

**Study Meeting**  
**Monday, March 14, 2016**  
**Bloomington Civic Plaza**  
**1800 West Old Shakopee Road**  
**Bloomington, Minnesota 55431-3027**

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| 1   | <b>Call to Order - 6:00 PM</b>                | <p>Mayor Winstead called the study meeting to order at 6:00 p.m.</p> <p>Present: Councilmembers C. Abrams, J. Baloga, T. Busse, A. Carlson, D. Lowman and J. Oleson.</p>   |
| 2   | <b>INTRODUCTORY</b>                           | None.  |
| 3   | <b>CONSENT BUSINESS</b>                       | None.  |
| 4   | <b>PUBLIC COMMENT PERIOD</b>                  | None.  |
| 5   | <b>HEARINGS/PUBLIC INPUT</b>                  | None.  |
| 6   | <b>ORGANIZATIONAL BUSINESS</b>                |  |
| 6.1 | <b>South Loop Fire Station and Park Study</b> | <p><u>Requested Action:</u> Staff is seeking comments and suggestions from the Council.</p> <p>Video played explaining the overcrowding and training room limitations at the Bloomington fire stations. Julie Long, Sr. Civil Engineer introduced the presenters: Quinn Hutson from CNH Architects and Paul Paige, Hoisington Koegler Group Inc.</p> <p>Mayor Winstead stated additional conversations may be required regarding the proposed additional Public Works space at the site, considering the amount of money recently spent on the Public Works facilities.</p> <p>The City is exploring preliminary site layout analysis for three fire station locations in the South Loop District and an adjacent park in the District. Existing Fire Station #3 on E. 86<sup>th</sup> Street does not meet the needs of the Fire Department. PowerPoint presentation given describing three site options being considered for the station and park:</p> <p><u>Location 1:</u> Purchase the single family home to the east of the existing station to allow for additional area for the new station. A park would not fit in this location and would likely not meet the needs of a new fire station;</p> <p><u>Location 2:</u> Relocate the station to the northeast corner of the intersection of 86<sup>th</sup> Street and Old Shakopee Road. The City would need to purchase land from Cypress Semiconductor and land from the Metropolitan Airports Commission (MAC);</p> <p><u>Location 3:</u> Relocate the station to the southeast corner of the intersection of 86<sup>th</sup> Street and Old Shakopee Road. The City would</p> |

need to purchase MAC owned parcels on the south side of 86<sup>th</sup> St.

The South Loop District Plan designates an area on the east side of East Old Shakopee Road and north of 86<sup>th</sup> Street as a park for the district. Long explained the phases and costs for each of the options.

Abrams asked if any park dedication funds from South Loop would be received. The answer was unknown.

Mayor Winstead said he looks at this park development and the fire station development as two different things, and this is trying to accommodate both needs with one space.

Council agreed there are safety concerns with having a park so close to a fire station.

Council would like additional information on the costs associated with the requested Public Works sub-station along with how the Public Works and training spaces will be used.

Chief Seal explained response time is lost if there are calls during training due to location and would like to maintain coverage and response time.

Hutson said they are looking for the feedback from City Council and confirmation that option B is the option most favorable to move forward with. Paige asked if there are other uses that were missed and if there are any additional ideas, options, suggestions.

Mayor Winstead said there are issues with the trails south of the site due to not having a sidewalk. Asked how deficient option A is if acquiring the house. Seal responded that a program change would be required if acquiring the house because a reduction to the size of the structure would be required in order to make site A work. Explained the issues with the existing site and its deficiencies, stating that keeping that site will not solve the current problems.

Baloga asked what the cost would be to bring the building up to current codes versus replacing the structure. Seal said Public Works' conclusion was that it did not make financial sense to upgrade the current stations. Added that the studies were already done but offered to bring the study back to address the cost concerns.

City Manager Verbrugge added that the way the fire departments are configured currently, he and Chief Seal are confident that the number of sites is the appropriate number.

Mayor Winstead suggested sharing the information on why this is needed now, and not to wait and rethink the number and locations of future fire stations. Recommended ensuring the upcoming meeting with the neighborhood be informative and mention this may not be able to be done. There are questions that need to be answered before a decision can be made.

## 6.2 South Loop Pedestrian Wayfinding Project

Requested Action: Staff seeking City Council direction and input regarding which signage design concept should be moved forward to detailed design. Only one concept can be advanced. Review of the final sign designs, including materials, colors, and sizes will occur at a future study session.

City Planner Liz Heyman explained that the City of Bloomington hired

Signia Design to design a system of wayfinding signs based on the preliminary pedestrian wayfinding concepts outlined in the *2013 South Loop Streetscape Master Plan*. A map of the wayfinding and branding system proposed in the *2013 Streetscape Plan* was enclosed. Three of the sign types shown on the map are included in the proposal. The goals for the project include:

- Identify the specific destinations and amenities that should be included in the South Loop wayfinding system;
- Identify and map locations of the proposed signs;
- Develop a set of design guidelines that identify:
  1. Standard sign designs (materials, colors, size, etc.) for the following sign types:
    - Primary Pedestrian Information Kiosk
    - Pedestrian Directional
    - Secondary Pedestrian Directional
  2. A set of policies to guide implementing the wayfinding system

Frank Hickey and Daniel Lautenbach from Signia Design were introduced and Hickey walked through the PowerPoint, presenting three preliminary sign design concepts and preliminary sign locations. Internal lamination is possible for these designs.

Mayor Winstead said there is an ongoing discipline maintenance cost that needs to be taken into consideration.

Heyman mentioned that concept 2 was selected as the best option by the Planning Commission.

Council agreed overall that concept 2 is the best option for this purpose and suggested adding some sort of phone app (possibly a QR code) that can be periodically updated to explain the history or other useful information on South Loop.

### 6.3 Racial Equity Study

Requested Action: No formal action is required. Staff seeks comments and suggestions.

Assistant City Manager Elizabeth Tolzmann explained the Racial Equity Study:

A team from the City of Bloomington is attending a year-long advanced racial equity training from the Local and Regional Government Alliance on Race & Equity. The “Advancing Racial Equity: the Role of Government” workshop will provide an introduction to the role, responsibilities and opportunities that government can play in relation to racial equity; develop a shared racial equity analysis including definitions of terminology; develop skills at analyzing policies and practices from a racial equity perspective and communicating about race; and strategize with other jurisdictions in Minnesota about how government can advance racial equity.

As a result of participation, each jurisdiction will have:

- Racial equity training curriculum
- Trained facilitators to implement training with other employees
- Racial equity tool to be used in policy, practice, programs and decisions
- Examples of policies and practices that help advance racial equity
- Racial equity action plan

Government entities in Minnesota participating in this cohort include the cities of Bloomington, Brooklyn Center, Brooklyn Park, Duluth, Hopkins, Mankato, Minneapolis, St. Louis Park, Woodbury, the Minneapolis Parks and Recreation Board and Ramsey County.

Baloga asked if transit equity has been brought into this conversation yet. Tolzmann said it has not been brought into the conversation yet. Baloga would like to know how mass transit is going to be expanded.

City Manager Verbrugge said we do have a decent east-west movement with mass transit. Our starting point is focused internally, then works outward. First we have to understand what we can do within this organization in the way we view things and the way we approach issues. Adding the equity component will make it even better.

Lowman asked that if an assessment was done today and where we are 10 years from now, looking internally, what would those measures be, both objective and subjective, and how is it measured. Tolzmann responded that this assessment of change was done at a recent retreat and numbers were higher in terms of organizational commitment, which is optimistic.

City Council encouraged moving forward with this in the hopes of achieving the cultural goals.

City Manager Verbrugge said we need to ensure the success of the community. We are approaching things based on need versus equal application.

Tolzmann said there is an elected official track where you don't have to attend all the workshops. Will send out information on participation to the Council.

Once an action plan is developed, this will be reported back to Council.

#### 6.4 Penn American Phase III - Update

Requested Action: Information only. No action required.

HRA Administrator Doug Grout provided an overview via PowerPoint of Penn American Phase III. The Bloomington Housing and Redevelopment Authority (HRA) is working with Bloomington based developers StuartCo and United Properties on redeveloping four parcels in the Penn American District, located on the SW corner of Knox Avenue and American Boulevard. The parties purchased the four adjoining sites on February 1.

The general redevelopment plan concepts for the four parcels and the HRA and City's role in the redevelopment were presented which will be the third redevelopment project by this team in the Penn American District. The 234 unit Genesee Apartments and Townhouses were completed in 2013, and the mixed use Home2Suites by Hilton/Red Robin/Fresh Thyme Farmer's Market was completed in 2015-16. StuartCo would be managing the apartments. Hotel or commercial building would fall under United Properties.

Grout said the cost savings to make the apartments considered affordable housing will be in the finishes, sizes of units, patios, and parking. These proposed apartments will be marketable but smaller with no 24-hour concierge. Will be meeting with Minnesota housing next week, which will be a big funder.

Council continued discussing the need for more affordable housing in

Bloomington and encouraged Grout and HRA to look at the number of A, B, and C class of housing there is within the city currently.

Grout stated that this will come back later this summer if there is momentum with funding, and would come back with the developers.

#### 6.5 Fire Pension Update

Requested Action: Informational and discussion.

Finance CFO Lori Economy-Scholler provided Council with the updated Fire Pension Financing information including the 2017 calculated pension obligation via PowerPoint presentation.

Council had no additional comments or questions.

#### 6.6 Organized Collection Start Date Discussion

Requested Action: Council agreement on revised recommended Organized Collection start date.

Public Works Director Karl Keel introduced Project Coordinator Jennifer Nguyen-Moore and shared the history of working toward Organized Collection. Nguyen-Moore explained via PowerPoint the components on the implementation process key tasks in determining a revised start date for Organized Collection. Explained that the process takes 4.5 months to implement so the new suggested start date to begin is September 26, 2016. Routes have not been selected yet.

Council said an aggressive start date is needed because appeals will likely be filed. Discussed the start date and the ramifications of delays versus simply moving forward.

Staff discussed with Council the reasoning for delays and the process for what needs to happen before the start date is met. Lowman suggested letting the public know that these delays are not caused by an inefficiency of City Council.

Keel said that if there is a credible appeal, the service delay would be pushed out even further. Keel explained the allowance of up to one year, beginning February 28, 2017. The contract is obligated to stay in tact for one year. If we extend implementation beyond that date, we or the contractors can back out.

Council began mentioning the appeals and requirements of legal advice for appeals. City Manager Verbrugge advised not discussing the legal strategy until Legal can be consulted with.

Mayor Winstead cautioned that there might be issues of appeals and lawsuits to deal with, and it may take a counteraction to get this going.

Oleson proposed putting it to a vote to just move forward. Mayor Winstead said it should or could happen after getting the judge's determination and should not be discussed until then. Suggested being ready with a statement of who is truly causing the delays. Keel said he is hoping to have a statement written in the Sun Current.

#### 6.7 Residential and Business Survey

Requested Action: Residential and business surveys updates and potential issues presented by Community Services Director Diann Kirby.

Contracts have been signed with National Research Center to conduct the

national residential and business surveys. There's space at the end of the survey for 2-3 custom closed-ended questions, free as part of their service. Should have surveys done in April and wanted to get a sense from Council on what is asked in either of the surveys.

Busse suggested using some of the same questions as last year as a follow-up. Kirby recommended doing that to get a benchmark, but open-ended questions come at a cost.

Abrams asked if there is another set of questions that should be revisited from a few years ago. Kirby will pull up the questions from previous years and provide a list to Council.

City Manager Verbrugge said in terms of message for the community, we focused more on responses than on comparisons.

Abrams said we need to get a handle on the anticodal satisfaction, because then we have something to work with. One example is "What good or service do you have to physically leave Bloomington to get?"

Baloga added on with "What is most important here that we can do for you?" Carlson recommended that questions like this not be preempted by previous questions, leading responders to a certain answer.

Carlson recommended actionable data regarding the business survey. Several large companies founded in Bloomington have left due to their own reasons, which is something we should know about. We should start developing this information into a business development/attraction survey. What connections can we help make. There should be a 'tool box' in order to meet the business needs to retain these companies. Would like to see this data be put to good use.

City Manager Verbrugge said there are a number of business retention initiatives that some cities use may be a way to modify as companies that have exited the community and are willing to talk. An example is the Normandale Lakes business moving to north loop because employees and clients live there. Carlson said this information would be very valuable to have.

Abrams said it prompts us to ask the questions of demographics, salaries, or what was it that attracted them to somewhere else.

Carlson said he would like to see companies view the City of Bloomington as a partner on whether they're going to leave or stay and expand. There are opportunities for this. Suggested offering up personal information so we can be contacted if they choose to and to build the relationships.

Mayor Winstead suggested running this through the Chamber to see if the correct questions are being asked the correct way.

**7 ADJOURN**

Requested Action: Mayor Winstead adjourned the Study Meeting at 10:34pm.

Denise Dargan  
*Council Secretary*