



Regular Meeting City Council

AGENDA

Monday, April 16, 2018
6:00 p.m. or immediately following
the EDA meeting (*whichever is later*)
Elk River City Hall

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. CONSIDER AGENDA
4. CONSENT AGENDA

Meeting Protocol

- No sidebar discussions
- No interruptions
- State your concern
- Ensure you understand
- Don't take things personally
- Adhere to time limits
- Come prepared
- Ensure all are heard

Considered to be routine and noncontroversial by the City Council and will be approved by one motion. There will be no separate discussion of these items unless a Councilmember, staff member, or citizen so requests, in which case the item will be removed from the consent agenda and considered under the regular agenda.

- 4.1 Minutes
 - April 2, 2018, Regular
 - April 9, 2018, Board of Appeal and Equalization
 - April 9, 2018, Special
- 4.2 Check Register
- 4.3 Hire Park Maintenance Worker
- 4.4 Transient Merchant License (overnight storage) – Allen Pantelis
- 4.5 Development Agreement: Miske Meadows 4th Addition
- 4.6 Grading Permit: Miske Meadows South
- 4.7 Hillside City Park Trail Improvements
- 4.8 Interim Pay Adjustment - Office Assistant
- 4.9 Forterra Easement Agreements

5. OPEN FORUM

An opportunity for residents and guests to provide comments and feedback to the City Council regarding items not on the agenda. Information provided in Open Forum will not be discussed by the City Council; rather, the information will be referred to staff and/or scheduled for discussion at a future meeting.

6. PRESENTATIONS, AWARDS, AND RECOGNITION

- 6.1 City of Elk River Volunteer of the Month – Mayor Dietz
- 6.2 Library Annual Report
- 6.3 Elk River Youth Basketball Donation
- 6.4 Introduction of New Employee Paul Melin

7. PUBLIC HEARINGS

- 7.1 Conditional Use Permit: Shannon Forsberg for Commercial Kennel, 920 Highway 10
- 7.2 Dennis Sharp, Sharp & Associates for Boat and RV Storage, 15585 Edison Street NW
 - a) Zone Change



- b) Conditional Use Permit
- 7.3 Preliminary Plat: Riverplace 2nd Addition
- 7.4 Easement Vacations and Final Plat: Miske Meadows 5th Addition
- 7.5 Ordinance Amendment: Beekeeping
- 7.6 Public Hearing for the Creation of Housing TIF District No. 25

8. GENERAL BUSINESS

- 8.1 Quiet Zone Cost Update and Ribbon Cutting

9. WORKSESSION

- 9.1 Concept Review - Elk River Extreme Motor Park, LLC (ERX) -21591 US Hwy
169 – CUP Amendment & Ordinance Amendment (Chris)
- 9.2 Flashing Crosswalk Signage
- 9.3 Arena/Civic Center Discussion

10. ADJOURNMENT



Request for Action

To Mayor and City Council		Item Number 9.3
Agenda Section Work Session	Meeting Date April 16, 2018	Prepared by Cal Portner, City Administrator
Item Description Ice Arena/Civic Center Referendum		Reviewed by
		Reviewed by

Action Requested

Discuss and provide staff direction.

Background/Discussion

On February 5, 2018, the City Council placed a pause on the Ice Arena Project. Discussions have ensued in work sessions since that time.

Council Member Wagner indicated she would have information available for this meeting. The city's consultants from RJM Construction and 292 Design Group were asked to provide construction phasing for a Barn Rink replacement on the existing site and minimal improvements to the Olympic Rink.

On February 8, 2018, the Council passed a resolution regarding a multipurpose civic center referendum. The Council will want to provide direction on how to take action or dispose of that motion.

Financial Impact

N/A

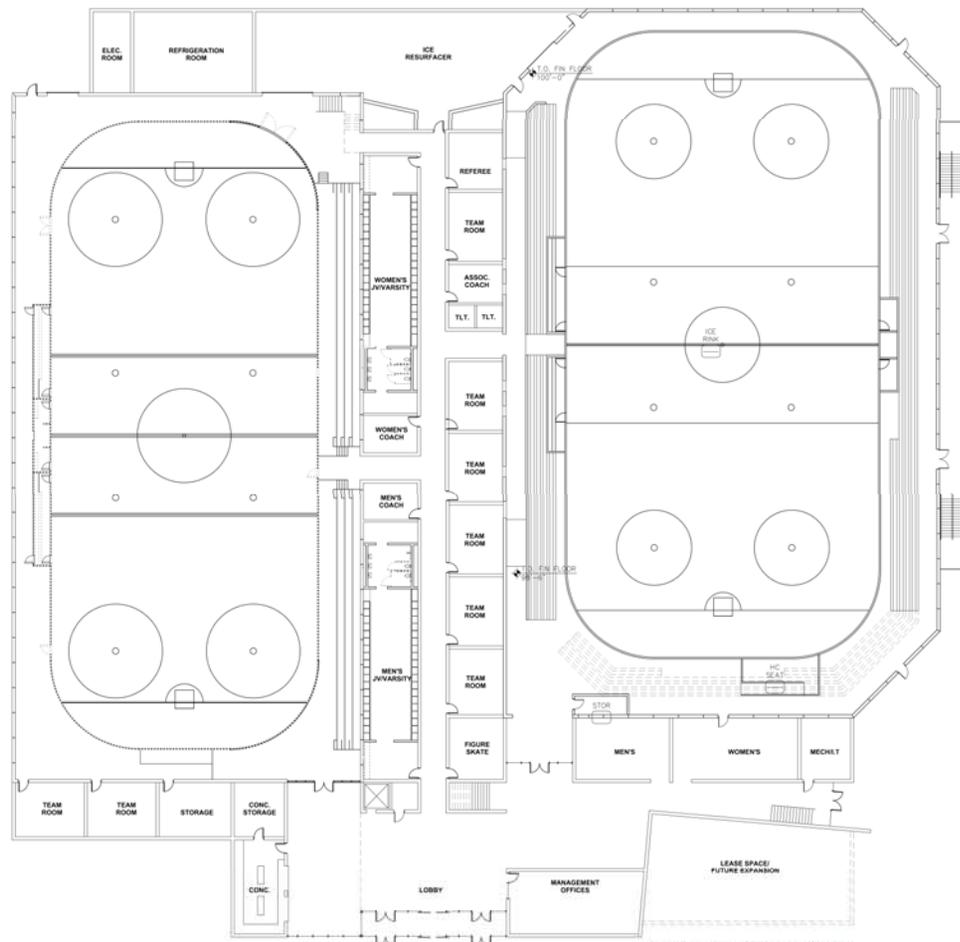
Attachments

- Design Options

The Elk River Vision

A welcoming community with revolutionary and spirited resourcefulness, exceptional service, and community engagement that encourages and inspires prosperity





OPTION 1 MAIN LEVEL PLAN

Option 1A - Single Sheet PEMB - Fiberglass Insulation
 Total Construction Value: \$ 13,026 Million
 Total Project Value: \$ 15,233 Million

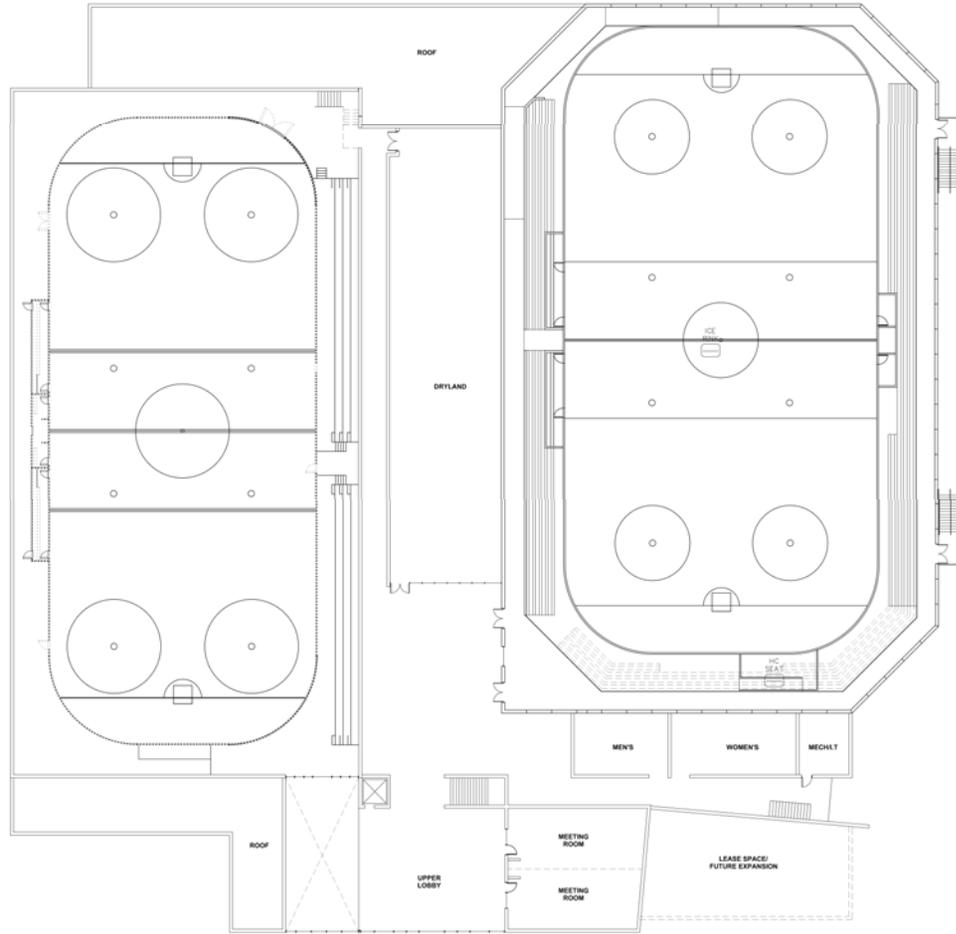
Option 1B - Single Sheet PEMB - Rigid Insulation
 Total Construction Value: \$ 14,301 Million
 Total Project Value: \$ 16,507 Million

Option 1C - Single Sheet Precast Enclosure
 Total Construction Value: \$ 13,995 Million
 Total Project Value: \$ 16,202 Million

Square Footage
 1A: 69,500
 1B: 69,500
 1C: 68,400

I hereby certify the plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of
Minnesota
 architect name printed
 Date: xx/xx/2016 Reg. No. #####

DRWG. ISSUE DATE:	XX/XX/XXXX
REVISIONS:	XX/XX/XXXX



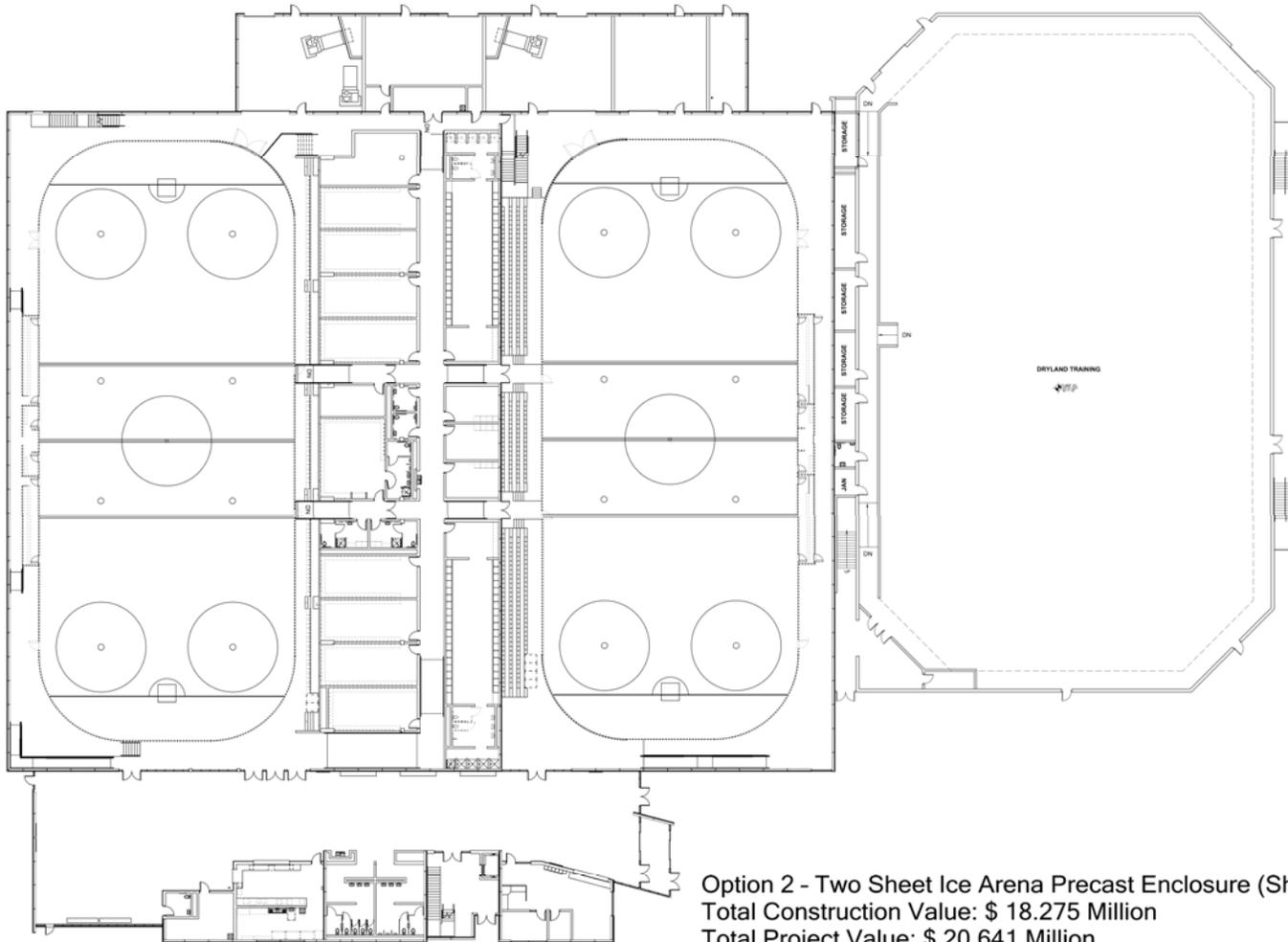
**OPTION 1
UPPER LEVEL PLAN**

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Minnesota
architect name printed
Date: xx/xx/2016 Reg. No. 8888

DATE	ISSUED	BY
XX/XX/XXXX	XX/XX/XXXX	XX/XX/XXXX
REVISIONS		

Square Footage
106,150

OPTION 2 MAIN LEVEL PLAN



Option 2 - Two Sheet Ice Arena Precast Enclosure (Shakopee)
Total Construction Value: \$ 18.275 Million
Total Project Value: \$ 20.641 Million

ELK RIVER ICE AF
1000 SCHOOL STREET NW
ELK RIVER, MN
MAIN LEVEL FLOOR PLAN
17/08/16

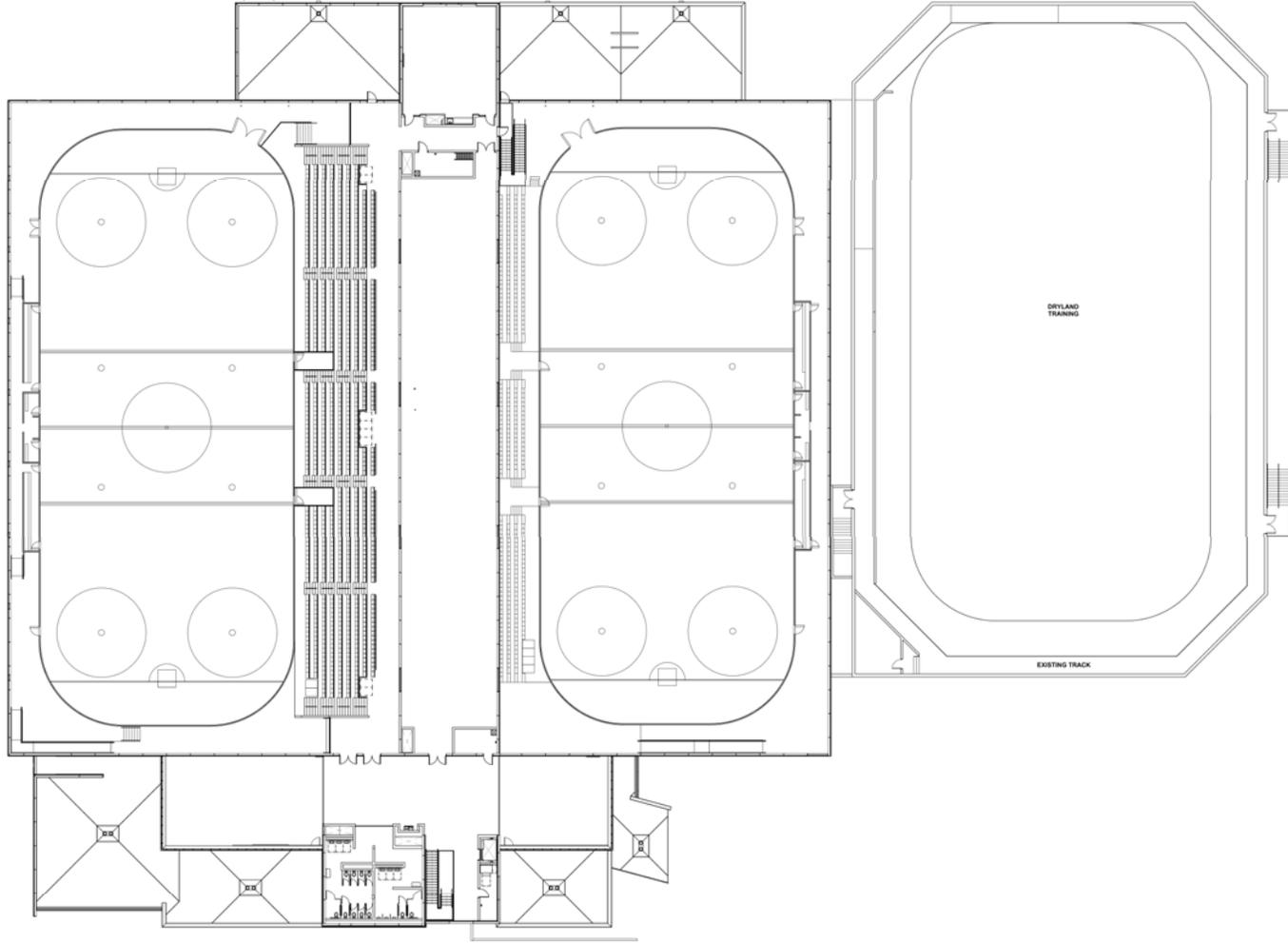
OP-2

© 2016 Design Group 2016

DATE: 11/11/16
REVISIONS:

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architect name printed
Date: xx/xx/2016 Reg No: #xxxx

292 Design Group
292 DESIGN GROUP
733 E. LAKE STREET MINNEAPOLIS, MINNESOTA 55416 612.792.3773



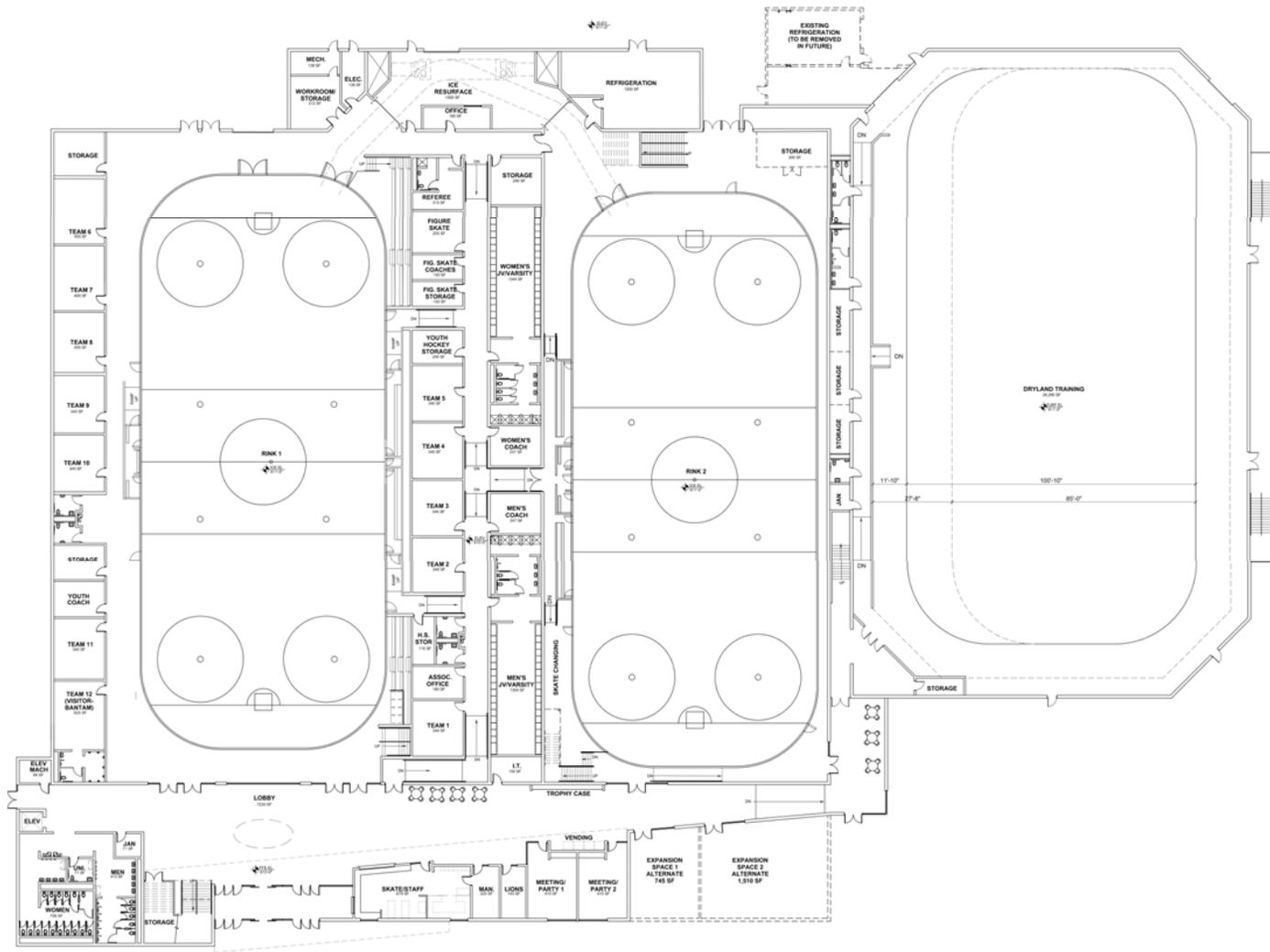
**OPTION 2
UPPER LEVEL PLAN**

I hereby certify this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of
Minnesota
architect name printed
Date: xx/xx/2016 Reg. No. 8888

DATE	REVISIONS
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 architect name printed
 Date: xx/xx/2016 Reg. No. 8888

ENG. ISSUE DATE:	XXXXXXXXXX
REVISIONS:	XXXXXXXXXX

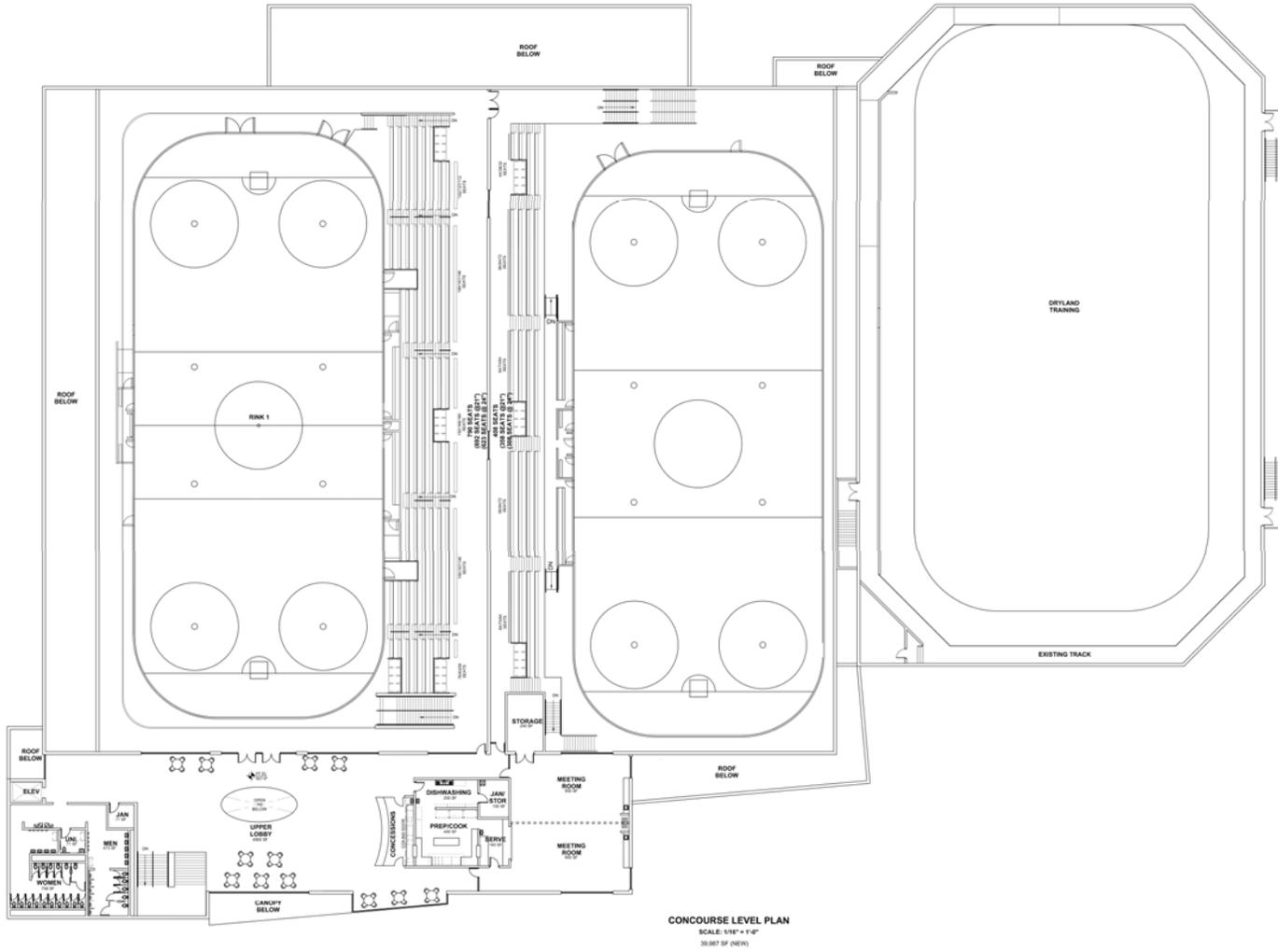


**OPTION 3 - 800 SEATS
 MAIN LEVEL PLAN**

Square Footage
 3A: 107,700
 3B: 117,400

Option 3A - Two Sheet Ice Arena Precast Enclosure - 800 Seats
 Total Construction Value: \$19.337 Million
 Total Project Value: \$21.703 Million

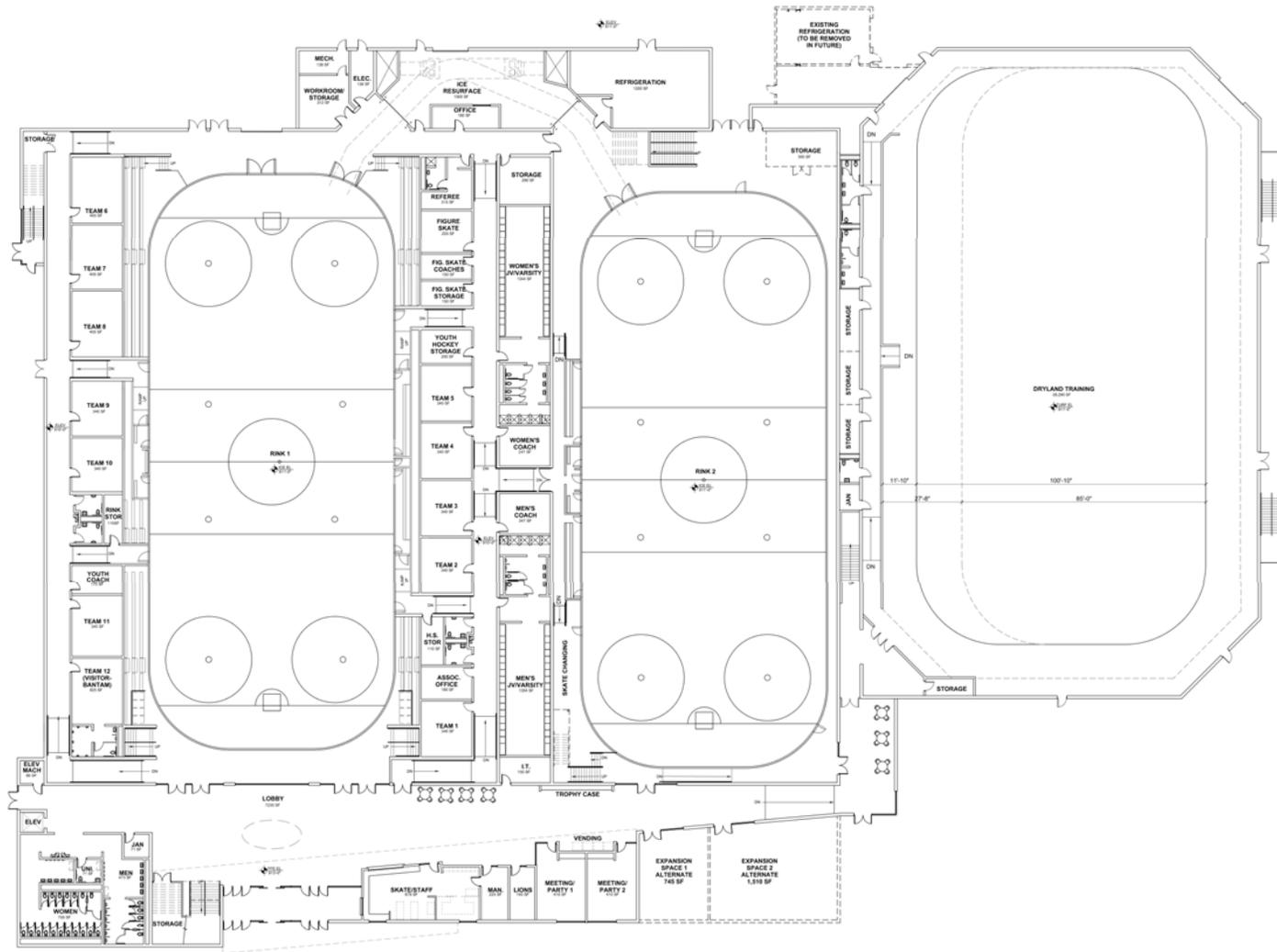
Option 3B - Two Sheet Ice Arena Precast Enclosure - 1200 Seats
 Total Construction Value: \$ 20.141 Million
 Total Project Value: \$22.507 Million



**OPTION 3 - 800 SEATS
UPPER LEVEL PLAN**

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 Date: xx/xx/2016 Reg. No. 8888

DRG. ISSUE DATE:	XX/XX/XXXX
REVISIONS:	XX/XX/XXXX



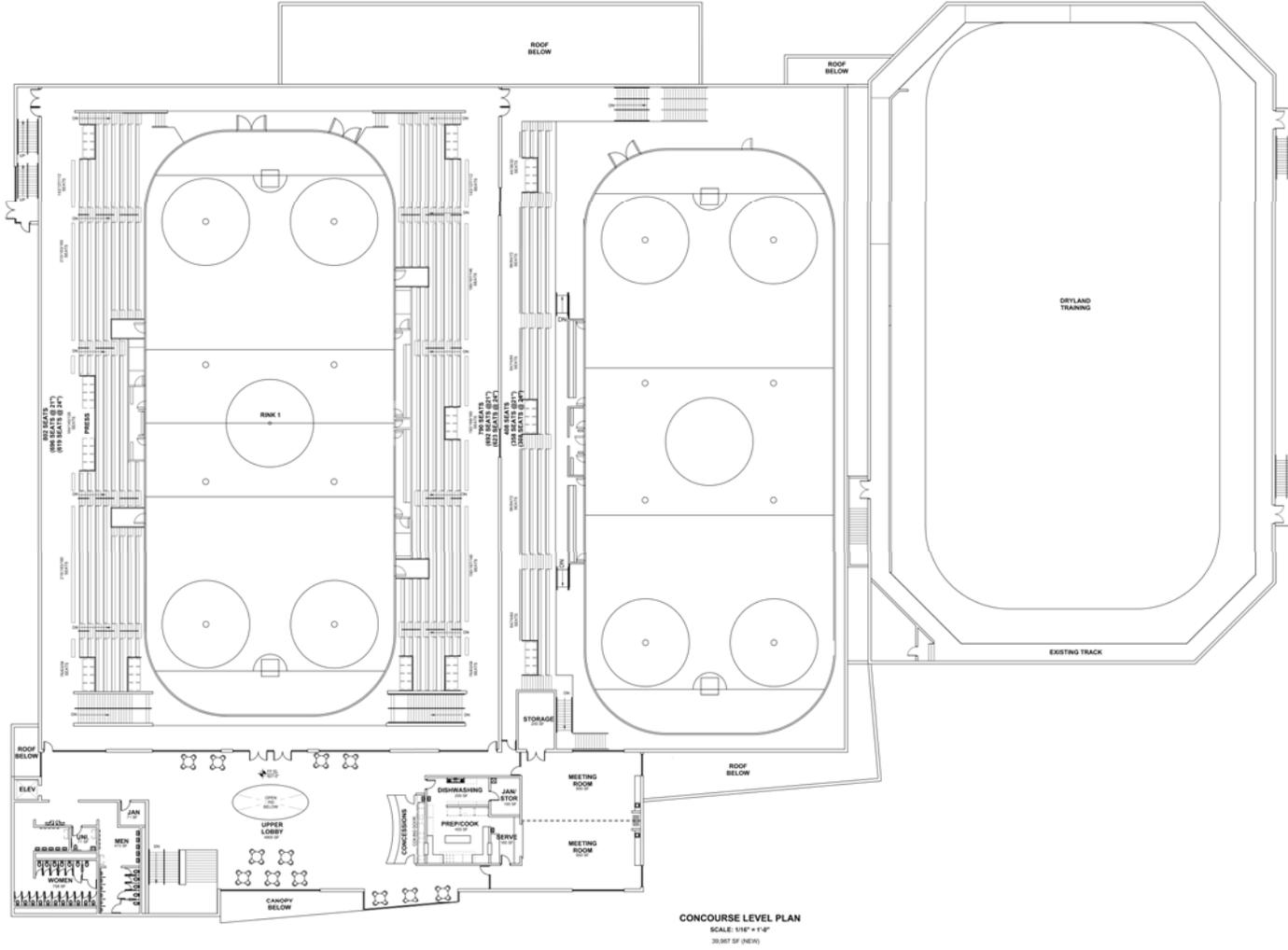
OPTION 3 - 1,600 SEATS MAIN LEVEL PLAN

Square Footage
117,400

Option 3C - Two Sheet Ice Arena Precast Enclosure - 1200 Seats
Total Construction Value: \$20.282 Million
Total Project Value: \$22.648 Million

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CRG. ISSUE DATE:	XXXXXXXXXX
REVISIONS:	XXXXXXXXXX



OPTION 3 - 1,600 SEATS UPPER LEVEL PLAN

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DATE	XXXXXXXXXX
REVISIONS	XXXXXXXXXX



April 16, 2018

Dear Elk River City Council:

Elk River has a long history of hockey – including fans, players who have had significant success, Hockey Day Minnesota and teams that have taught sportsmanship, team work and athletic skills to countless young men and women.

The primary purpose of Elk River Area Chamber of Commerce is to support and advocate for area business and all that impacts those businesses in our area, including economic development concerns. In Elk River, hockey is recognized for its economic impact for many stakeholders: schools, home builders, restaurants and families who choose to move to a community where hockey is supported. Building or repairing an Ice Arena is indeed a major impact on the Elk River community, it's business property owners and therefore on businesses, their owners and their families.

To build or not to build a major City owned facility is at its heart an Economic Development issue that impacts not only City budgets, but those of our many business property owners as well. The business property owners in Elk River will be significantly impacted by a multi-million-dollar debt service on bonds issued to repair or rebuild the Ice Arena. They are impacted disproportionately to the value they would receive from the improvements made on the facility if the payments are added to the property tax levy without a vision and master plan for future growth.

For businesses to grow and flourish, we need a stable environment in which to grow. That stability comes from understanding what our City Council's vision and master plan is for Elk River's future. This vision and master plan needs to consider not just one project in a vacuum, but include a broader perspective regarding the other various projects also being considered by the Council, such as the need for Police Department expansion, a potential new downtown TIF district, a potential new fire station, the Highway 169/Corridors of Commerce matching grant, and the on-going need for maintenance of existing facilities. That vision and plan must be allow for meaningful, broad-based input, and communicated clearly, so that we as business owners, voters and residents and developers can make our plans to be part of the future growth of this great community. We need to understand how the increase in taxes will benefit growth, whether that means additional customers, employees or property value or simply just more taxes.

We respectfully recommend that the current Ice Arena project:

- Be included as part of a city wide master plan, that considers the expected growth of our community and the additional demands that growth and aging infrastructure will cost.
- Would be better analyzed after a cost-effective economic impact and feasibility study is conducted, similar to what was commissioned for ERX in 2015.
- Consider additional demands on capital needs facing the City. These need to be ranked in order of priority and considered in an orderly manner with a plan for addressing them.
- Not move forward without first obtaining precise and reliable information on the nature, extent and cost of the repair, both immediate and long term. Perhaps this should be best done through a competitive bidding process that solicits proposals from reputable ice arena facilities contractors from other communities that have successfully developed and/or repaired similar facilities. Our understanding is that the previous ice-arena task force was given general information that it was 'too costly to repair' but there was never an amount associated with this.

- Include community input by way of a task force with broad-based representation, including a needs assessment and a community recommendation of how to pay for their desired outcome.
- Identify a strategy for paying for both the essential needs and the community amenities that are desired by the community before the shovels go in the ground. An expanded facility that provides the opportunity for revenue generation beyond operating costs makes sense from both a business and an economic development point of view. Without revenue generation options, there is a strong likelihood we will find ourselves in the exact same place when this building again has reached the end of its life cycle – dependence on a facility with no way to pay for its major repairs and eventual replacement.
- Consider a sales tax (which requires voter approval) as a preferred method of paying for this facility over a property tax increase, IF THESE ARE THE ONLY 2 OPTIONS.

Please don't just put a quick fix on the Ice Arena or consider its needs in a vacuum. There is no reason to be in a rush on a project that needs to be part of a bigger picture view of what Elk River can become. Elk River is no longer a small town and it's time to create a vision of what growth means for our community. Using your leadership and influence, help us, as the voters, tax payers and business owners of this community together embrace a collective vision for Elk River.

Sincerely,

On behalf of Elk River Area Chamber of Commerce Board of Directors

David Monroy, Board Chair

Debbi Rydberg, Executive Director