

REGULAR CITY COUNCIL WORK SESSION
August 10, 2022
After the REDA Meeting that takes place at 7pm
Robbinsdale City Hall
4100 Lakeview Avenue North

A G E N D A

1. CITY COUNCIL WORK SESSION CALLED TO ORDER BY MAYOR PRO TEM
2. ROLL CALL: Selman, Backen, Webb, Mayor Blonigan
3. Overview: 2023 Budget (Additional information will be provided at the meeting)
4. Discussion: Cannabinoid Moratorium (Attachment A) **1-5**
5. Public Works/Engineering Updates:
 - City Hall AV Updates
 - Water Treatment Plant/Water Tower Update
 - Hubbard Avenue
6. Update: Problem Properties (To be distributed at the meeting)
7. Other Business
8. ADJOURNMENT

2023-2024 Preliminary Budget Information

Overview:

- 2023 projected deficit of (\$176,412).
 - Includes 8.4% tax increase (\$618,288) on General fund levy, same as prior year.
 - Budget line items were reviewed and reduced to align with prior spending history.
 - Tax Capacity increased 24.39% mainly in residential properties.
 - Fiscal Disparities figures have not been released by Hennepin County
 - Reserves would be at 44% based on these figures
- 2022 estimated surplus of \$115,065. (2022 Budget was a (\$185,627 deficit)
 - Budget line items were reviewed and reduced to align with year to date spending.
 - Police Patrol and Public Works snow and ice overtime are unknowns at this time for the remainder of the year.
 - If the General Fund 2022 actuals end the year with a surplus, consider using fund balance in excess of policy to reduce burden of 2022 tax impact to property owners.
- 2023 projected deficit of (\$794,700) after inflating revenues/expenditures 8%, if an 8.4% levy in 2023.

Revenues:

- Currently included a 7% increase in the city tax levy, kept fiscal disparities flat and changes in debt service levy.
 - 5% - \$368,028 \$233 on the average home Deficit (\$426,672)
 - 8.4% - \$618,28 \$275 on the average home Deficit (\$176,412)
 - 12% - \$883,268 \$318 on the average home Surplus \$88,568
 - The average valued home increased 21.90%. The final 2022 tax rate was 49.38% and estimated 2023 is 49.71%. The projected decrease is due to the significant increase in tax capacity and home values. To keep a stable tax rate the levy would need to be set at the 12% increase.
- 2022 permit fees based on an average year.
- LGA - \$38,371 increase over 2022.

Expenditures:

- Personnel services - \$626,000 increase over last year's budget (due to COLA, Steps and full police staffing)
 - 260 working days – budgeted 2080 hours for full time in 2022 compared with 2080 in 2022
 - COLA for 2023 – \$227,000
 - Average step impact for 2023 \$82,000
 - Increase in City Contribution for family health insurance - \$125,928
 - Workers compensation – \$152,928
- Position Requests
 - Same number of employees. Some classification changes.
 - 4 Patrol positions were not included in last year budget
 - Patrol department will create a new Admin-IT position: Salary range \$33/hour
 - Sergeant union negotiation suggests 1% increase for 2023 - \$10,000
- Capital Requests: no significant requests put into the General Fund

- Internal Service Fund Charges (General Fund Impact)
 - Central Services – 6% increase \$61,049
 - Central Garage – less than 1% increase \$6,667
 - Based on decrease in maintenance costs and increase in Fuel prices
 - Risk Management – 12% decrease \$22,750

(\$44,966)

1. LMCIT recommends a 5-10% increase for all types of insurance for 2023 (Auto, Property, and Liability). Our increase in 1% factors in other cost savings.
2. LMCIT recommended a 10-15% increase in Workers Compensation for all personnel except Police. The recommendation was 20-30% for those employees. Those recommendations are addressed in personnel services in the General Fund.

- Debt Service
 - Tax levy at an estimated, \$966,307 \$1,016,282 (\$49,975 decrease from 2022 due to payment schedules)

To: Mayor and City Council

From: Rick Pearson, Community Development Coordinator

Date: August 10, 2022

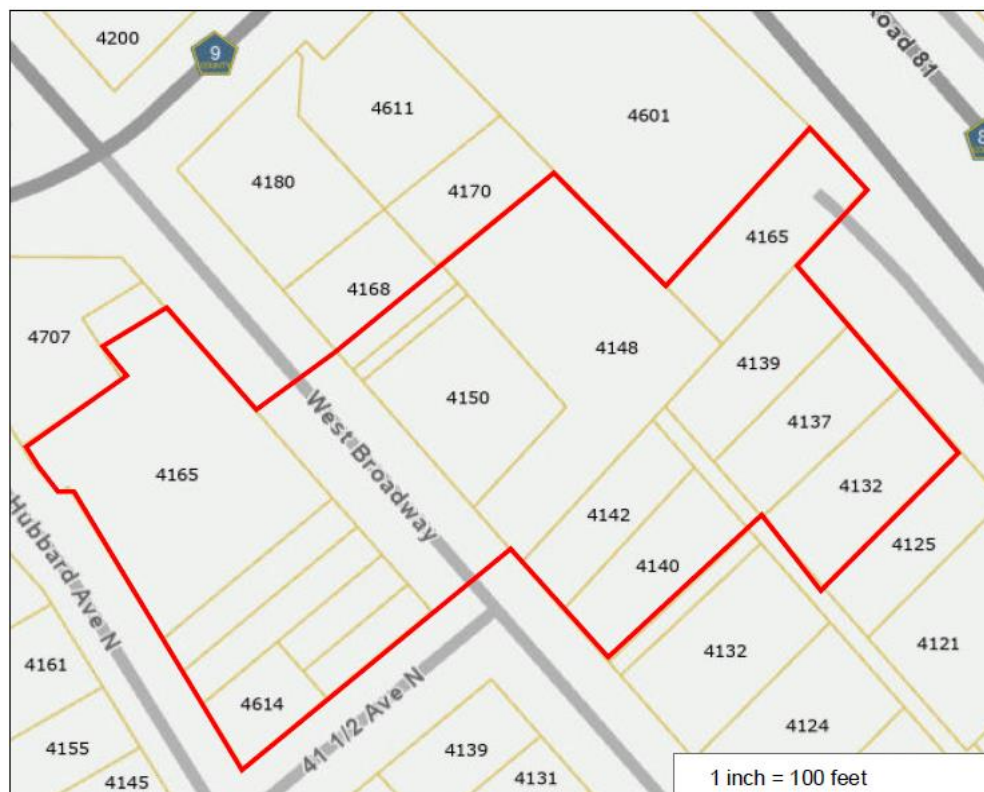
RE: Zoning discussion for regulation of THC or Cannabinoid products

There are a variety of zoning control options that would be available to the City Council depending on how they would like to treat the newly legalized THC or Cannabinoid products. The following scenarios would be examples of how other regulated products or services have been dealt with through zoning. It should be noted that licensing is a separate discussion and it may be appropriate to consider either or both zoning and licensing.

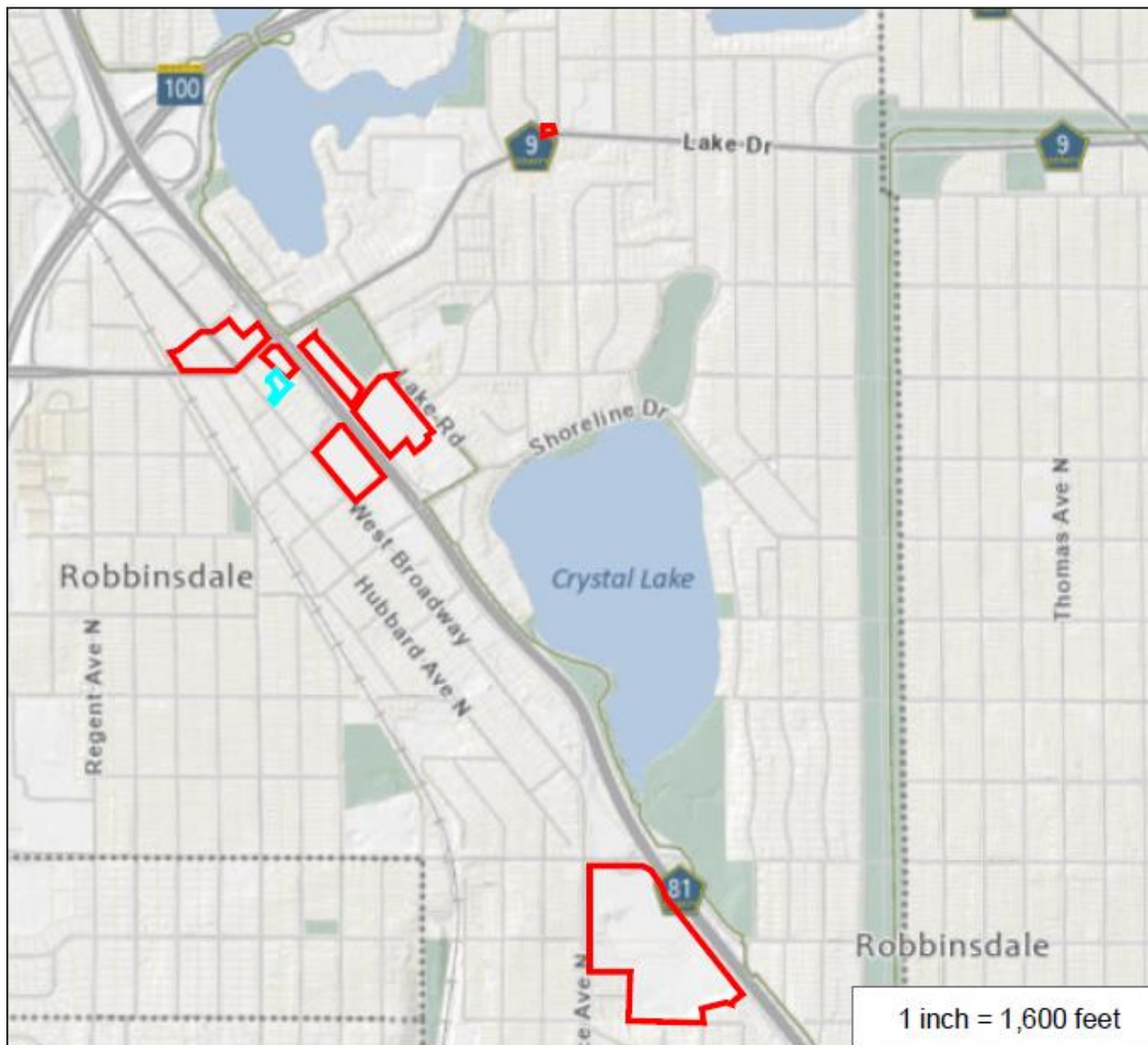
Separation from sensitive land uses

If the Council wanted to apply separation criteria from churches, schools, public parks and single family residential, they could use the **B4p overlay district** which was created to allow pawnbrokers, secondhand goods dealers, consignment house dealers, auction house dealers and traders in the 1990's. Separation criteria:

- Churches – 500 feet from the use.
- Schools and daycare – 500 feet from the use.
- Parks, City Hall – 350 feet from the use.
- Residential (single family) 250 feet / 350 feet. *Established before the development of Broadway Court.*



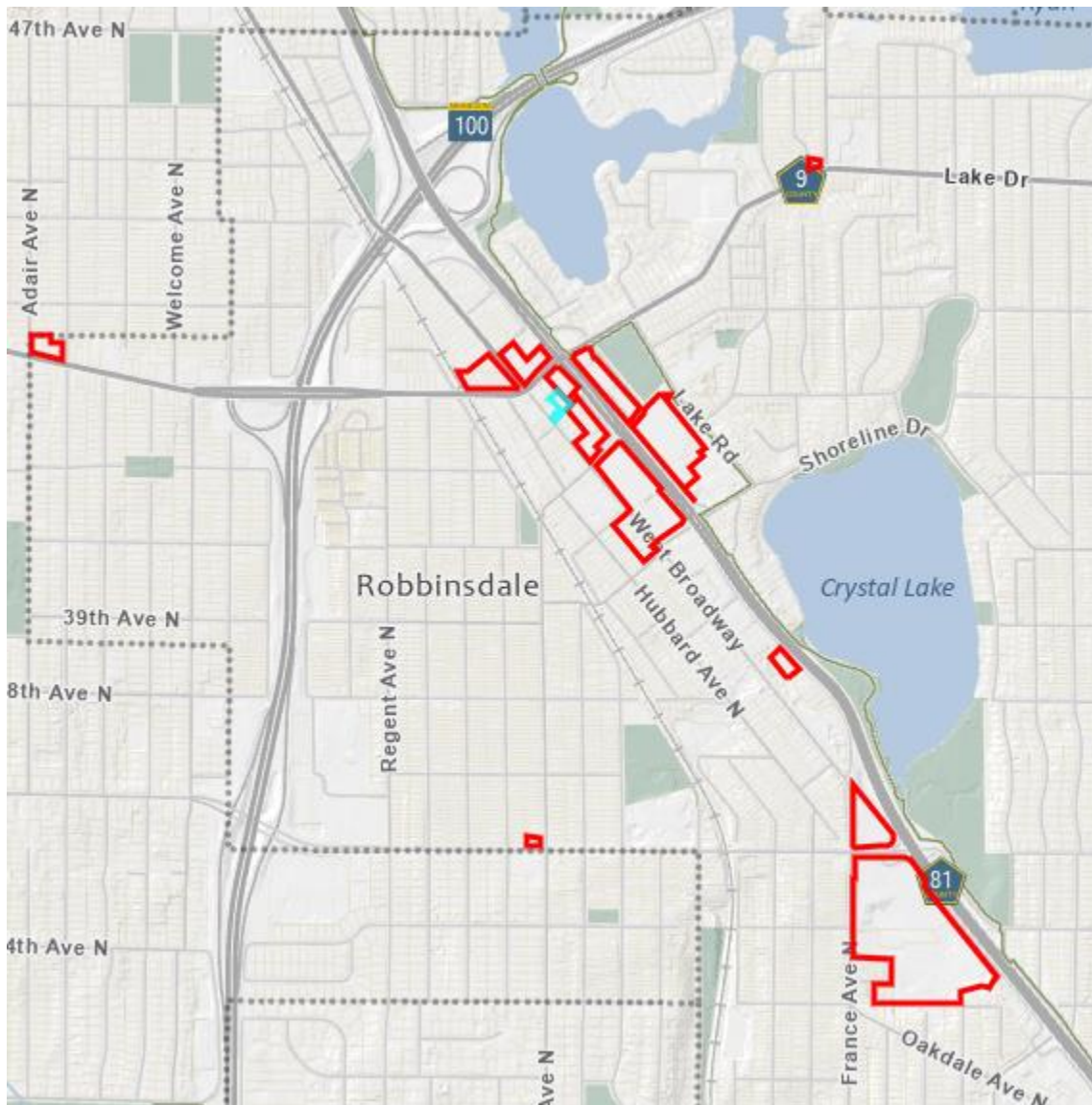
The City Council could treat THC or Cannabinoid products like tobacco. Tobacco shops are permitted uses in the **B-4 Community business district**.



The B-4 district is the most permissive commercial zoning district which includes multiple tenant shopping centers such as Robin Center, Town Center and Hy-Vee. It also includes McDonald's and the commercially zoned land north of 42nd Ave. N.

It should be noted that tobacco products shops are treated as a specialty shop that focuses on tobacco or tobacco related uses only.

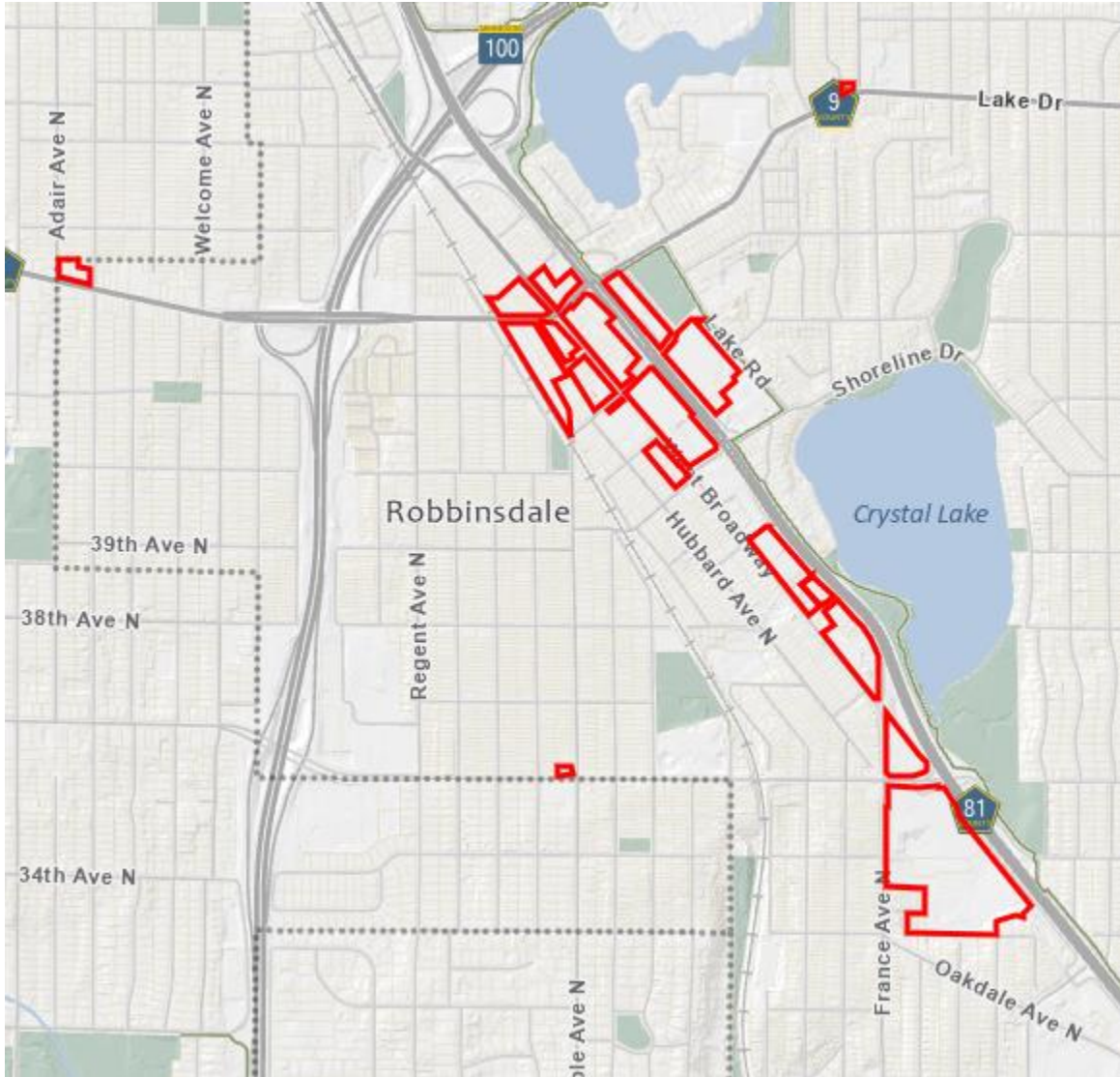
A convenience or retail store selling tobacco products as well as many items is licensed as a Tobacco dealer which is allowed in the **B-3 Highway commercial** as well as **B-4 Community business districts**.



B-3 Highway commercial and B-4 Community business districts

Liquor store zoning for discussion.

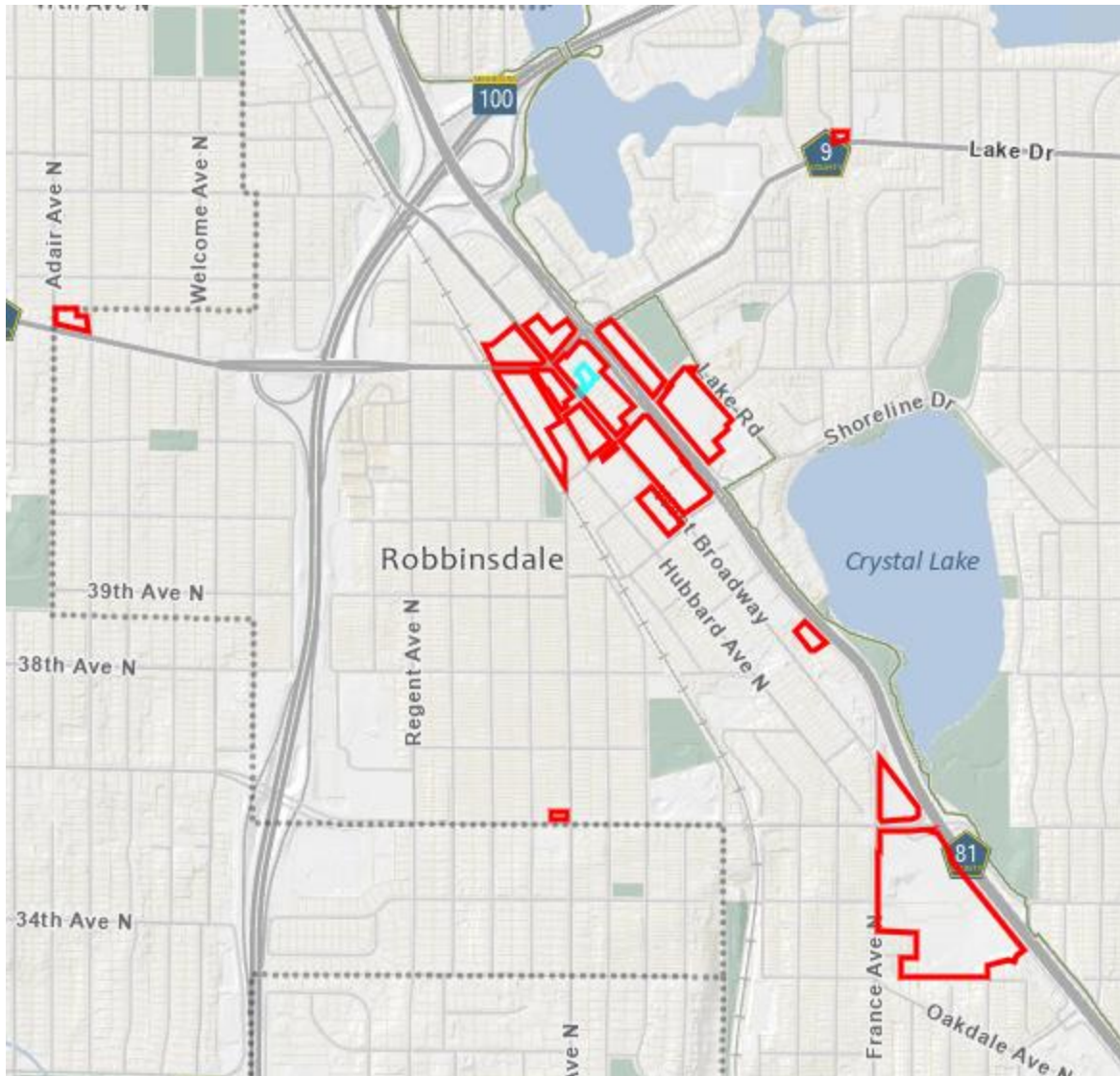
Robbinsdale has the municipal liquor store which limits off-sale/retail sales of liquor to city stores. So retail or off-sale licenses are not available. Where it not for the municipal liquor sales, the zoning ordinance would allow liquor stores in B-2, Limited community business. Since Robbinsdale's zoning is cumulative, liquor stores would be allowed in B-3, Highway commercial and B-4, Community business as well.



***B-2, B-3, B-4, DD-1 and DD-2 Districts
(Retail - Product sales)***

Consumption in Restaurants, etc.

THC or cannabinoid products can be served in drinks or a consumable form like an appetizer. If the product is served, it could be regulated similar to **restaurants, a café, teas room, tavern or private club**. Such uses are allowed in **B-3, B-4, DD-1 and DD-2, downtown districts**.



B-3, B-4 DD-1 and DD-2 Districts for Restaurants

Lastly, if it makes sense to sell THC or Cannabinoid products in pharmacies or drug stores, it would be a permitted use in all commercial zoning districts including B-1, Neighborhood business. Drive-through however, is not allowed in B-1. Drive-through is a conditional use in B-3, Highway commercial.

The B-1 Neighborhood business district is on the west side of West Broadway south of 40th Ave. N extending south to 36th Ave. N. with the exception of the Crystal Lake Nursing home and the Point Apartments from 3829 to 3883 West Broadway.

Properties with Chronic Code Enforcement Issues – August, 2022.

Owner occupied or non-rental property

3415 Zenith Ave. N. *(On and off list since before 2018)*

Hennepin County is cleaning up the property. Eviction hearing scheduled for August 28

4100 West Broadway (Walgreen's) *(June 2020-most recently)*

Staff continues to monitor and communicate with the site manager. Some of the landscaping has been replaced.

5624 42nd Ave. N. *(Since June. 2021 – most recently)*

A settlement was reached at the June 24 Housing Court hearing between the property owner and the tenant. Eviction is ongoing – tenant is expected to be out of the property by August 24.

Housing inspector was invited to see the garage and back yard. Tenant said he was going to be out by the end of the week. Staff continues to issue citations to property owner with copies going to the tenant.

Licensed Rental properties

4162-64 Adair Ave. N. *(June 2021 – most recently)*

Citations have been issued for rubbish & outdoor storage issues.

3940 46th Ave. N.

Police reports of incident have been forwarded to the social worker. Citations have been made to the owner regarding property maintenance code violations. Staff forwarded PMC violations to the Minnesota Department of Health. MDH acknowledged receipt and is reviewing.

Apparent unlicensed rental properties continue to be investigated. Property ownership of record is checked against taxpayer, homestead and utility billing. Warnings are sent to the taxpayers of record and oftentimes, the inspector simply meets occupants with a “knock and talk” and finds out they are tenants.

**City Council Work Session
August 10, 2022 Add-on item**

To: Mayor, City Council
From: Rick Pearson, Community Development Coordinator
Re: Proposed Mural/Art on MnDOT noise wall facing Lilac Drive

Ari Parritz of Reuter Walton, the developers of the Reeve Apartments at 4600 Lake Road is requesting support from the city to paint a mural of flowers on the noise wall – barrier along Hwy 100. He has been in contact with MnDOT. MnDOT needs the city to formally ask their permission to allow Reuter-Walton to do the project.



If the Council is in support of the project, city staff will complete the application with MnDOT. Presumably, the city will have no responsibility for the work, or maintenance. If a resolution or something similar is required, it would be on a future City Council agenda.