

City of North Saint Paul
June 20, 2023
Approved Regular City Council Meeting Minutes

I. CALL TO ORDER

Mayor Monge called the meeting to order at 6:30 p.m.

II. THE PLEDGE OF ALLEGIANCE

All present recited the Pledge of Allegiance.

III. ROLL CALL

Present: Council Member Nordby
Council Member Schweer
Council Member Cole
Council Member Wong
Mayor Monge

Staff: City Manager Brian Frandle, Assistant to City Manager Jennie Kloos, Community Development Director Brandy Howe, Fire Chief Jason Mallinger, Communications Coordinator Kari Erpenbach, City Attorney Soren Mattick.

IV. ADOPT AGENDA

On motion by Council Member Schweer, seconded by Council Member Wong, with all present voting aye (5-0), motion carried to approve the agenda as submitted.

V. APPROVAL OF CONSENT AGENDA

Council Member Nordby requested that Consent Agenda Item E be moved to City Business.

On motion by Council Member Cole, seconded by Council Member Schweer, with all present voting aye (5-0), motion carried to approve the consent agenda as amended without Item E, Resolution No. 2023-010 consisting of:

- A. June 6, 2023 workshop meeting minutes
- B. June 6, 2023 regular meeting minutes
- C. General Claims \$1,910,591.37
- D. HRA Claims \$334,195.88
- E. Resolution Approving a PUD Amendment for the Lillie Redevelopment Project
Moved to City Business
- F. Resolution Approving an Amendment to the Comprehensive Plan **Resolution No. 2023-012**
- G. Development Agreement between the City of North St. Paul and NSP 2515, LLC
- H. Lease Agreement between the City of North St. Paul Kokoro Volleyball, LLC
- I. Ordinance Amending the North St. Paul City Code as it Relates to Parking Restrictions in the Business District **Ordinance No. 819**

- J. LMCIT Waiver for the Economic Development Authority Liability Insurance **Resolution No. 2023-013**
- K. Building Permit Report – May 2023
- L. Resolution Accepting Donations – May 2023 **Resolution No. 2023-014**
- M. Approve Tobacco License
- N. Liquor License Renewal for 2024 **Resolution No. 2023-015**

VI. MEETING OPEN TO PUBLIC

Joe Stahlmann expressed his support for Triple Crown Batting Cages and recommended the contract remain the same.

TJ Hawthorne expressed his support for Triple Crown Batting Cages.

Eric Bartholomew stated his support and noted the business brings in people from all over the Metro area and beyond.

Jay and Trinity Tacheny encouraged the Council to keep the Triple Crown Batting Cages contract as is.

Christine Otte expressed her support for the batting cages and encouraged the Council to keep the contract the same allowing for affordability.

Casey Carlson expressed his support for Triple Crown Batting cages and reiterated the affordability component of the building.

Bob Mosner expressed his support for Triple Crown Batting Cages.

John Schmahl expressed his frustration with Casey Lake Pavilion key code, and inquired about ADA requirements for the Lillie Building.

VII. CITY BUSINESS ACTION ITEMS & RECOMMENDATIONS

- A. Resolution to Authorize Participation in the Ramsey County Housing and Redevelopment Authority

Community Development Director Brandy Howe noted this was discussed at a previous workshop and provided an overview.

Council Member Cole clarified a yes vote would mean the City would opt in and a nay vote would state North St. Paul would not opt in.

On motion by Council Member Wong, seconded by Council Member Cole, with Council Member Wong voting aye and Mayor Monge and Council Members Cole, Schweer, and Nordby voting nay (4-1), motion failed to adopt Resolution No. 2023-xxx.

B. Lease Agreement Between the City of North St. Paul and Triple Crown Batting Cages LLC.

City Manager Brian Frandle provided the company's history and reviewed details of the new contract. The contract summarizes the need for lease amount of \$25,200 per year or \$2,100 per month beginning July 1st for a term of 5 years.

City Attorney Soren Mattick clarified the terms of the contract and stated the current price of \$3.50 per square foot was negotiated.

Mayor Monge attended the negotiations and stated money collected from Triple Crown Batting Cages will be put back into the City.

Council Member Nordby noted his concern regarding the City's liability and his duty to protect the businesses of North St. Paul.

Council Member Wong agreed with the mental health and social atmosphere of the business but would like to discuss the contract in more detail.

Council Member Cole expressed his support for the business but also for the new contract.

Dennis Bartholomew described his support for various causes in the North St. Paul area and beyond. He expressed his frustration regarding the rent fee and the possibility of not making enough money to meet the rent requirement.

Council Member Wong suggested another meeting to discuss this further.

Mr. Bartholomew encouraged the City Council to find a way to work together. Mr. Mattick clarified the City Council's options and stated they could extend current lease and bring back a new and revised lease or vote on the proposed lease tonight.

Council Member Nordby inquired if Triple Crown Batting Cages ever applied to be a non-profit organization.

Mayor Monge clarified this situation explains the difference between City-owned buildings and non-City owned buildings and noted this situation is not personal. Mr. Mattick recommended leaving the accounting books closed and also noted the difference of for-profit and non-profit businesses would not matter because it is City-owned property.

Mr. Bartholomew suggested \$2.00 a square foot totaling \$14,000 per year. Council Member Wong inquired about succession planning and recommended extending the current contract a month or two to allow for more negotiations and discussions.

The Council agreed to wait two months and discuss this more with Mr. Bartholomew. City staff will contact Mr. Bartholomew regarding future negotiations.

On motion by Council Member Cole, seconded by Council Member Wong, with all present voting aye (5-0), motion carried to extend the existing lease until August 31, 2023 and during that time, the expectation is Mr. Bartholomew and City staff will come to an agreed upon

amount approving the lease agreement between the City of North St. Paul and Triple Crown Batting Cages LLC.

C. Hazardous Building Located at 2718 16th Ave

Fire Chief Mallinger presented this item and stated the proposal has been sent to the City Attorney. He provided a brief history and description of the building. He also noted permits were all accounted for and the owner was in the process of remodeling the home. Mr. Mallinger stated his concern regarding the exposed utilities and requested fencing around the property. The owners turned it over to the insurance company and it was determined it should be demolished.

Mr. Mallinger recommended voting on this tonight in order to move forward. Mr. Mattick explained the timeline further and recommended declaring the home as hazardous in order to allow the City to continue the process. Mr. Mattick clarified the goal is to gain voluntary compliance but added the homeowner has 30 days to show progress.

Council Member Wong inquired if the fence was up and around the entire property. Mr. Mallinger requested a 6-foot chain link fence around the entire property and requested the homeowner to complete the perimeter.

On motion by Council Member Cole, seconded by Council Member Nordby, with all present voting aye (5-0), motion carried to adopt Resolution No. 2023-016, Approving Repair or Removal of Hazardous Conditions of the Property at 2718 16th Avenue North.

D. Resolution Approving a PUD Amendment for the Lillie Redevelopment Project

Council Member Nordby requested pulling this item from the Consent Agenda to clarify language regarding commercial space development. Ms. Howe stated specified commercial space can be turned into residential, if needed, but can be reverted back to commercial space in the future.

Mayor Monge inquired about handicap accessibility. Mr. LaValle stated there will be accessible units with ADA compliant ramps, parking, and sidewalks. Ms. Howe noted the development agreement removed two regular parking spaces to match ADA and handicap accessibility.

On motion by Council Member Schweer, seconded by Council Member Cole, with all present voting aye (5-0), motion carried to adopt Resolution No. 2023-011, Approving an Amendment to a Planned Unit Development at 2503, 2209, 2515, and 2517 7th Avenue E. (Aka Lillie Redevelopment Project).

VIII. REPORTS OF CITY MANAGER AND DEPARTMENTS

Mr. Frandle noted the Fire Department is working on code compliance and Public Works continues to work on the downtown project. The City is still working with the insurance company regarding hail damage and roof replacements. Electric Department continues their work at Silver Lake Park. Registration for National Night Out is open and can be found at northstpaul.org. He noted the City will have an open house at the Fire Apparatus building on National Night out from 5:00 – 7:00 p.m. There will also be a ribbon cutting ceremony for the Hang Time Boardshop and Sweet Candy Store on Thursday, July 6, 2023 at 5:30 p.m.

IX. REPORTS OF COUNCIL, COMMISSIONS & COMMITTEES

Council Member Cole stated the next EDA meeting will be July 11, 2023 at 3:00 p.m.

Council Member Wong stated the Arts and Culture Commission discussed their budget, utility box wraps have been ordered, and the next meeting is July 5, 2023 at 6:30 p.m.

Council Member Nordby noted the next Planning Commission meeting is July 6, 2023.

Council Member Schweer stated Parks and Recreation Commission will meet next Wednesday and commended the Touch a Truck event.

X. GENERAL BUSINESS

Council Member Nordby wished everyone a Happy Pride Month and Independence Day.

Council Member Wong received a resident email regarding gun locks and suggested discussing this in the future.

Council Member Cole inquired about clarification on bill paying guidelines with the next council meeting not being held until July 18th. Mr. Frandle stated he can approve account payables. Council Member Cole also noted National Night Out and the August City Council meeting fall on the same night. Mr. Frandle noted that a city council meeting was not scheduled due to National Night Out on August 1, 2023.

Mayor Monge noted the car show was well attended and commended the Police Department on handling an incident with a mentally ill resident.

XI. ADJOURNMENT

There being no further business, on motion by Council Member Wong, seconded by Council Member Nordby, with all present voting aye (5-0), Mayor Monge adjourned the meeting at 8:00 p.m.

/s/ John Monge, Mayor

Attest:

/s/ Brian Frandle, City Manager / Clerk