

City of North Saint Paul
January 7, 2020
Adopted Regular City Council Meeting Minutes

I. CALL TO ORDER

Mayor Furlong 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 Thorsen
Council Member Petersen
Council Member Walczak
Council Member Sonnek
Mayor Furlong

Staff: City Manager Scott Duddeck, City Planner Erin Perdu, City Engineer Morgan Dawley, Finance Director Jason Zimmerman, City Attorney Soren Mattick, Deputy Clerk Mary Mills.

IV. ADOPT AGENDA

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

V. PRESENTATIONS

Oath of Office for Jason Mallinger, Fire Chief

City Manager Scott Duddeck administered the Oath of office for newly appointed Fire Chief Jason Mallinger. He stated Chief Mallinger began his career with the City of North St. Paul in 1989 as a paid on-call Firefighter, served in many capacities over the years, and was appointed Interim Fire Chief and subsequently Fire Chief in October 2019.

Fire Chief Mallinger thanked the City Council and City Staff for the opportunity. He thanked his wife Jen, and daughters Marjorie and Noelle, for their continuing support. He thanked other family members present at the meeting: his mother Mavis; sister Lisa and her husband Tom; mother-in-law Mary; sister-in-law Emily DiGiacomo and her husband Giacomo DiGiacomo, who also serves as a North St. Paul Firefighter.

Fire Chief Mallinger thanked the members of the Fire Department for putting their trust in him as their new leader. He added he is proud serve as their Fire Chief. He noted the North St. Paul

Fire Department staff continue to improve and excel every day, working diligently to serve their community and make a difference.

Fire Chief Mallinger stated the Fire Department responded to record numbers of public service calls in 2019, with 1,355 emergency calls for help. He added the Fire Department is committed to continued excellence throughout the City of North St. Paul, including areas of new development, which bring more calls for service. He noted he looks forward to his new role guarding the safety of residents of the great city of North St. Paul.

The Mayor called a short recess from 6:41 – 6:46 p.m.

VI. APPROVAL OF CONSENT AGENDA

Council Member Sonnek requested that Consent Agenda Item E be pulled for further discussion.

On motion by Council Member Sonnek, seconded by Council Member Thorsen, with all present voting aye (5-0), motion carried to approve the consent agenda, as amended, Resolution No. 2020-001 consisting of:

- A. December 17, 2019 workshop meeting minutes.
- B. December 17, 2019 regular meeting minutes.
- C. General accounts payable: \$846,850.87.
- D. HRA accounts payable: \$299.51.
- E. ~~Pay Equity Report.~~ **Moved to Agenda Item IX.G.**

VII. MEETING OPEN TO PUBLIC

John Schmahl expressed his dissatisfaction with the way snow plowing is being done so far this winter, as a lot of snow was left on the streets, which have become very bumpy and icy. He added streets in the City of Maplewood are completely clear of snow. He noted the City's snow plowing efforts have been less than acceptable.

Mr. Duddeck stated he has seen the same thing. He added Public Works is discussing whether this has been a timing issue and whether the plows went out too late after snow had been packed down. He noted City Staff have discussed plowing more frequently and at lower accumulations, as well as using less salt.

Mr. Schmahl asked for an update on the temporary billboard, which is an eyesore.

Mr. Duddeck stated the business owner indicated it would not be permanent signage, and City Staff agreed to allow it as temporary advertising for the new business. He agreed to follow up on that issue.

Bill Petsch stated he agrees there is an issue with snow plowing this winter. He added the City has always done a good job of plowing the streets, and Public Works staff are hardworking. He noted he is a runner, and his route is usually free of snow and ice, but this winter has been

frustrating. He agreed with Mr. Schmahl that Maplewood's streets seem to be plowed more thoroughly.

Mr. Duddeck stated plowing earlier and more frequently are being considered, to prevent snow from getting compacted, and reducing the amount of salt.

Karen Hyers expressed her displeasure with zoning changes in the 2040 Comprehensive Plan, approved by the City Council on December 3, 2019. She stated the zoning changes were not communicated to residents before they were approved. She added this is not the type of transparency she expects from local government. She asked why residents were not notified about the 2040 Comprehensive Plan process.

Ms. Hyers stated residents attended a recent standing-room only Planning Commission meeting to express their concern and frustration about zoning changes at 2242 and 2264 7th Street N. She asked why the developer knew about the zoning changes before the 2040 Comprehensive Plan was approved by the City Council. She asked whether there is a need for so many townhomes in North St. Paul. She added new development should only be allowed on appropriate properties and not on undeveloped land, where trees and wildlife will be affected. She noted the development on 7th Street will not preserve the character of her neighborhood.

VIII. PUBLIC HEARINGS

There were no scheduled hearings.

IX. CITY BUSINESS ACTION ITEMS & RECOMMENDATIONS

A. 2020 City Council Meeting Calendar

Mr. Duddeck stated City Staff recommends City Council approval of the 2020 City Council Meeting Calendar.

On motion by Council Member Sonnek, seconded by Council Member Petersen, with all present voting aye (5-0), motion carried to adopt Resolution No. 2020-002 approving the 2020 City Council Meeting Calendar.

B. 2020 Annual Resolutions

- Investment Committee
- Depository Bank for City Funds and Securities
- City Attorney Retainer
- Legal Newspaper for Publications
- Acting Mayor

Mr. Duddeck stated City Staff recommends City Council approval of the 2020 Annual Resolutions.

On motion by Council Member Sonnek, seconded by Council Member Walczak, with all present voting aye (5-0), motion carried to adopt Resolution No. 2020-003 approving the Investment Committee.

On motion by Council Member Sonnek, seconded by Council Member Thorsen, with all present voting aye (5-0), motion carried to adopt Resolutions No. 2020-004, 2020-005, 2020-006, and 2020-007 approving the Depository Bank for City Funds and Securities; City Attorney Retainer; Legal Newspaper for Publications; and Acting Mayor.

C. 2020 Commission and Committee Appointments

Mr. Duddeck reviewed 2020 appointments to City Commissions and Committees. He stated Deb Fairbanks will not be returning to the Design Review Commission, and City Staff recommends the transfer of Patrick Blees from the Design Review Commission to the Planning Commission. All other Design Review Commissioners will remain.

Mr. Duddeck stated Tom Schifsky's term on the Economic Development Authority (EDA) is expiring, but he has expressed his desire to remain on the EDA.

Mr. Duddeck stated Park and Recreation Commission terms for Nancy Thorsen, Lloyd Grachek, Laura Greenlee-Karp and Heather Haas are expiring, but all wish to remain on the Park and Recreation Commission and are seeking re-appointment.

Mr. Duddeck stated Planning Commissioner John Wahl is stepping down as his term has expired. He added Commissioner Gelbmann, Commissioner Worm and Chair Barton wish to be re-appointed. He noted Patrick Blees and John Monge are recommended for appointment to the Planning Commission.

Mr. Duddeck stated David McKenzie will remain on the Police Civil Service Commission for another term.

Mr. Duddeck stated City Staff recommends the appointment of Terre Heiser to represent the City of North St. Paul on the Ramsey/Washington Suburban Cable Commission.

On motion by Council Member Petersen, seconded by Council Member Sonnek, with all present voting aye (5-0), motion carried to adopt Resolution No. 2019-008 approving 2020 Commission and Committee Appointments.

D. 0 Burke/2120 5th Street N – Preliminary Planned Unit Development

City Planner Erin Perdu reviewed a request for approval of a Preliminary Planned Unit Development (PUD) for 0 Burke Avenue, a vacant property, and 2120 5th Street N., a 4-unit apartment building. She added the PUD covers both parcels and includes shared access and parking. A 6-unit apartment building is planned to be developed on the vacant parcel.

Ms. Perdu stated neighbors attended the public hearing on this issue at a recent Planning Commission meeting and expressed concern about stormwater runoff into the nearby wetland. She added the proposal has been reviewed by the Ramsey Washington Watershed District, and buffers will not be enforced as the property is less than 1 acre. She noted WSB Engineers are also reviewing the stormwater mitigation plans, impervious surface, and run-off, and additional review will be done to ensure that neighboring properties are not negatively impacted by the development, which is a condition of approval.

Ms. Perdu stated the Planning Commission requested additional detail regarding storage of snow, and that will be provided at the final PUD. She added the Fire Chief reviewed the plans and some minor concerns were noted, including adequate turning radius to accommodate emergency vehicles. She noted the Planning Commission requested additional detail on split zoning of the property, as well as clarification regarding a retaining wall on the site and soil boring locations.

Ms. Perdu stated City Staff and the Planning Commission recommend conditional approval of the Preliminary PUD.

Council Member Sonnek asked why a preliminary PUD is necessary. Ms. Perdu stated the preliminary PUD is an option that is available to applicants who need additional time before final submission.

Mayor Furlong asked whether WSB Engineers will review stormwater mitigation and run-off. Ms. Perdu confirmed this, adding there are no compliance regulations due to the small size of the parcel, but runoff rates will be reviewed by the Engineers.

On motion by Council Member Thorsen, seconded by Council Member Sonnek, with all present voting aye (5-0), motion carried to adopt Resolution No. 2020-009 approving Preliminary Residential Planned Unit Development for the property located at 2120 5th Street N and 0 Burke Avenue.

E. Gateway at McKnight Phase 2 – Final Plat

Ms. Perdu reviewed the Final Plat for Phase 2 of Gateway at McKnight townhomes development. Phase 2 includes 46 townhomes out of a total of 100 townhomes for the entire site, on approximately 3.5 acres, and completion of Gateway Curve.

Ms. Perdu stated conveyance of Out lot C, a small parcel on the southern end of the development, is a requirement before the final plat can be recorded. She added Out lot C will be conveyed to the adjacent property owner to correct an existing survey error.

Ms. Perdu stated the Engineer's comments to be addressed on the final plat are related to gate valves, sanitary sewer connections, retaining walls and joint trench installation. She added City Staff and the Planning Commission recommend conditional City Council approval of the Final Plat for Phase 2 of Gateway at McKnight.

On motion by Council Member Sonnek, seconded by Council Member Walczak, with all present voting aye (5-0), motion carried to adopt Resolution No. 2020-010 approving Final Plat for property commonly known as Gateway at McKnight Phase 2.

John Rask, M&I Homes, thanked City Staff and WSB consultants for their help and support throughout the project. He added it has been an asset to have their expertise and knowledge on regulatory issues.

Mr. Rask stated townhome sales opened in October 2019 with 8 townhomes sold, and the developer is very pleased with the amount of interest in the project. He added townhome sales are expected to increase in March 2020, which marks the beginning of the home buying season. He noted it is exciting to be a part of this project and he thanked the City for the opportunity.

Mr. Duddeck stated a joint promotion effort is planned for the spring, to be coordinated with M&I Homes.

F. 17th Avenue and Delaware Avenue PUD Review

Ms. Perdu reviewed an application for a new subdivision and townhome development at 17th Avenue and Delaware Street. She added the original application was reviewed by the Planning Commission in September 2019, and a revised concept in November 2019. She noted the 120-day application deadline is approaching on the concept review. City Staff recommends City Council denial of the original application, so it is not automatically approved, and consideration of an extension is requested.

Mr. Duddeck stated the builder's Letter of Intent expired in January 2019, and if the extension is approved, an updated Letter of Intent will be required from the developer, with City Council approval.

Mayor Furlong requested the City Attorney's opinion as the City Council received the information that afternoon.

City Attorney Soren Mattick stated the 60-day rule can be extended under law by another 60 days, after which time it must be approved or denied. He added the applicant is requesting an additional 90-day period to provide further information to the City.

Mr. Duddeck stated City Staff recommends approval of the 90-day extension, during which time City Staff can fully review the development application and provide a recommendation.

On motion by Council Member Sonnek, seconded by Council Member Thorsen, with all present voting aye (5-0), motion carried to adopt Resolution No. 2020-011 approving a 90-day extension of Planned Unit Development Review of 2329 17th Avenue E.

G. Pay Equity Report

Council Member Sonnek requested additional information on the Pay Equity Report, specifically the statistical analysis under Payment Ratio, which states “for male classes the percent below predicted pay is 63.16, and for female classes the percent below predicted pay is 41.67”. He asked whether this is consistent with wage research done by City Staff in 2019. Mr. Duddeck confirmed this.

Council Member Sonnek requested clarification regarding the T-Test and average predicted pay difference between males and females. He added predicted pay for male jobs is -\$1, and for females it is -\$40. Mr. Duddeck stated the results of the T-test are directly related to the City Staff Pay Study that was conducted in 2019. He added adopting the pay study allows the City be compliant with the Pay Equity Report. He noted he can provide additional details for the City Council’s review, and the discrepancies will be corrected in the new pay structure.

On motion by Council Member Petersen, seconded by Council Member Sonnek, with all present voting aye (5-0), motion carried to accept 2020 Pay Equity Report for City of North St. Paul and authorize submittal to the State of Minnesota for review.

Mr. Duddeck acknowledged the new Planning Commissioners who were in the audience and invited them to introduce themselves.

Patrick Blees stated he has lived in North St. Paul for most of his life on Lake Boulevard. He added he has considered participating in local government in the past, to support the community. He thanked the City Council for the opportunity to serve the City of North St. Paul.

Mr. Duddeck stated Mr. Lacey will continue to be a liaison with the Design Review Commission while acting as a Planning Commissioner, to encourage continuity between the two groups.

John Monge stated he has lived in North St. Paul for 23 years, after moving from St. Paul. He added he has always been appreciative of the small-town community feel of North St. Paul and interested in the original layout of the downtown area. He noted it is exciting to see all the new development, providing more housing options, as many residents want to stay in North St. Paul.

Council Member Sonnek welcomed the new Planning Commission members and thanked them for their interest in joining the Commission and serving the community. He added he serves as the City Council’s Liaison to the Planning Commission.

X. REPORTS OF CITY MANAGER AND DEPARTMENTS

Mr. Duddeck stated the purchase of the former BP gas station property is moving forward, with site clean-up following finalization of the property acquisition.

Mr. Duddeck stated City Staff are in the process of reviewing two purchase agreements related to development of the Anchor North site.

Mr. Duddeck stated bids opened this week for the McKnight Road area 2020 streets reconstruction project.

XI. REPORTS OF COUNCIL, COMMISSIONS & COMMITTEES

Council Member Sonnek reviewed the Planning Commission's January 2, 2020 meeting, at which the Planning Commission discussed potential 2020 goals to be formally presented to the City Council. He added the Planning Commission plans to review language in several zoning ordinances that relate to development.

Council Member Petersen stated the Fire and Ice Festival was held on January 4, 2020 at Hause Park. She commended the Fire Department for a successful event. She added another Fire and Ice event is being planned at a different park, as there was a lot of neighborhood interest.

Council Member Petersen stated the Ramsey County League of Local Government will meet Friday morning, January 10, 2020, at CTV North Suburbs, 2670 Arthur Street, Roseville. She added legislative priorities will be discussed.

City Manager Duddeck stated the final development agreement for the old City Hall site is planned for review at the City Council's February 4, 2020 meeting.

Mr. Duddeck stated a Business Association lunch meeting is scheduled for February 11, 2020, to discuss promoting local businesses and business development. He added a mailing was sent to all North St. Paul businesses.

XII. GENERAL BUSINESS

Mr. Duddeck stated the house that was on the old City Hall site has been moved to its new location, the foundation has been poured and students will begin preparing to lower it onto the foundation. He added students were working on the Rotary Park restrooms renovation, sponsored by the Rotary Club, as a fill-in project until the house project is ready to begin.

Council Member Petersen stated a new local business has recently opened called Take the Field, a virtual baseball batting cage that will have scheduled training and camps.

Council Member Petersen stated a recent Pioneer Press article indicated that the Highway 36/Manning Avenue intersection project will proceed before the Highway 36/Highway 120 intersection is addressed. She expressed her disappointment at this development. She encouraged City Staff to contact the City's legislators on this issue.

Mr. Duddeck stated he has received feedback from the City's legislative aid that discussions regarding the Manning Avenue project can be seen as a positive development. He added City Staff is meeting with the Ramsey County Engineer on January 9, 2020 to review the bonding bill.

Mayor Furlong stated the City Council's February 4, 2020 meeting is scheduled to be held at North St. Paul High School at 2:30 p.m. He added it is hoped that this will be a learning experience for high school students and encourage youth involvement in City government.

XIII. CLOSED SESSION

There was no closed session.

XIV. ADJOURNMENT

There being no further business, on motion by Council Member Walczak, Seconded by Council Member Sonnek, with all present voting aye (5-0), Mayor Furlong adjourned the meeting at 7:44 p.m.

/s/ Terrence J. Furlong, Mayor

Attest: /s/ Scott A. Duddeck, City Manager/Clerk