

1 CITY OF ST. ANTHONY
2 CITY COUNCIL REGULAR MEETING MINUTES
3 OCTOBER 11, 2022
4

5 **CALL TO ORDER.**

6
7 Mayor Stille called the meeting to order at 7:00 p.m.
8

9 **PLEDGE OF ALLEGIANCE.**

10
11 Mayor Stille invited the Council and audience to join him in the Pledge of Allegiance.
12

13 **ROLL CALL.**

14
15 Present: Mayor Stille, Councilmembers Jenson, Randle, Walker and Webster
16

17 Absent: None
18

19 Also Present: City Manager Charlie Yunker and City Planner Steve Gritman,
20

21 **CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION ON ALL OF THE FOLLOWING**
22 **ITEMS.**

23
24 **I. APPROVAL OF OCTOBER 11, 2022 CITY COUNCIL MEETING AGENDA.**

25
26 Motion by Councilmember Randle, seconded by Councilmember Walker, to approve the City
27 Council Meeting Agenda of October 11, 2022 as presented.
28

29 **Motion carried 5-0.**
30

31 **II. PROCLAMATIONS AND RECOGNITION – NONE.**

32
33 **III. CONSENT AGENDA.**

- 34
35 A. Approval of September 27, 2022 City Council Meeting Minutes.
36 B. Licenses and Permits.
37 C. Claims.
38 D. Resolution 22-066 – Approving 3rd Quarter Donations and Grants.
39 E. Resolution 22-067 – Approving a Request to Keep Six (6) Female Chickens in an R-1
40 Zoning District at 2601 St. Anthony Blvd.
41 F. Resolution 22-068 – Certifying Special Assessments for Delinquent Waste Hauler
42 Accounts to the 2023 Hennepin County Tax Rolls.
43 G. Resolution 22-069 – Certifying Special Assessments for the Delinquent Public Utility
44 Service Accounts to the 2023 Hennepin County Tax Rolls.
45 H. Resolution 22-070 – Certifying Special Assessments for the Delinquent Public Utility
46 Service Accounts to the 2023 Ramsey County Tax Rolls.
47

48 Motion by Councilmember Jenson, seconded by Councilmember Webster, to approve the
49 Consent Agenda items.

Motion carried 5-0.

1
2
3 **IV. PUBLIC HEARING – NONE.**

4
5 **V. REPORTS FROM COMMISSION AND STAFF.**

6
7 A. Resolution 22-071 – Approving a Request for a Conditional Use Permit for a Financial
8 Institution with Drive-Through in the Silver Lake PUD Zoning District.

9
10 City Planner Gritman reviewed the applicants are the owners of the property (Sterling
11 Organization), representing Chase Bank as a new construction tenant. The project involves
12 amending a PUD zoning district to accommodate a new banking facility with a Drive-Through
13 facility. The developer proposes to construct a new bank facility on a portion of the former
14 Walmart parking lot, now a separate parcel in front of the “Ruby” multi-family residential
15 building.

16
17 The building is a 3,308 square foot structure that would sit on the south half of what is currently
18 a vacant paved space. The applicant proposed to remove the existing asphalt and concrete on that
19 portion of the site – the plans indicate that the northerly portion of the site would be subject to
20 the property owner’s separate work.

21
22 Banking and other financial institutions are permitted uses in the Commercial District generally,
23 and in the Silver Lake PUD specifically. The drive-through facility requires a separate
24 Conditional Use Permit. As such, the request for a Conditional Use incorporates an amendment
25 to the Silver Lake PUD District. In this case, the drive-through facility serves an ATM, and there
26 is no drive-through teller window.

27
28 Mr. Gritman noted that the project construction limits relate to the south portion of the existing
29 parcel. No subdivision is being proposed at this time, and the northerly portion of the site has no
30 specific plans for modification as a part of this request.

31
32 The Planning Commission held a public hearing on the proposed application on September 20,
33 2022. No one from the public was present to speak to the proposal, and the applicant was
34 represented by a member of its consulting/design team. The Planning Commission discussed the
35 item, asked questions of staff and the applicant. The Commission commented as to access into
36 and out of the site, and screening and setback distances from the Ruby apartment building.
37 Following up on a specific question raised by the Commission, the distance from the Ruby
38 building to the property line is approximately 45 feet, and an additional 70 feet from the property
39 line is proposed to the corner of the drive-through portion of the Chase building. After the
40 hearing, the Commission voted unanimously to recommend approval of the proposal.

41
42 Staff has reviewed the project for land use compliance with the intent and policies of the City’s
43 Comprehensive Plan, and for zoning consistency with the C, Commercial District as a baseline.
44 In summary, the Comprehensive Plan promotes use of the subject properties that reflect the
45 proposed commercial uses in the area. The proposed Conditional Use Permit PUD meets the

1 requirements of the Zoning Ordinance for the baseline district zoning standards. There are no
2 areas requested for PUD flexibility.

3
4 As such, planning staff recommends approval of the Conditional Use Permit to amend the Silver
5 Lake PUD district as proposed for the banking facility with a drive-through window and lane.

6
7 A drawing indicating the site location was provided for the City Council along with CUP Site
8 and Landscape Plan, and Bank Building Elevations.

9
10 Staff and Planning Commission recommend approval with the following conditions:

- 11
12 1. The applicant provides signage details consistent with the City’s sign ordinance for separate
13 permitting. This condition includes a requirement for removal of the non-
14 conforming/abandoned former “Walmart” sign on the northeast corner of the subject parcel,
15 and incorporation of the existing monument sign on the Chase portion of the project site,
16 along the primary entrance road.
17
18 2. Access easements are updated as necessary to ensure access and cross use of common private
19 streets in the PUD.
20
21 3. The applicant provides plans for the proposed trash enclosure verifying consistency of
22 materials between the enclosure and the principal building.
23
24 4. Issues related to grading, drainage and utilities shall be subject to comment and
25 recommendation by the City Engineer.
26
27 5. Consideration of comments of other City Staff.

28
29 This recommendation is based on a finding that the proposal, with the conditions cited, is
30 consistent with the requirements for Conditional Use Permit and PUD consideration, with the
31 long-term objectives of the recommendations and policies of the St. Anthony Comprehensive
32 Plan.

33
34 Councilmember Randle stated this project is pretty timely and is an excellent location.

35
36 Mayor Stille stated this is the fifth bank in town. It has good location and access.

37
38 Councilmember Walker stated this is a good location and the closest location is 4 miles away
39 from St. Anthony.

40
41 Councilmember Jenson stated he is in favor of the project.

42
43 Motion by Councilmember Randle, seconded by Councilmember Webster, to approve
44 Resolution 22-071 – A Resolution Approving a Request for a Conditional Use Permit for a
45 Financial Institution with Drive-through in the Silver Lake PUD Zoning District.
46

Motion carried 5-0.

VI. GENERAL BUSINESS OF COUNCIL.

- A. Ordinance 2022-07 – An Ordinance Amending the St. Anthony City Code, by Amending Sections 91.06, 91.56, 91.57 Relating to Keeping and Feeding of Animals; Section 94.15 and 96.02 Relating to the Use of the Public Right of Way; Section 96.03 Relating to Private Bus and Transit Benches; Section 150.070 – 150.073, Relating to Allowable Residential Fence Height and Measurement.

City Planner Gritman reviewed this is for the 3rd reading of the current round of City Code updates. The Council previously passed the 1st and 2nd readings. With approval of this reading, the amendments would be ready for adoption, according to the Ordinance that is provided.

Staff and the Planning Commission recommend that the City Council adopts the proposed amendments to the City Code in the Ordinance and the table-form redline version.

Mayor Stille thanked the Code Committee for their work on this. It makes Richard's life much easier when he has to enforce the Code.

Motion by Councilmember Webster, seconded by Councilmember Walker, to approve Third and Final Reading and Adoption of Ordinance 2022-07 – Ordinance 2022-07 – An Ordinance Amending the St. Anthony City Code, by Amending: Sections 91.06, 91.56, 91.57 Relating to Keeping and Feeding of Animals; Section 94.15 and 96.02 Relating to the Use of the Public Right of Way; Section 96.03 Relating to Private Bus and Transit Benches; Section 150.070 – 150.073, Relating to Allowable Residential Fence Height and Measurement.

Motion carried 5-0.

- B. Resolution 22-072 Approving Summary Publication for Ordinance 2022-07.

Motion by Councilmember Jenson, seconded by Councilmember Randle, to approve Resolution 22-072 Approving Summary Publication for Ordinance 2022-07.

Motion carried 5-0.

- C. Ordinance 2022-06 – An Ordinance Amending the St. Anthony City Code, By Amending Section 150.070, Relating to Allowable Residential Fence Height and Measurement.

City Planner Gritman reviewed since the Council has conducted two prior readings of Ordinance 2022-07 as now written, staff believes that it would be appropriate to dismiss action on Ordinance 2022-06 (the Tomas application version) with the height specification as moot. Therefore the requested Council Action recommends dismissing Ordinance 2022-06.

Motion by Councilmember Randle, seconded by Councilmember Walker, to dismiss Ordinance No. 2022-06 as moot, related to the residential fence height and measurement in Section

1 150.070, based on the finding that the proposed change has been incorporated into a prior
2 adopted amendment as Ordinance No. 2022.07.

3
4 **Motion carried 5-0.**

5
6 D. Resolution 22-073 – Authorizing Final Contract Negotiations with Aspen Waste
7 Services, Inc. for Solid Waste and Recycling Services.

8
9 City Manager Yunker reviewed the current organized collection contract for solid waste and
10 recycling ends April 1, 2023. Staff has engaged in discussion with the Council on desires for the
11 next solid waste and recycling contract. The following items were identified to be
12 included/revise from the previous RFP:

- 13 • Seek proposals from a single hauler to service the whole City.
- 14 • Curbside organics collection.
- 15 • Weekly recycling collection.

16
17 Also included in the RFP are:

- 18 • Inclusion of collection of waste and recycling for all City facilities.
- 19 • Inclusion of hauler-staffed Spring Clean-Up Event.
- 20 • Separation of refuse collection and disposal prices for increased transparency.

21
22 The City received two proposals for the next solid waste and recycling contract. Those proposals
23 were from Walters Recycling and Refuse and Aspen Waste Systems, Inc. A Proposal Review
24 Committee reviewed the proposals submitted and evaluated the following areas:

- 25 • Disruption of service.
- 26 • Experience and Capacity.
- 27 • Thoroughness and Responsiveness to RFP.
- 28 • References.

29
30 Foth Infrastructure & Environment, LLC. provided financial analysis and comparisons to the
31 Committee for both proposals. The Committee formulated follow-up questions for both haulers
32 prior to in-person interviews. These additional questions as well as the in-person interview
33 allowed the Committee to dive deeper into conversation with the haulers on items such as
34 customer service, organics and pricing.

35
36 The Committee's recommendation the City Council authorize final contract negotiations with
37 Aspen Waste Services Inc. for Solid Waste and Recycling Services. Mr. Yunker provided a
38 comparison of the two companies along with a cost comparison. The new contract will begin
39 April 1, 2023.

40
41 Councilmember Webster thanked Mr. Yunker for the overview. Does Aspen Waste have any
42 contracts as single hauler and Mr. Yunker stated they are part of other multi-hauler contracts.
43 This would be their first single hauler contract.
44

1 Mayor Stille noted Aspen’s bid is 27% lower than Walters and 8 ½% lower than current contract.
2 He thanked Mr. Yunker and staff for working on this. Aspen has actual people answering their
3 phones.
4

5 Motion by Councilmember Jenson, seconded by Councilmember Walker, to approve Resolution
6 22-073 – Authorizing Final Contract Negotiations with Aspen Waste Services, Inc. for Solid
7 Waste and Recycling Services.
8

9 **Motion carried 5-0.**

10
11 **VII. REPORTS FROM CITY MANAGER AND COUNCIL MEMBERS.**

12 City Manager Yunker had no report.

13
14
15 Councilmember Walker stated he attended the Fire Department’s Open House last Saturday and
16 saw a lot of residents there. It was a “warm” experience. The demonstration of closing a door to
17 stop fires was done and it was very informative.
18

19 Councilmember Jenson stated he also attended the Fire Department’s Open House and was very
20 impressed by the number of people in attendance and the various displays presented.
21

22 Councilmember Randle stated on Wednesday October 5 he attended a Sister City Meeting.
23

24 Councilmember Webster had no report.
25

26 Mayor Stille also attended the Fire Department event. He shuts his door before going to bed at
27 night. MWMO had a going-away open house for the Executive Director Doug Schneider.
28

29 **VIII. COMMUNITY FORUM.**

30
31 No one appeared to address the City Council.
32

33 **IX. INFORMATION AND ANNOUNCEMENTS – NONE.**

34
35 **X. ADJOURNMENT.**

36
37 Mayor Stille adjourned the meeting at 7:45 p.m.
38

39 Respectfully submitted,

40 Debbie Wolfe

41 *TimeSaver Off Site Secretarial, Inc.*

42 _____
43 Mayor

44 ATTEST: _____
45 City Clerk
46