

City of North Saint Paul
February 17, 2026
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 Woods
Council Member McKenzie
Council Member Schweer
Mayor Monge

Staff: City Manager Brian Frandle, Assistant to the City Manager Jennie Kloos,
Community Development Director Ken Roberts, Public Works Director Ron
Ritchie, Public Works Supervisor Randy Miller, City Engineer Morgan
Dawley, Police Officer Ayrton Yozamp and City Attorney Jack Brooksbank.

IV. ADOPT AGENDA

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

V. APPROVAL OF CONSENT AGENDA

On motion by Council Member Woods, seconded by Council Member Schweer, with all present voting aye (5-0), motion carried to approve the consent agenda, Resolution No. 2026-019 consisting of:

- A. January 20, 2026 city council meeting minutes and February 3, 2026 workshop and regular city council meeting minutes
- B. General Claims \$1,382,160.52
- C. HRA Claims \$41,693.83
- D. Electric Department – Northwood Park Area Direction Drill – Spring 2026
- E. Electric Department - Tower Park Area Direction Drill – Spring 2026
- F. Electric Department – Purchase Power Poles
- G. Electric Department – Purchase Overhead and Underground Triplex Wire
- H. Resolution Approving Appointments to the Planning Commission **Resolution No. 2026-020**
- I. Disposition of Surplus Equipment Replaced Under Current CIP Budget **Resolution No. 2026-021**

- J. Resolution Accepting Donations – December 2025 & January 2026 **Resolution No. 2026-022**
- K. Building Permits – December 2025 & January 2026
- L. LMCIT Municipal Tort Liability Waiver **Resolution No. 2026-023**
- M. Certificate of Completion – Dignicare Properties
- N. City Hall Security Access System **Resolution No. 2026-024**

VI. MEETING OPEN TO PUBLIC

John Schmahl expressed his concern regarding the rehabilitation of the hockey rink and whether any other sports could use the concrete slab in other months of the year.

Dave Nelson described his work done at Southwood Park and suggested the use of goats.

VII. PUBLIC HEARINGS

Mayor Monge opened up the public hearing at 6:39 p.m.

A. Kwik Trip – Conditional Use Permit Amendment and Site Plan Review

Community Development Director Ken Roberts presented this item and noted the amendment is for an additional car wash that abides by the zoning ordinance and all codes. He explained the reasoning for the public hearing at the City Council meeting versus the Planning Commission meeting. Mr. Roberts stated the permit amendment was reviewed by the Watershed District and would not require any changes or permits from them, and residents within 300 feet have been notified, and the City did not receive any feedback.

Council Member Woods inquired about the effect on the sanitary sewer system. Mr. Roberts stated he discussed the plan with the City Engineer, Morgan Dawley. Mr. Dawley stated he added a comment to the plan regarding adequate capacity in the sanitary sewer system for the additional car wash. Mr. Dawley also stated he received communication from their mechanical engineer stating their sanitary sewer system is adequate for the additional car wash.

Mayor Monge closed the public hearing at 6:48 p.m.

On motion by Council Member Schweer, and seconded by Council Member Nordby, with all present voting aye (5-0), motion carried to adopt Resolution No. 2026-028, Approving a Conditional Use Permit Amendment for the Remodeling of an Existing Gas Station, Convenience Store, and Car Wash Located at 2275 Anchor Drive.

On motion by Council Member Schweer, and seconded by Council Member McKenzie, with all present voting aye (5-0), motion carried to adopt Resolution No. 2026-029, Approving the Site and Project Plans for the Expansion and Remodeling of the Existing Kwik Trip Gas Station, Convenience Store, and Car Wash Located at 2275 Anchor Drive.

VIII. CITY BUSINESS ACTION ITEMS & RECOMMENDATIONS

A. Variance Request – 2718 16th Avenue East

Mr. Roberts presented this item and stated the variance request is for a fence height increase of 6 feet as opposed to the required height of four feet. Mr. Roberts reviewed the variance criteria and provided a brief review of the public hearing and noted a phone call from the neighboring Dairy Queen owner who recommended approval of the variance.

Council Member Schweer clarified that the variance request is along the east side of the property.

On motion by Council Member Schweer, and seconded by Council Member Nordby, with all present voting aye (5-0), motion carried to adopt Resolution No. 2026-025, Adopting Findings of Fact and Reasons for Approval for a Variance Application for the Property at 2718 16th Avenue East.

B. Outdoor Recreation Grant Opportunity for Casey Lake Park Hockey Rink

Mr. Roberts presented this item, provided a high-level overview, and discussed the details of a potential DNR grant for the upgrades and improvements to the Casey Lake Park hockey rink. He discussed the deteriorating conditions of the current hockey rink and the lack of ADA compliance. Mr. Roberts stated that the resolution is to file the grant application only. He provided the grant requirements and the dates and deadlines. He also added that the Watershed District was interested in plantings around the park area. He provided preliminary cost estimates. He noted the 2026-2035 CIP has allotted a \$500,000 budget for the 2028 Casey Lake Park active playground improvement, which would include the hockey rink. Mr. Roberts stated that the Parks and Recreation Commission recommended that staff apply for the outdoor recreation grant. If approved and received, the City does have the option to deny the grant if future funds are not available.

Council Member Nordby inquired if the grant money could be used for any ADA upgrades or if that would fall solely on the City. Mr. Roberts stated all park improvements, including ADA upgrades, would fall under the grant requirements.

On motion by Council Member Schweer, and seconded by Council Member Woods, with all present voting aye (5-0), motion carried to adopt Resolution No. 2026-026, Authorizing Submission of Outdoor Recreation Grant Application to the Department of Natural Resources for the Casey Lake Hockey Rink Improvements.

C. Mobile Food Vendor Ordinance Update

Mr. Roberts presented this item and provided updates to the mobile food vendor ordinance. Changes include the definition, inspection identification types, expiration date change to Dec 31 of each calendar year, and additional language for long-term vendors who maintain their location for more than seven days. The long-term vendor would be required to submit a site plan, written permission from the business owner, and any other food service establishments within 200 feet of the location. He added that if a vendor is found operating without a license, they will pay a double fee for the future license.

Council Member Nordby inquired about overlapping license dates and potential prorated costs. Mr. Roberts stated there is no provision in the ordinance for overlapping dates or prorated costs at this time.

City Attorney Jack Brooksbank stated a permit could be issued before a new calendar year, but would not go into effect until January 1 of that calendar year.

On motion by Council Member Woods, and seconded by Council Member McKenzie, with all present voting aye (5-0), motion carried to adopt Ordinance No. 852, Amending Chapter 127 of the North Saint Paul City Code Regarding Mobile Food Vendors.

D. Zoning Ordinance Text Amendments

Mr. Roberts presented this item and described the improvements to the zoning code. He stated the amendment changes are primarily so that the Downtown Design Manual and the Zoning Code are aligned. Mr. Roberts stated the Planning Commission was supportive and recommended approval of the zoning ordinance text amendment to amend various sections of Chapter 154 of the zoning ordinance.

Council Member Woods inquired about whether existing buildings will be required to meet the new amendments. Mr. Roberts stated that the new standards would only apply to new or renovated buildings.

Council Member McKenzie inquired about the roof status of older buildings. Mr. Roberts noted he is not aware of anyone checking on the status of the roofs.

On motion by Council Member McKenzie, and seconded by Council Member Nordby, with all present voting aye (5-0), motion carried to adopt Ordinance No. 853 Amending Portions of Chapter 154 of the North Saint Paul City Code Regarding Zoning Code Definitions, Revisions to the Uses Listed in Table 3, and Revisions to Section 154.008 (Overlay Districts).

E. Sump Pump Discharge Agreement (Article Seven)

Mr. Roberts presented this item and described the recommended agreement between the City and the developers/owners of Article 7. He stated that the two parties have been working together to resolve an issue with the sewer discharge in the basement of the apartment building.

Mr. Roberts explained that contaminated water could potentially contain harmful chemicals that could end up in the city's sanitary sewer system. He stated the developer made connections to the city's sanitary system without a permit. He explained the parameters of the agreement that include the installation of a meter that will show how much flowage is entering the city sewer system, will provide accurate billing to the developer, and will have the meters read quarterly.

Council Member Nordby inquired about back charges and whether the Metropolitan Council has to review the agreement. Mr. Roberts stated that the City will notify the Metropolitan Council. Mr. Brooksbank added that any charges incurred will be billed to the developer.

On motion by Council Member Woods, and seconded by Council Member Schweer, with all present voting aye (5-0), motion carried to adopt Resolution No. 2026-027, Authorizing Connection to the City's Sanitary Sewer System.

Vito Sauro and Pete Marcaccini introduced themselves as the newest members of the Planning Commission.

IX. REPORTS OF CITY MANAGER AND DEPARTMENTS

City Manager Brian Frandle stated that the Fire Department was busy over the weekend with two fires, and they continue to work on the security access system. The Finance Department is prepping to meet with auditors, and the Electric Department continues with system maintenance and has its new apprentice graduating. The Public Works Department has closed the skating rinks for the season, and the Community Development Department has received seven proposals for the waste removal.

X. REPORTS OF COUNCIL, COMMISSIONS & COMMITTEES

Council Member Nordby noted the Planning Commission will meet on March 5, 2026.

Council Member Woods stated the Arts and Culture Commission will meet on the first Wednesday of the month.

Council Member McKenzie noted EDA meets on March 10, 2026.

Council Member Schweer stated the Parks and Recreation Commission will meet next Wednesday.

XI. GENERAL BUSINESS

Council Member Nordby wished everyone a Happy Lunar Year. He also noted his attendance along with Mayor Monge and Mr. Frandle regarding the Highway 36/120 interchange.

Council Member Schweer attended the Fire Appreciation Dinner and extended her support.

Mayor Monge also noted his attendance at the Fire Appreciation Dinner.

XII. ADJOURNMENT

There being no further business, on motion by Council Member Schweer, seconded by Council Member McKenzie, with all present voting aye (5-0), Mayor Monge adjourned the meeting at 7:49 p.m.

/s/ John Monge, Mayor

Attest:

/s/ Brian Frandle, City Manager/ Clerk