

**City of North Saint Paul**  
**July 21, 2020**  
**Adopted Regular City Council Meeting Minutes**

North St. Paul City Hall – Council Chambers  
2400 Margaret Street

**I. CALL TO ORDER**

Mayor Furlong called the meeting to order at 6:35 p.m. The meeting was conducted at City Hall in Council Chambers, and also via Zoom.

**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 Attorney Soren Mattick, Deputy Clerk Mary Mills.

**IV. ADOPT AGENDA**

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

**V. PRESENTATIONS**

**A. Community Service Award – Youth Division**

Mayor Furlong presented the Youth Service Award to Samantha Bonn for her recent internship with the City of North St. Paul. He added Ms. Bonn visited local construction sites and photographed City development projects. He noted Ms. Bonn worked on concept drawings for a proposed teen center and facility at Veterans Park that will hopefully be used in future development. He thanked Ms. Bonn for her service to the City.

Ms. Bonn thanked Mr. Duddeck and City Staff for the opportunity, which has given her a good idea of what type of studies she wants to pursue in college.

**VI. APPROVAL OF CONSENT AGENDA**

***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, Resolution No. 2020-080 consisting of:***

- A. June 30, 2020 City Council meeting minutes
- B. July 7, 2020 workshop meeting minutes
- C. July 7, 2020 regular meeting minutes
- D. July 7, 2020 HRA meeting minutes
- E. General accounts payable: \$2,280,469.33
- F. Special Event Permit for the American Legion Club 39 Car Shows. Resolution No. 2020-081.
- G. Declare surplus property (2007 Chevy Trailblazer). Resolution No. 2020-082.

## **VII. MEETING OPEN TO PUBLIC**

***John Schmahl***, 2750 Chisholm Avenue, stated the City Council recently agreed to take a look at the border of the parking lot to the south, and add some plants. He added he was on a recent walk and noticed that the sidewalk in that location is in terrible shape and is dangerous. He noted maybe the City could get some asphalt and make it a nice surface, since they are putting in plants.

## **VIII. PUBLIC HEARINGS**

There were no scheduled hearings.

## **IX. CITY BUSINESS ACTION ITEMS & RECOMMENDATIONS**

### **A. Contract for Private Development with Kwik Trip, Inc.**

City Manager Scott Duddeck reviewed a recommended contract with Kwik Trip for development and construction of a Kwik Trip store in the northwest corner of the Anchor Commons site. He stated negotiations have been ongoing, and Kwik Trip is excited to bring this new facility to North St. Paul. He added the proposed sale price is \$1.2 million, and Kwik Trip's estimated cost for construction is \$5.2 million. He noted an assessment agreement will be signed by all parties, including Ramsey County, for a minimum assessment of \$5.5 million for TIF District reimbursement.

Mr. Duddeck stated Kwik Trip will move ahead with earnest money and work to submit their development plans, with construction beginning on site in Spring 2021. He added Kwik Trip estimates a total of 110 days of construction. He noted City Staff recommends approval of the proposed contract.

***On motion by Council Member Walczak, seconded by Council Member Sonnek, with all present voting aye (5-0), motion carried to adopt Resolution No. 2020-083 Approving Contract for Private Development for the Development of Lot 2 Block 1 Anchor Block Commons, Ramsey County According to the Recorded Plat Thereof to Kwik Trip and Dispensing with Statutory Requirements for Review by the Planning Commission.***

Mayor Furlong thanked Mr. Duddeck for all his hard work and dedication on the Anchor Block development site, which sat vacant for so many years. He added the changes are incredible. He noted he is impressed with how fast the M/I Homes townhomes are being built and pleased with how fast they are selling.

Council Member Thorsen agreed, adding the site was vacant for so long, due to economic conditions and the hurdles presented by the site itself. He added the City initiative to clean up the site made it less risky and more attractive to developers. He noted it is great to see things moving forward, even with the Covid-19 pandemic and related economic crisis. He thanked Mr. Duddeck for his work in getting the development done.

Mayor Furlong also expressed his appreciation to the Economic Development Authority and Planning Commission for their work and efforts related to development and planning of the project.

## **X. REPORTS OF CITY MANAGER AND DEPARTMENTS**

Mr. Duddeck stated road reconstruction has begun at the Downtown Commons site, and Margaret Street will be closed indefinitely from 7<sup>th</sup> Avenue E to 4<sup>th</sup> Avenue E.

Mr. Duddeck stated Margaret Street between 1<sup>st</sup> Street and 3<sup>rd</sup> Street will be closed as the Public Works Department repairs concrete panels that have sunk and are unsafe. He added Margaret Street is closed at South Avenue to local traffic. He added there will be work done on the intersections at 1<sup>st</sup> Street and 3<sup>rd</sup> Street, including sanitary sewer and storm sewer. He noted the road will be brought up to Class 5 road base and then asphalt.

Mr. Duddeck expressed apologies to residents for all the street work that is going on everywhere. He added City Staff are making every effort to provide information and communicate with residents and businesses.

Mr. Duddeck stated maintenance overlay on Seppala Boulevard is moving ahead as planned, ahead of 7<sup>th</sup> Avenue closure. He added the Post Office will not allow the mailboxes to be moved, which may eventually be out of service. He noted the mailboxes will be a hazard when Seppala Boulevard is reconstructed to two-way traffic.

Council Member Walczak asked how trucks will be able to load and unload on Seppala Boulevard, especially for trucks unloading at Neumann's and the food shelf.

Mr. Duddeck stated this issue has been raised at the Business Association meetings. He added the road will be striped to push traffic lanes as far north as possible, to leave an area of buffer for the businesses. He noted it will not be enough space for a full parking lane, but it will be sufficient for loading and unloading. He noted it is basically an alley, and a lower-traveled road.

Council Member Walczak stated Seppala Boulevard will be the main street when 7<sup>th</sup> Street is closed. She added there will be traffic issues if trucks are blocking either lane for extended periods of time.

Mr. Duddeck stated there is similar activity east of Margaret Street, where deliveries are made on Seppala Boulevard, specifically at Sidewinder's. He added other businesses have operated that way, and the City and its residents will have to be conscious of that.

Council Member Thorsen stated Seppala Boulevard was a two-way road until 2007, and these are not new issues. He added hopefully drivers will be mindful of the changes. He noted Seppala Boulevard will be safer for all users when it reverts to two-way traffic, the roadway will be improved with the added shoulder, and there will be have two passable lanes that are a little narrower.

Council Member Petersen stated she agrees that the new roadway configuration will be safer.

Mr. Duddeck stated there are four mailboxes behind the Post Office, and they are considering one large capacity mailbox. He added collection has been reduced to once a day, at 5:00 p.m. on Monday through Friday, and once on Sundays.

Mr. Duddeck stated the City Council recently initiated a potential hazardous building order on the home at 2487 19<sup>th</sup> Avenue. He added the City has completed purchase of the property, and the Public Works Department has been doing exterior clean-up. He noted interior clean-up will progress soon along with inspections to provide a recommendation to the City Council for the future of the property.

Mr. Duddeck stated the City's purchase of this home brings closure and relief for the neighborhood and the community. He added yard signs have been placed at the property indicating that it is City-owned, to ensure that previous visitors to the home will not be coming back.

## **XI. REPORTS OF COUNCIL, COMMISSIONS & COMMITTEES**

Council Member Petersen stated Hause Park "Food Truck Night" will be held on July 22, 2020 at 6:00 p.m. She added food truck vendors that are planned are: Salsa Spot, DD Goodies, egg rolls, corn dogs and Darn Good Foods popcorn truck. She added the evening will begin with a Parks & Recreation meeting for the neighborhood, followed by a general meeting at 6:30 p.m. The music will be provided by "Any Day Now", and everyone is invited.

Council Member Petersen stated she participated in a Metro Cities meeting earlier that day. She added topics of discussion were revenues. Local Government Aid (LGA), and fiscal disparities.

Council Member Petersen stated the Board of the League of Minnesota Cities met recently and introduced seven new Board Members. She added she looks forward to working with them.

Council Member Thorsen stated the Economic Development Authority (EDA) met on July 14, 2020, and introduced two new members: Archie Vickerman, Commander of the American Legion and Kevin Fuller of Reflex Medical. He added the EDA, which has not met since March 2020, got an update on City development projects. He noted the EDA also discussed revising the meeting schedule to hold quarterly in-person meetings, with Zoom meetings during the months in between, and the potential for recording and broadcasting the meetings. He noted there was concern about potential developers who may wish to remain anonymous.

City Attorney Soren Mattick stated, when the City Council meets as a body, it is very limited as far as when a meeting can be closed.

Mayor Furlong stated the City Council has discussed having another joint meeting for the EDA and Planning Commission.

Council Member Sonnek agreed that was very helpful.

Mayor Furlong stated the City Council had also discussed the possibility of having a Planning Commissioner sit on the EDA Board.

Deputy City Clerk Mary Mills stated potential new members would need to complete an application and be approved by the City Council.

## **XII. GENERAL BUSINESS**

Council Member Petersen thanked Heather Haas who recently planned a lunch for the City's first responders. She added the lunch from Donatelli's was paid for with funds left over from sales of "thank you" signs. She noted the lunch was a great way to show the community's appreciation for its first responders, as well as Police and Fire Department staff.

Council Member Thorsen stated, under the Consent Agenda, the City Council approved a Special Event Permit for the American Legion to have Sunday car shows. The cars show will be held from noon-4:00 p.m. on the following dates: July 26; August 9 and 23; September 6 and 20; and October 4 and 18. He noted car clubs have been brainstorming ideas for events during Covid-19 lockdown while maintaining rules for social gatherings, including parades for senior homes and birthdays.

Mayor Furlong stated a 5-Year Anniversary Celebration will be held at Veterans Park on August 15, 2020 starting at noon. He added this celebration will be held in connection with the Homes for Heroes Open House. He noted a program is being planned.

## **XIII. CLOSED SESSION**

- A. Pursuant to Section §13D.06, Subd. 3(a), the meeting shall be closed to evaluate the performance of the City Manager.

Mayor Furlong recessed the regular meeting to go into closed session at 7:09 p.m.

Mayor Furlong called the closed session to order at 7:14 p.m.

Mayor Furlong adjourned the closed session at 8:14 p.m.

## **XIV. ADJOURNMENT**

Mayor Furlong reconvened the regular meeting at 8:14 p.m.

On motion by Council Member Sonnek, second by Council Member Walczak, with all present voting aye (5-0), Mayor Furlong adjourned the regular meeting at 8:14 p.m.

The next regularly scheduled City Council meeting is Tuesday, August 4, 2020 at 6:30 p.m.

/s/ Terrence J. Furlong, Mayor

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