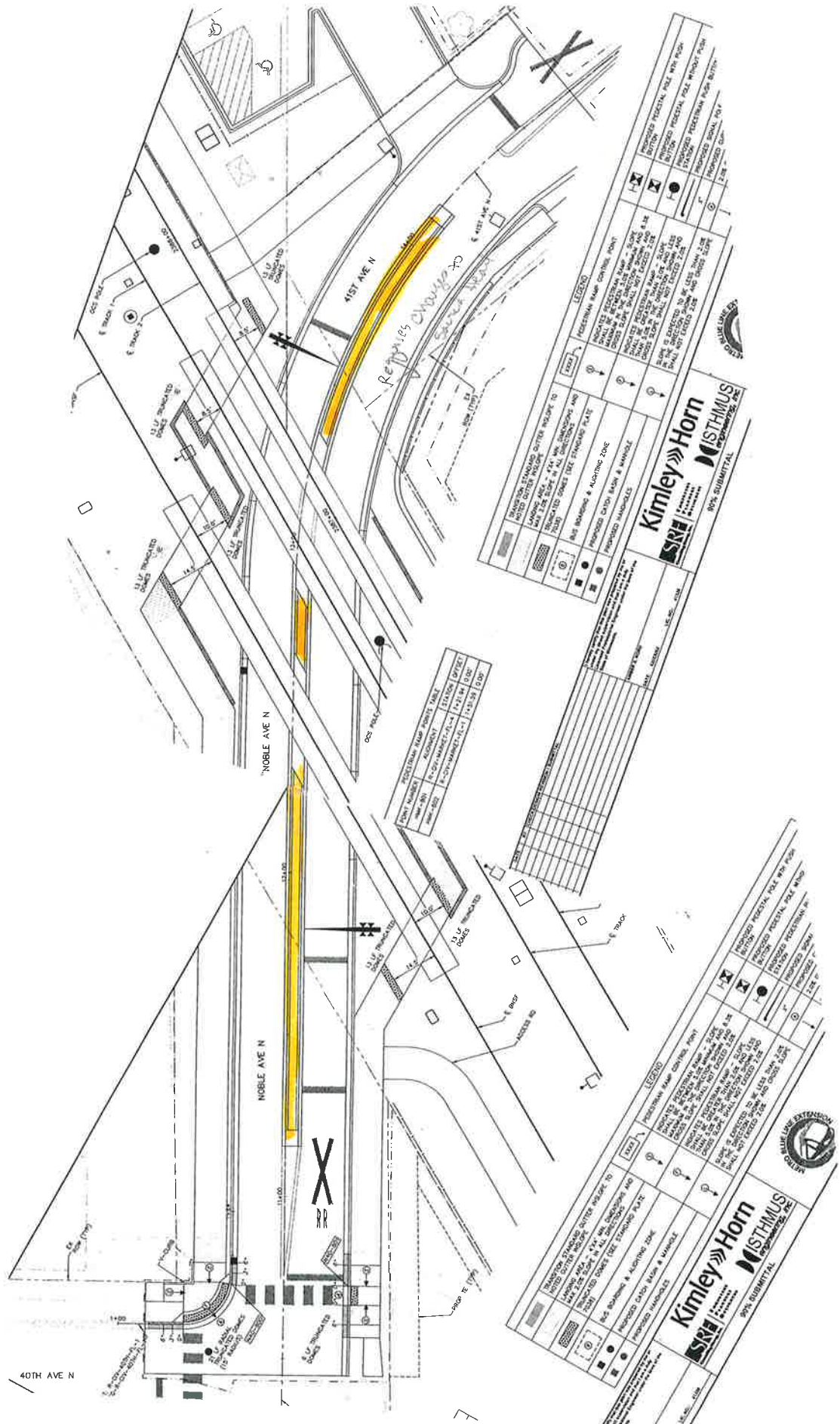
- Crossing at 42nd assumes access to EMI and Sawhorse eliminated since both businesses would be acquired. No turns from west 42nd to Railroad (library). Design shows ability to drive straight across 42nd at Railroad Ave – believe that both should be shown as right turn on to 42nd. Concern noted that design requires 4' wide center medians which may require moving curbs to continue to provide for keeping 4 driving lanes.
- Crossing at 41/Noble requires using some of the property inside sacred heart's parking fenced area
- 39 ½ planned to be closed. In order to have it available for crossing during eventual reconstruction of 41st/Noble to meet LRT sidewalks, etc. Could try the concept sketched below.



Crystal spent \$250,000 for CP crossing medians at West Broadway and Douglas including \$55,000 for design engineering and non-construction costs. Hennepin did not participate on costs.

Alternative 4-quadrant gates ~\$500,000 per crossing plus annual maintenance fee of \$10,000 @.

Initial feasibility study for crossings estimated to be ~\$10,000 for the 3 crossings



Properties with Chronic Code Enforcement Issues – August, 2020.

Owner occupied or non-rental property

3800 Vera Cruz

Trash being monitored. Investigating for illegal occupancy of three unrelated occupants. Meeting with County Attorney to discuss alternatives was not productive.

3415 Zenith Ave. N.

Staff continues to monitor. Rubbish and vehicles.

4154 Beard Ave. N.

Citations at the maximum for ongoing property maintenance code violations. REDA Executive Director's contact information was given to the owner

3822 Noble Ave. N.

No code enforcement issues. Staff continues to monitor and issue warnings as needed.

4100 West Broadway (Walgreen's)

No recent complaints for litter. Management focused on COVID-19 issues

4030 Lakeland Ave. N. (Robbinsdale Oil)

Rubbish has been the primary issue. Contract for deed holder is requesting license renewal for auto repair and moving the gas tanks. Says auto repair is his focus.

2721 Parkview Blvd.

Neighbor has listed her house.

Unlicensed/Presumed rental

5624 42nd Ave. N.

Continuing to issue citations for renting without a license. Citations for parking on Welcome Ave. N. "Sale" sign observed on weekend, cited for illegal home occupation

Licensed Rental properties

5500 42nd Ave. N. "Robbins Way"

Little Blue Stem plantings completed. Staff will monitor.

- Innovating for Quality Services and Efficiencies
- Promoting & Connecting
- Revitalizing the Community
- Investing for the Future

Innovating for Quality Services and Efficiencies

- Employer of Choice – retention, attraction, tools-software-resources
 - ❖ Working on Police chief position and Police captain position +2 openings for officers
- Enhanced Services
 - technology enhancements
 - On-line water meter staff monitoring and user account access
 - On-line registration – programs & facility rental
 - On-line permits/licensing (fall 2020 software update – training and conversion underway)
 - Speed trailer & speed-radar signs
 - Transition to more electronic payments
 - Drinking water softening, water pressure improvement
 - Solid waste – organics
 - Way-finding – improved signage entryway, parking lots
 - Special Needs – Shared Mental Health Worker

Promoting & Connecting

- Communication to Inform Residents
 - Website update completed
 - Social media outreach – smart use of videos, FB/Twitter/Instagram, Timed posts
 - Energy use awareness – reduce water waste incentive, energy saving tips Xcel/CPE
City awarded Green Cities Step 2
 - Timely topics
 - New resident welcome letter –suspended during election
 - Snow emergency/Parking enforcement-revisit before fall
 - Census & Elections
 - Pedestrian Safety
 - COVID19
 - Working through staffing impacts
 - Race & Equity Discussions
 - Important but unplanned staffing needs. Impacting capacity for other projects.
 - HRC policy suggestions
 - Review Crime Free/Drug Free Lease addendums – “equitable residential property city”
 - Studying policy on conversion therapy
 - Studying policy on racism as public health crisis
- Engage/Involve Residents
 - Public Health: tobacco, heart-safe AED
 - Special Events: Whiz Bang Days, Chamber events, Bike Rodeo, Car show
 - Park specials: movies, DJ, Pop-ups
 - On-line surveys: Annual survey, Input on programs/facilities
 - Effort to provide on-line/virtual experiences-starting minimal sports options

- PR Campaigns/Outreach
 - Coffee w/Cop & Lights-On
 - Community Open House: Public Safety, Station area exercises; Community Building
 - Infrastructure Plans: Pre-construction,
 - Construction Communication: website updates, e-notification
 - Fair Housing - information

Revitalizing the Community

- Redevelopment Downtown
 - Sidewalk/streetscape update and plaza extension – 2021/22.
 - **Concepts presented; working on lights - -need to schedule**
 - Holding post LRT development sites as public parking
 - Outdoor liquor service requirements –**plans in place, patios open**
 - Reuse of Hubbard Marketplace – **Met Council contacted late June/BLRT announcement**
 - Plans for future Park&Ride plus Wrap : periodic review of station area plans/expectations
 - Forgivable façade loan: still **waiting on information from** Birdhouse.
- Redevelopment Outside of Downtown
 - Scattered site homes: 4217 Ewing, 3917 Vera Cruz, Robbins Beach, 3359 Halifax
 - Parker Station & Birdtown Flats
 - 4600 Lake Road- **no building permit application**
 - Other City properties: bunny store lot **(Title issues)**, beach south parking **(need to schedule discussion with council and attorney)** , DT shared parking
 - Point of Sale

Investing for the Future – **AA+ Bond Rating Confirmed**

- Community Space/Meeting Room
 - Sanborn Park Building/Park Redevelopment – **funding/timing/opinion survey information update**
 - Lower Level Public Safety
 - Historic Meeting Room – **on hold to 2021**
 - LVT Pavilion
 - City Hall-DMV wall shift – **on hold**
- Asset Replacement & Maintenance
 - Master Plan Schedule for All Parks – 10 year CIP
 - Graeser Park (acquire as part of LRT)
 - Triangle
 - Lee expansion north- **after water treatment plant**
 - LVT center area and parking updates – **depends on water level**
 - Hollingsworth (on hold for complete plans) – **no update**
 - Public Buildings- 10 year CIP
 - City Hall – Chambers update/DMV expansion; adding garage
 - Public Works Building/Garage
 - Public Safety
 - Community Gyms
 - Integrated security system (cameras/locks)
 - Street Projects – 10 year CIP
 - Chowen/Beard 2020-21
 - W Broadway N of 41st inc. street scape – 2022; 40-41 in 2021

- Water infrastructure- 10 year CIP
 - Plant – 2020-22
 - Feeder lines to plant – 2021-22
 - Towers: North- 2021-22, South- ____
- Partnerships – Funding/Advocacy
 - Hennepin/State - Census outreach – 2020; Redistricting GIS – 2022
 - BlueLine Connect Now! – LRT – **advocacy with Met Council inaction and announced plan change**
 - **CARES Funding – Need to prepare funding priorities and be ready to report in September**
 - Metro Cities/LMC/NLC – legislative priorities/policies & advocacy
 - State bills for 2020: 4d tax expansion proposal; public meeting digital recording on-line
 - BYR Quad Communities – Active military family support
 - Three Rivers Parks – Sochacki JPA, regional trails & trail heads
 - Youth Sports Associations (fundraising)
 - NWCT-CCX
 - Shingle Creek/Basset Creek WMO – lake/stream quality and projects
 - Crystal Lake Alum - 2020
 - Ryan Creek Cleanup- 2020 – No one replied to RFP
 - DNR/Shingle Creek/State-Fed/Mpls – Crystal Lake water table
 - Add storm water extension north of CR9 to Ryan with movable pump
 - Minneapolis storm water improvement
 - What have they done since we last talked?
 - Storm water infiltration options
- Longer Range Financial Forecasting
 - 10-year operations budget – aligned with CIP
 - 2-year budget planning

Other Projects

- Charter amendment – update Finance chapter – **meeting on August 27**
- purchase agreement 3917 Vera Cruz- no change in lot price – waiting for request on closing date.
- Clean up grant submissions for PSF – **annual reports and 2nd grant payments submitted.**