

1 CITY OF ST. ANTHONY
2 CITY COUNCIL REGULAR MEETING MINUTES
3 OCTOBER 26, 2021
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 Absent: None.
17 Also Present: City Manager Charlie Yunker, City Planner Steve Grittman, and Finance Director
18 Shelly Rueckert.
19

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

22
23 **I. APPROVAL OF OCTOBER 26, 2021 CITY COUNCIL MEETING AGENDA.**

24
25 Motion by Councilmember Randle, seconded by Councilmember Webster, to approve the City
26 Council Meeting Agenda of October 26, 2021 as presented.
27

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

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

31
32 **III. CONSENT AGENDA.**

- 33
34 A. Approve October 12, 2021, Council meeting minutes.
35 B. Licenses and permits.
36 C. Claims.
37 D. Resolution 21-077 – A Resolution Accepting Grants and Donations Received
38

39 Motion by Councilmember Jenson, seconded by Councilmember Walker, to approve the Consent
40 Agenda items.
41

42 **Motion carried 5-0.**
43

44 **IV. PUBLIC HEARING – NONE.**

45
46 **V. REPORTS FROM COMMISSION AND STAFF.**

- 47
48 A. Resolution 21-078 – Approving Final Plan Stage PUD, Interstate/Bremer/City of St.
49 Anthony.

1
2 Councilmember Webster stated she will be abstaining from discussion on this resolution due to
3 potential or perceived conflict of interest.
4

5 Mr. Gritman reviewed the Applicants are Interstate Development, with Bremer Bank, and co-
6 applicant City of St. Anthony Village. The project involves applying a PUD zoning district over
7 the 3 subject parcels, two of which are owned by Bremer Bank, and one of which is owned by
8 the City. Interstate proposes to construct a new bank facility for Bremer on the City's "old
9 bowling alley" site. Once that construction is completed, Bremer would relocate from its existing
10 building to the new site. At that point, Interstate would undertake demolition o the old Bremer
11 building and construct a new 76-unit multi-family structure on the property. As a part of the
12 three-way transaction, the City would take control of the small triangle at 2534 Kenzie, currently
13 vacant. Final action on the land transfers would occur as a condition of Final PUD approval. The
14 City has discussed, in concept, ideas relating to City entrance monumentation on that site. Future
15 development opportunities are not clear. The project received Preliminary Plan PUD approval at
16 the City Council meeting on September 14, 2021. A series of conditions were included in the
17 Council's Preliminary Plan approval, and are reviewed as a part of the Final Plan PUD
18 submission.
19

20 Staff has reviewed the project for land use compliance with the intent and policies of the City's
21 Comprehensive Plan, and for zoning consistency with the C, Commercial and R-4, Multiple
22 Family Residential Districts as baselines. In summary, the Comprehensive Plan promotes use of
23 the subject properties that reflect the proposed uses of commercial and high-density multiple
24 family residential uses of up to 40 units per acre.
25

26 Staff believes that the flexibility requested under the PUD is appropriate, given the objectives of
27 the Comprehensive Plan and the related improvements and amenities proposed as part of the
28 project. Staff is recommending approval of the Final Plan stage of the PUD for Bremer Bank at
29 2654 Kenzie Terrace and Interstate Development at 2410 Lowry Avenue NE, incorporating the
30 transfer of 2534 Kenzie Terrace to the City.
31

32 The standard of review for Final Plan PUD is whether the applicant has satisfied the conditions
33 attached to the Preliminary Plan PUD approval. Staff comment is provided for each of the
34 conditions, which are separated by the applicable site, and some of which are listed with both
35 project sites as they apply generally to the PUD.
36

37 The proposed redevelopment project is considered consistent with the City's 2040
38 Comprehensive Plan.
39

40 Interstate's goal is to create workforce attainable housing without the utilization of TIF, grants,
41 tax credits or subsidy from government and nongovernment agencies. Interstate is currently
42 targeting rents ranging from \$1,300/month for a 1-bedroom unit and \$2,350 for a 3-bedroom
43 unit.
44

1 A power point presentation was given to the City Council including drawings, site plans, bank
2 building elevations, bank building 3D, landscaping and building 3D, and housing building
3 elevations.
4

5 Mr. Gritman reviewed the PUD considerations as:

- 6 • Scattered size PUD to total 3 acres, per code.
- 7 • Bank site encroachment toward alley violates 25' setback.
- 8 • Recently revised side setbacks require 25' north setback on residential (15' proposed,
9 consistent with original zoning).
- 10 • Residential parking at less than 2 spaces per unit (meets new R-4)
- 11 • Lot coverage/impervious surface for residential (R-4 code limits this to 50%); applicant's
12 proposal is approximately 65% (existing is 82.2%).
13

14 Interstate Development provided revised and additional materials for the City Council. Floor
15 plans of the bank building and multi-family housing were provided along with elevations
16 drawings. Grading plans, erosion control plans, utilities, landscaping plan, parking lot details,
17 and various other plans were included for Council consideration.
18

19 The following are the conditions of Preliminary Plan approval for the Proposed Bank Facility –
20 2654 Kenzie Terrace. Staff's comments are also included. The new bank building would be just
21 over 6,000 square feet.
22

23 **1. The applicant participates in a subdivision of the portion of 2654 Kenzie that**
24 **encroaches into the alley and the City retains ownership of that remnant.**

25 Staff comment: That subdivision would be incorporated into the Final Plan approval
26 conditions, which include the land transfer from City HRA to developer.
27

28 **2. Access-related issues shall be subject to comment and recommendation by the City**
29 **Engineer as well as Hennepin County.**

30 Staff comment: Hennepin County has indicated via email that the proposed driveway
31 location is appropriate. Final permitting will require County approval.
32

33 **3. The proposed bank site plan is modified to increase drive-through lane stacking space.**

34 Staff comment: The applicants had revised the Preliminary Plan submissions, on which this
35 application is based, to demonstrate stacking area suitable for the needs and purpose of the
36 site's circulation.
37

38 **4. The applicants modify the landscaping plan for the bank location to retain a portion of**
39 **the existing evergreen plantings.**

40 Staff comment: The final landscape plan shows replacement of the existing vegetation with
41 new landscaping, including 3 Black Hills Spruce in the northeasterly corner of the site. The
42 existing vegetation interferes with site plan development and grading, although the applicant
43 proposes to relocate the healthy specimens to the south side of the site adjacent to the alley.
44 Staff believes the final landscape plan is consistent with the intent and requirements of the
45 City's zoning regulations.
46

- 1 **5. The proposed monument sign on the bank site is placed and designed to meet City**
2 **ordinances for size and setback. If an electronic display is desired, the applicants will**
3 **need to apply for a separate Conditional Use Permit under the applicable code.**

4 Staff comment: The final signage plans will be subject to permitting review at the time of
5 construction. No electronic signage is proposed, and wall signage is well below the allowable
6 threshold for the site.

- 7
8 **6. The lighting plan for the proposed bank site is modified to show a zero footcandle light**
9 **intensity at the boundary with the senior residential property to the west.**

10 Staff comment: The plans have been modified from the original to show between zero and
11 0.2 footcandles at the westerly boundary. Staff would continue to advocate for zero
12 footcandles along this residential edge.

- 13
14 **7. Issues related to grading, drainage and utilities shall be subject to comment and**
15 **recommendation by the City Engineer.**

16 Staff comment: The City Engineer will review final construction plans for compliance and
17 adequacy.

- 18
19 **8. The applicant enters into a PUD agreement with the City and post all the necessary**
20 **securities required by it.**

21 Staff comment: This requirement will remain an aspect of the final land transfers and
22 recorded concurrently with the final conditions.

- 23
24 **9. The applicant executes the required land transfers suitable to the City Council.**

25 Staff comment: This will occur as a part of final signatures and recording.

26
27 **10. Consideration of comments of other City Staff.**

28
29 The following are the conditions of Preliminary Plan approval for the Multi-Family Apartment
30 Building – 2401 Lowry Avenue NE. Staff’s comments are also included. The building is
31 proposed to be a four-story facility. The first level would be a parking level at grade and the
32 upper three floors a mix of one-bedroom (30), one bedroom/alcove (17), two-bedroom (26), and
33 three-bedroom (3) units.

- 34
35 **1. Access-related issues shall be subject to comment and recommendation by the City**
36 **Engineer, as well as Hennepin County and Minneapolis Park Board.**

37 Staff comment: Hennepin County has indicated via email that the proposed driveway
38 location is appropriate. The County also required a potential connection to the property to the
39 east, upon a future realignment of access points along Kenzie Terrace. The applicant has
40 provided a plan with that option, although any requirement for construction is a future
41 consideration only. Final permitting will require County approval.

- 42
43 **2. The applicant adds foundation plantings along the Stinson and Kenzie frontages of the**
44 **residential building.**

45 Staff comment: The Final PUD landscape plans include this condition, and respond to other
46 Preliminary Plan PUD comments.

1
2 **3. The City finds that the proposed parking supply is adequate to serve the residential**
3 **facility.**

4 Staff comment: The City Council approved the parking arrangements proposed by the
5 developer as an aspect of the Preliminary Plan PUD approval.

6
7 **4. Final PUD Plans demonstrate compliance with ADA parking supply requirements (for**
8 **disabled persons).**

9 Staff comment: The applicant has provided adequate accessible parking per state
10 requirements.

11
12 **5. As part of the Final PUD Plan submission, a final signage plan be submitted for review**
13 **which demonstrates compliance with City requirements.**

14 Staff comment: Signage will require final permitting prior to construction. No flexibility
15 from zoning standards is being requested.

16
17 **6. Issues related to grading, drainage and utilities shall be subject to comment and**
18 **recommendation by the City Engineer.**

19 Staff comment: The City Engineer will review final construction plans for compliance and
20 adequacy.

21
22 **7. The applicant enters into a PUD agreement with the City and post all the necessary**
23 **securities required by it.**

24 Staff comment: This requirement will remain an aspect of the final land transfers and
25 recorded concurrently with the final conditions.

26
27 **8. The applicant executes the required land transfers suitable to the City Council.**

28 Staff comment: This will occur as a part of final signatures and recording.

29
30 **9. Consideration of comments of other City Staff.**

31
32 Mr. Gritman stated for the Final Plan PUD Staff recommends approval with the following
33 conditions:

- 34 1. Final Staff reviews for Engineering, Public Safety, Public Works, and Building Departments.
35 2. Final Approvals from Hennepin County as required
36 3. Subdivision, Easement Dedications/Vacations, and Land Transfers as required.
37 4. Execution of Final PUD Agreement and other agreements as necessary.
38

39 This recommendation is based on a finding that the proposal, with final review of construction
40 plans by appropriate staff, will comply with the conditions cited in the Preliminary Plan PUD
41 approval, and is consistent with the long-term objectives of the recommendations and policies of
42 the St. Anthony Comprehensive Plan.
43

44 Councilmember Jenson asked about the conditions for Bremer Bank and asked if all the
45 conditions were agreed to by the developer and Mr. Gritman stated they will be addressed as
46 part of the PUD agreement.

1
2 Mayor Stille stated the preliminary plat is where the heavy lifting happens. He invited the
3 developer to appear before the Council.
4

5 Mr. Lonnie Provencher, Interstate Development, thanked the Council for their patience and
6 consideration to approve the final plat. The bowling alley site was purchased by the City in 2001.
7

8 Motion by Councilmember Jenson, seconded by Councilmember Walker, to approve Resolution
9 21-078 – Approving Final Plan Stage PUD, Interstate/Bremer/City of St. Anthony Village,
10 including a Commercial Bank Facility of approximately 6.029 square feet, a Multi-Family
11 Residential Project of up to 76 dwelling units, and land transfers necessary to accommodate the
12 proposed project at 2401 Lowry Avenue NE, 2654 Kenzie Terrace, and 2534 Kenzie Terrace.
13

14 **Motion carried 4-0-1 (Webster abstained).**

15
16 B. Ordinance 21-04 Amending the Zoning Ordinance by Establishing the Kenzie Terrace
17 PUD Overlay District, and Rezoning of Certain Parcels.
18

19 City Planner Grittman reviewed the proposed Ordinance. This is a related action to the previous
20 resolution.
21

22 Motion by Councilmember Jenson, seconded by Councilmember Randle, to adopt an Ordinance
23 2021-04 Amending the Zoning Ordinance by Establishing the Kenzie Terrace PUD Overlay
24 District, and Rezoning of Certain Parcels.
25

26 **Motion carried 5-0.**

27
28 C. Resolution 21-079 Approving Summary Publication of Ordinance 2021-04.
29

30 City Planner Grittman reviewed the proposed Resolution noting the full ordinance is available
31 for review at City Hall. The summary publication will be in the Star Tribune.
32

33 Motion by Councilmember Webster, seconded by Councilmember Walker, to approve
34 Resolution 21-079 – Approving Summary Publication of Ordinance 2021-04.
35

36 **Motion carried 5-0.**
37

38 **VI. GENERAL BUSINESS OF COUNCIL.**
39

40 A. Approving of Capital Improvement Plan for 2022 – 2026 and 2027 – 2038.
41

42 Mayor Stille noted this has been reviewed at previous work sessions of the City Council.
43

44 Finance Director Rueckert reviewed a power point presentation for the City Council. The
45 purpose of the Capital Funds is to capture the big picture of equipment used in the current
46 delivery of City Services. Equipment replacement timing proactively managed to ensure

1 availability of resources, allows time for the investigating replacement alternatives such as
2 sharing of equipment, leasing, and new equipment options that provide more functionality or are
3 less costly.

4
5 Ms. Rueckert reviewed the Annual Update Process. The sources for the Buildings Improvement
6 Fund are Building improvement levy and Community Center transfer. The uses include HVAC,
7 roofs, lighting, security, windows & doors and tuck-pointing. The 2021 Buildings Improvement
8 Fund included the 5 HVAC roof top units at City Hall being replaced. The GPS NPBI
9 technology was re-installed into new HVAC units. Future items were reviewed

10
11 The Capital Equipment Fund sources include capital equipment levy, equipment sales (trade-ins
12 & donations) and MSA allocation. This fund is used for fleet including squads and unmarked,
13 public works trucks and fire trucks and rescue vehicles. Also included is heavy equipment,
14 specialty equipment and technology. The 2021 Capital Equipment Fund included squad car
15 replacement based on mileage – estimated life of 3-4 years; 3 squads replaced in 2021 – one
16 deferred from 2020 and a 2010 Toro Grandstand mower replaced. Future items were reviewed.

17
18 The Park Improvement Fund sources are parkland dedication fees, donations & grants, and park
19 improvement levy. The fund is used for athletic facilities & playground structures, park shelters,
20 splash pads and trail construction. The 2021 Park Improvement Fund included Tennis Court
21 resurfacing and painting. Future items were reviewed.

22
23 The Utilities infrastructure fund sources are connection fees, collection of inter-fund loans,
24 grants as available and utility fund transfer which begins in 2024. The fund is used for water
25 infrastructure & equipment, sewer infrastructure & equipment, and fiber infrastructure &
26 equipment. In 2021 the 2006 water utility van was replaced and the water system risk analysis
27 and response plan were completed. Future items were reviewed.

28
29 The Stormwater Fund sources are stormwater fees and watershed grants & cost sharing. This
30 fund is used for permitting (MS4) and agency reporting, engineering studies, stormwater pond
31 maintenance, flood improvements and water quality activities. With this fund was used in 2021
32 to replace the 2006 street sweeper and to repair a failed stormwater pipe along 33rd Avenue.
33 Future items were reviewed.

34
35 The Street Improvement and Debt Service Fund sources are street improvement debt levy, bond
36 proceeds, assessments, MSA allocation and one-time revenues and project savings. The fund is
37 used for street improvement debt, street reconstruction, utility reconstruction, streetlights,
38 sidewalks, mill & overlays and alleys. Ms. Rueckert showed maps indicating the 2022 Street and
39 Utility Improvement Projects.

40
41 The Phase II Debt Levy Benefits and Resulting Debt Levy Program for 2022 – 2037 were
42 reviewed. The debt levy will remain at \$2,487,181 for levy years 2022 and 2023 which is same
43 as was for 2020-2021. The capital plan can be found on the City's website.

44
45 Councilmember Webster thanked Ms. Rueckert for the overview and comments.
46

1 Councilmember Walker stated the presentation was very user friendly. He asked where Harding
2 Pond is located. Mayor Stille stated it's west of Silver Lake Road, south of 31st, north of 30th and
3 east of Harding. There is no street access to the pond however there is a maintenance easement.
4

5 Councilmember Jenson thanked Ms. Rueckert for the way the plan was modeled out to 2038. He
6 stated 2022 – 2023 – 2024 are very accurate.
7

8 Mayor Stille stated he saw the Toro lawn mower this morning at 8:15 a.m. Any City asset can
9 look in the Capital book to see details on every piece of equipment. Mayor Stille stated a party
10 should be held to celebrate the flat debt levy.
11

12 Motion by Councilmember Walker, seconded by Councilmember Jenson, to approve the Capital
13 Improvement Plan for 2022 – 2026 and 2027-2038.
14

15 **Motion carried 5-0.**
16

17 B. 3rd Quarter Goals Update.
18

19 City Manager Yunker reviewed the Goals Chart for 2021 with action steps, responsibility and
20 comments highlighting some of the goals with updates.
21

22 **VII. REPORTS FROM CITY MANAGER AND COUNCIL MEMBERS.**
23

24 City Manager Yunker had no report.
25

26 Councilmember Webster had no report.
27

28 Councilmember Randle had no report.
29

30 Councilmember Jenson stated he participated in Coffee with the Council on October 16, 2021.
31

32 Councilmember Walker stated he attended the October meeting of the NSCC as Commissioner.
33 On October 20 Ehlers did a zoom session on TIF through the LMC.
34

35 Mayor Stille attended Coffee with the Council on October 16, 2021.
36

37 **VIII. COMMUNITY FORUM.**
38

39 City Manager Yunker stated a petition was submitted stating “The following Residents of
40 Autumn Woods, 2600 Kenzie Terrace, Minneapolis, MN petition the St. Anthony Village
41 government to manage and uphold the rights of these residents regarding Semi’s idling all night
42 long in the St. Anthony Village parking lot which is feet away from a residential complex. By
43 Minnesota law, the government and local enforcement agencies has a role to uphold the noise
44 standards. Minn R. 7030.1000-1060 outlines Minnesota’s state rules and the MCPA standards
45 for air pollution control. These semis idle from 4 to 12 hours early evening to morning.” –
46 Documentation of the State Statues were attached. The petition was signed by 26 residents.

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Staff worked to start working on this. Code enforcement has contacted one of the trucking companies and signage will be added to the parking lot.

Councilmember Jenson stated the trucks are located approximately 50 feet from resident's windows. The residents are pleased and appreciative on what the City has done.

IX. INFORMATION AND ANNOUNCEMENTS – NONE.

X. ADJOURNMENT.

Mayor Stille adjourned the meeting at 8:00 p.m.

Respectfully submitted,
Debbie Wolfe
TimeSaver Off Site Secretarial, Inc.

Mayor

ATTEST: _____
City Clerk

