

CITY OF ST. PAUL PARK
REGULAR COUNCIL MEETING
DATE: January 17, 2023

Meeting called to order at 6:30 p.m. Present: Mayor Dingle; Council Member Haggerty, Jones, Swenson, and Zenner. Also present: City Administrator Walsh Pledge of allegiance said by all.

Holiday Lights Contest Winners: Congratulations to the Davison & Cison Family for participating in the Holiday Lights 18th Annual Contest. Mayor Dingle presented the 1st Place & 2nd Place winners with their gift cards. The gift cards were sponsored by Old National Bank. Cison's Winter Wonderland also had a food drive that collected 76 lbs.

- 1st Place - 1109 McCammon Avenue – Christopher Davison
- 2nd Place - 808 Portland Avenue - Cison's Winter Wonderland

MINUTES:

Approval of the minutes of the December 19, 2022, Regular Council Meeting—waive reading of same.

**Motion by, Swenson second by Haggerty to approve the minutes of the December 19, 2022, regular council meeting—waive reading of same.
Motion carried 5-0.**

ITEMS FROM THE PUBLIC:

The newly elected County Commissioner Karla Bigham came to the council meeting to introduce herself to the community. Karla wanted to offer her support and resources to the council.

CONSENT AGENDA:

- A. Acknowledge receipt of Commission Minutes
 - Public Works Commission—December 6, 2022
 - Parks & Recreation Commission—December 8, 2022
 - Planning Commission—December 12, 2022
- B. Adopt Employee Handbook updates.
- C. Approve Site Access Agreement with the Washington County Community Development Agency.
- D. Approve “Non-waiver” of Statutory Liability Limits for the city under State Statutes 466.04.
- E. Approve special event permit for the St. Paul Park/Newport Lions Club boot hockey event on February 11, 2023.
- F. Approve License Applications for:
 - Home Occupations
 - Massage Therapists
- G. Approve “tentative” dates and times for Regional Open Book meetings.
 - April 6, 2023 (5-7 p.m.) – Cottage Grove City Hall
 - April 12, 2023 (5-7 p.m.) – Oakdale City Hall

Motion by Swenson, second by Zenner to approve the consent agenda items listed above. Motion carried 5-0.

PUBLIC HEARING—ZONING ORDINANCE UPDATES

- Adopt Ordinance No. 762, an ordinance amending the zoning ordinance related to the 2040 Comprehensive Plan and authorize publication by title and summary.

City Planner Nate Sparks explained to the council the new zoning updates outlined and approved in the 2040 Comprehensive Plan would also require a new zoning map. It also requires several new districts to be created before the map can be adopted. Currently the city needs to do the following.

- ⇒ The R-2, Medium Density Residential District needs to merge the current R-2, R-3, and R-4 Districts. The performance standards within the district will rely mostly on the current R-4 standards.
- ⇒ The new R-4, High Density Residential District needs to develop standards for apartment style housing in the city.
- ⇒ The City needs to create new standards for the MX-1 and MX-2 Districts.
- ⇒ Standards for the R-OS District will need to be created at the time of adoption of the zoning map.

Due to the new district numbers and changes to the zoning, the changes need to be made in the new districts along with the new zoning updates. An example of some of the things that need to be changed in the zoning code due to the district changes are building materials, parking requirements, sewage disposal, new rural open space, large tracts of land, high density residential district, marina mixed use district, transit mixed use district, neighborhood business district, retail business district, and auto oriented businesses.

Mayor Dingle Closed the regular meeting and opened the Public Hearing.

Judy Canyon - 1008 Dayton Avenue St. Paul Park, MN. 55071 – was concerned about her water pressure. Currently, she is having issues with her water pressure on the second floor of her home. She indicated that she has spoken with the public works supervisor Jeff Dionisopoulos and has spoken with a plumber and was told it would get better. Ms. Canyon wonders if the water pressure will remain the same if the development being proposed is approved. Mayor Dingle referred to City Administrator Walsh for an explanation. Mr. Walsh explained the water trunk improvements are currently out for bids. This project will most likely happen this summer which will be paid for by the state through the 3M settlement. This should pose no problem if there is more development in the area. If the development goes forward there are city engineering standards that must be met by the developer. They would need to demonstrate that the city can handle the extra capacity.

Rick Diaz - 1224 Factory St. Street Paul Park, MN. 55071 – Mr. Diaz informed the council that he came to the meeting to learn more about the process. He indicated that he was looking at the new zoning map and when residents from the area bought their homes he thought it was not zoned high density (R-4). Mr. Diaz said these residents are thinking about selling their homes due to the newly proposed development of the area with apartments and townhomes. Mr. Diaz noticed that the new map indicates high-density area. Mayor Dingle explained to Mr. Diaz that every ten years cities are required to update their Comprehensive Plan. The last time it was updated was in 2010. Back then the property was high density (R-4) and so it has not changed. Mayor Dingle informed Mr. Diaz that the city has not had developers interested in developing that area with a high-density plan. She explained the current developer will need to meet all the criteria as outlined in the city's comprehensive plan and approved by the Met Council.

Mayor Dingle explained the development would have a management company managing the property. It's also slated to have a community room, playground, and pool. The Villas would also be under a home owners associations so general maintenance would be taken care of. Mayor Dingle expressed her support for the idea of rental property for those residents that do not want to own or continue to maintain a home. It also meets all the requirements for the Met Council and the 2040 Comprehensive Plan for high density multifamily homes.

Mr. Diaz is concerned that after several years the property will become blighted. He questioned if this is what we wanted to leave our kids in the future.

City Administrator Walsh indicated this is a good discussion, the city will have more discussions when the developer applies for the preliminary plat. The residents in the area will receive public hearing notices which notify them of the project and invites residents to the council meetings to speak on the project. Mr. Walsh shared the city doesn't have details of the project besides the proposed number and types of units. The developer has not yet completed the full engineering which will help the city understand their plan when it comes to stormwater, pipe sizing, lift stations, etc.

Mayor Dingle invited Mr. Diaz to come back and speak with the developer when the public hearings are set. City Administrator Walsh also concluded that if anyone has any questions outside of council meetings to contact city hall.

Julia LeValley - 1612 Lincoln Avenue St Paul Park, MN 55071 – Ms. LeValley asked about what the Met Council does and what their requirements mean. Mayor Dingle explained the Met Council looks out for regional planning in the seven-county metro region where they operate the wastewater treatment facilities. They also look at population estimates and what might be coming into the region over the next 40 years. The Met Council looks at what cities bring to them i.e.: wastewater treatment and pipes and they allocate how much needs to go to the different communities and their population. Mayor Dingle indicated that cities need to plan for the development, therefore this is why cities have pockets of high density areas for future development. Ms. LeValley inquired if the city has met the high-density property requirements why can't the property be left undeveloped? Mayor Dingle indicated that all cities need to take on growth.

Ms. LeValley explained that she had just moved into the city. She mentioned she would like to become more involved in the community. Council member Haggerty and Mayor Dingle encouraged her to attend a planning meeting and see what it's all about. The commission is looking more members.

Mayor Dingle closed the Public Hearing and reopened the regular council meeting.

Motion by Swenson, second by Haggerty to approve the ordinance as listed above. Motion carried 5-0.

NEW BUSINESS:

A. Adopt Resolution No. 1688, a resolution accepting donations to the city (4th Quarter 2022).

City Administrator Walsh informed the council the city had a donation of \$3 for the 4th Quarter.

Motion by Zenner, second by Jones to approve the resolution listed above. Motion carried 5-0.

REPORTS:

- Council Member Jeff Swenson
 - Public Works Commission
 - ⇒ Nothing new to report
 - ⇒ Next meeting is March 5 @ 5PM
 - ⇒ One member needed.
- Council Member Jones
 - Public Safety Commission
 - ⇒ Nothing new to report
 - ⇒ Next meeting March 2 @ 7PM
- Council Member Haggerty
 - Planning Commission
 - ⇒ The last meeting was January 9, the commission discussed all the new zoning changes for the 2040 Comprehensive Plan.
 - ⇒ Chairperson Dingle is staying on the commission until the end of 2023.
 - ⇒ Next meeting is February 13 @ 7PM
 - ⇒ One member needed
- Mayor Dingle
 - Parks & Recreation Commission

- ⇒ The last meeting was January 12, the group reviewed the Glow in the Dark event, which was a huge success, they went through 35 gallons of hot chocolate which the Masons donated. Super Moms donated cookies. The St Paul Park Fire Department monitored the bonfire. Mayor Dingle gave a shout out and special thanks to all the volunteers for all their help. She also stated that Channel 5 News attended the event, they were filming the event to add it to the local news cast.
- ⇒ Bunco dates Fridays from 7 PM-9 PM at Heritage Park: January 27, February 17, March 3 & 24. There is a \$10 donation to play, the money will go toward a bench at Lions Levy where the new steps will be installed.
- ⇒ Winterfest will be held on February 19 at Whitbred Park from 6 PM-8 PM ice skates are available to use for those that do not have skates.
- ⇒ The commission has decided to take a short break in February & March and resume their meetings in April.
- ⇒ Four members needed.

- Council Member Zenner
 - Heritage Days
 - ⇒ Nothing to report. There has not been any scheduled meeting currently.
 - ⇒
- Mayor Dingle
 - Administration
 - ⇒ Nothing new to report

BILLS FOR APPROVAL: \$ 900,991.60

Motion by Jones, second by Haggerty to approve the bills in the amount of \$ 900,991.60 Motion carried 5-0.

COUNCIL COMMENTS AND REQUESTS:

There were no comments or requests made by the council.

Meeting adjourned 8:06 p.m.



Julie Pelton
City Clerk