



COUNCIL PROCEEDINGS THE CITY OF NEW BRIGHTON

Pursuant to notice thereof, a regular meeting of the New Brighton City Council was held Tuesday May 28, 2019 at 6:30 pm in the New Brighton Council Chambers.

Present: Mayor Johnson, Councilmembers Allen, Dunsworth, and Jacobsen
Absent: Councilmember Burg

Also Present: Dean Lotter-City Manager, Sarah Sonsalla-City Attorney, Brenda Davitt-Finance Director

Call to Order

Mayor Johnson called the meeting to order at 6:30 pm.

Pledge of Allegiance

Mayor Johnson led the Council in the Pledge of Allegiance.

Public Comment Forum

Mayor Johnson opened the Public Forum for comments from the public.

Paul Kampa, 1150 6th Street NW, stated he has been a resident of New Brighton for the past 30 years. He expressed concern with the high density proposed for the Midtown Village redevelopment and questioned who would be paying for the cleanup of the old New Brighton Elementary School. He asked how the workforce housing would be subsidized. He was of the opinion that the City did not need any further subsidized/workforce housing. He feared how the value of his property would be impacted by the proposed development.

Tony Dorev, 518 9th Avenue NW, explained he had been a resident of New Brighton for the past 30 years. He commented on how close the senior apartment complex would be to his home and stated he did not support the 50-foot building height. He noted his property value would decline if this project were approved. He recommended the senior housing be moved to the New Brighton Exchange site.

Approval of Agenda

Approval of the May 28, 2019 Council Agenda.

Motion by Councilmember Jacobsen, seconded by Councilmember Dunsworth to approve the agenda as submitted.

5 Ayes, 0 Nays-Motion Carried

Council Minutes

Approval of the Council Worksession minutes from May 14, 2019.
 Approval of the Council minutes from May 14, 2019.

Call to Order

Pledge of Allegiance

Public Comment Forum

Approval of Agenda

Approval of the
May 28, 2019 Agenda.

Council Minutes

Approval of Council
Minutes

Motion by Councilmember Jacobsen, seconded by Councilmember Dunsworth to approve the worksession minutes from the May 14, 2019 meeting.

5 Ayes, 0 Nays - Motion Carried

Motion by Councilmember Jacobsen, seconded by Councilmember Dunsworth to approve the minutes from the May 14, 2019 meeting.

5 Ayes, 0 Nays - Motion Carried

Commission Minutes

None.

Special Order of Business

1. Proclamation Recognizing Beisswenger's Hardware & Power Equipment's Centennial Anniversary.

Motion by Councilmember Jacobsen, seconded by Councilmember Dunsworth to approve a proclamation recognizing Beisswenger's Hardware and Power Equipment's Centennial Anniversary.

Mayor Johnson read a proclamation in full for the record recognizing Beisswenger's Hardware and Power Equipment on their 100th Anniversary and declaring June 8, 2019 to be Beisswenger's Hardware and Power Equipment Day in the City of New Brighton.

Councilmember Jacobsen discussed his memories of stopping in at Beisswenger's with his grandfather and thanked this company for being a hallmark in the community.

Councilmember Allen stated he appreciated having a locally owned hardware store in the community and explained Beisswenger's was a great institution in the community.

Mayor Johnson invited the public to visit Beisswenger's Hardware on June 8th to join in celebrating their 100th Anniversary.

5 Ayes, 0 Nays - Motion Carried

Consent Agenda

1. Consider Approval of Payments of Electronic Funds Transfer (EFT) 7506, ACH Payments 7470-7505 & Vouchers 157292-157356 for a total of \$454,485.26.
2. Consider Application for Solicitor License for The Window Store.
3. Consider Request for Exemption from Lawful Gambling License for Renegade Pig's MC - Minnesota.

Motion by Councilmember Jacobsen, seconded by Councilmember Allen to approve the Consent Agenda as presented.

5 Ayes, 0 Nays - Motion Carried

Public Hearing

None.

Commission Minutes

Special Order of Business

1. Proclamation Recognizing Beisswenger's Hardware & Power Equipment's Centennial Anniversary.

Consent Agenda

1. Pay EFT 7506, ACH Payments 7470-7505 & Vouchers 157292-157356.
2. Sol. License for The Window Store.
3. Exempt. Lawful Gambling License for Renegade Pig's MC - Minnesota.

Public Hearing

Council Business

1. Consider a Resolution to Approve a Special Use Permit Authorizing an Oversized Garage at 821 7th Avenue NW.

Motion by Councilmember Jacobsen, seconded by Councilmember Dunsworth to move approval of a Resolution authorizing a Special Use Permit for an oversized garage at 821 7th Avenue NW.

City Manager Lotter indicated Assistant Director of Community Assets and Development Gozola would be presenting this item to the Council.

Assistant Director of Community Assets and Development Gozola stated Ron and Jackie Finney are seeking City approval to remove an existing legal nonconforming single car garage (420 square feet) from the property and replace it with a new 960 square feet three-car garage. Detached accessory structures in residential districts in excess of 624 square feet are allowed, but must be approved via special use permit. Both staff and the Planning Commission have reviewed the proposed improvement in relation to the applicable SUP criteria for this type of request, and we find no issues that cannot be addressed via conditions. Mayor Johnson reported the Planning Commission unanimously recommended approval of this request.

5 Ayes, 0 Nays-Motion Carried

2. Consider a Resolution Memorializing the Midtown Village EAW Record of Decision.

Motion by Councilmember Dunsworth, seconded by Councilmember Allen to move approval of a Resolution memorializing the Midtown Village EAW Record of Decision finding that an Environmental Impact Statement will not be necessary.

City Manager Lotter indicated Assistant Director of Community Assets and Development Gozola would be presenting this item to the Council.

Assistant Director of Community Assets and Development Gozola explained by State Statute, an Environmental Assessment Worksheet (EAW) was required to be prepared for the proposed Midtown Village Development. Necessary research was conducted, and an EAW was drafted and distributed in accordance with all statutory requirements. All issues identified by the EAW can be addressed as part of the development process, and nothing out of the ordinary was discovered that would require further review via an Environmental Impact Statement (EIS). Staff is therefore recommending approval of the provided Record of Decision. Staff reviewed the highlights from the report and recommended approval of the EAW.

Mayor Johnson requested further information regarding how the old New Brighton Elementary site will be cleaned. Assistant Director of Community Assets and Development Gozola reported the City would be hiring a contractor to assist with the demolition of this building and the cleaning of this site.

Mayor Johnson explained the neighbors would like to be informed when this building was being removed in the case they wish to choose to stay elsewhere during the demolition. Assistant Director of Community Assets and Development Gozola reported he could send out an update to the neighbors.

5 Ayes, 0 Nays-Motion Carried

3. Consider a Resolution to Approve a Preliminary Planned Residential Development and Site Plan Review for Midtown Village.

Motion by Councilmember Allen, seconded by Councilmember Dunsworth to move approval of the requested Preliminary Planned Residential Development and Site Plan based on the findings of fact listed on pages 48 and 49 of the report subject to the conditions listed on pages 49 through 52 of the staff report.

Council Business

1. Consider a Resolution to Approve a Special Use Permit Authorizing an Oversized Garage at 821 7th Avenue NW.

2. Consider a Resolution Memorializing the Midtown Village EAW Record of Decision.

3. Consider a Resolution to Approve a Preliminary Planned Residential Development and Site Plan Review for Midtown Village.

City Manager Lotter indicated Assistant Director of Community Assets and Development Gozola would be presenting this item to the Council.

Assistant Director of Community Assets and Development Gozola explained Pulte Homes and Dominion are seeking approval of a Preliminary Planned Residential Development and site plan to transform approximately 12 acres of underutilized or vacant land into a new housing development consisting of 53 market rate townhomes, and two multi-family buildings providing 204 affordable senior units and 154 affordable workforce units respectively. The project will include significant upgrades to the local road and pedestrian systems. He provided further comment on the Preliminary Planned Residential Development for Midtown Village and reviewed the parking proposed for each portion of the development. He commented staff was recommending the workforce housing development have a surety in place for proof of parking for an additional 69 parking spaces which would be located to the south of the workforce apartment building. Staff reviewed the public feedback that had been received to date and it was noted the Planning Commission recommends approval of the Preliminary Planned Residential Development.

Councilmember Jacobsen stated he was pleased the developer had added parking near the play area. He explained on the south side of the development he was still nervous about the lack of parking. He thanked staff for working with the developer to create a parking solution that addressed his concerns.

Councilmember Dunsworth if there would be a crosswalk in place for pedestrians to reach the proposed play area. Assistant Director of Community Assets and Development Gozola reported a crosswalk would be installed with bump outs.

Mayor Johnson commented the Council has had the opportunity to listen to a number of residents who have spoken out regarding this development. She understood this was an emotional issue for residents, but in her mind this development was the right thing for the community. She indicated there was a need for senior housing in New Brighton and this development would meet that need. She commented on the process that was followed by the City Council for the Comprehensive Plan. She stated she was proud of the work that was completed by staff, the City Council and New Brighton residents on the Comprehensive Plan. She discussed the process that was followed to find and work with a developer for the Midtown Village project noting a recommendation was made by the EDC. She was of the opinion this development was the right thing for New Brighton and noted she would proudly be offering her support.

Councilmember Allen stated he was a rather new Councilmember, but noted he has heard from residents that New Brighton needed more affordable housing options. He discussed the tax revenue the site would be generating for the City, County and School District once the development would be completed. He commented on the individuals that would be living within the workforce housing noting the units would be subsidized to 60% of the area median income.

Councilmember Jacobsen explained his passion for this project was for the senior housing. He reported the new housing would allow New Brighton residents to be able to age within the community. He indicated there were no other sites within the New Brighton Exchange that were suitable for housing.

5 Ayes, 0 Nays-Motion Carried

4. Consideration of Bids and Award of Contract for City Project 19-1, 2019 Street Rehabilitation.

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Motion by Councilmember Jacobsen, seconded by Councilmember Dunsworth to accept all bids and adopt a Resolution awarding a contract for City Project 19-1, Street Rehabilitation to the lowest responsible bidder, Northdale Construction Company, Inc. in the amount of \$5,624,852.59.

City Manager Lotter indicated Director of Community Assets and Development Schlichting would be presenting this item to the Council.

Director of Community Assets and Development Schlichting explained this project consists of the reconstruction of approximately 2.81 miles of residential streets by the removal and replacement of sections of concrete curb and gutter, storm sewer construction, watermain and hydrant replacement, sanitary sewer replacement, pond dredging, street excavation and grading, aggregate base, bituminous surfacing, and boulevard repair. Staff reviewed the streets included in the project area. Due to the recent influx in work and contractor availability staff has proposed a construction phasing plan which would split the project into three phases spanning two years. This phasing plan allowed more bidders to competitively bid the project resulting in lower costs. Residents will also see a benefit from the phasing plan as it requires the contractor to complete subsections of street work prior to commencing work on other streets. Staff provided further comment on the proposed project phasing and recommended approval of City Project 19-1.

Councilmember Jacobsen asked if the City has worked with this contractor before. Director of Community Assets and Development Schlichting reported the City had worked with this contractor in the past.

Mayor Johnson questioned how the City would inform residents in the project area that this was a phased project that would be completed over two years. Director of Community Assets and Development Schlichting stated staff would be sending weekly newsletters via email along with sending a letter to homeowners.

5 Ayes, 0 Nays-Motion Carried

Commission Liaison Reports, Announcements and Updates

**Commission Liaison
Reports,
Announcements and
Updates**

Graeme Allen

Councilmember Allen thanked everyone who had reached out to him regarding Midtown Village and the Tobacco Ordinance. He stated he would work through the 100+ emails and noted he was working to respond to everyone.

Dean Lotter

City Manager Lotter updated the Council on the water meter replacements. He noted staff was working to communicate with residents and businesses on this process. He explained the Tobacco 21 Ordinance had been revised by the City Attorney and it was staff's intent to bring this item forward for action on June 11th. He commented on the mural that was being planned for the New Brighton Community Center. He reported Shoreview, Roseville and New Brighton were considering jointly hiring a staff member to advance different inclusive community initiatives.

Emily Dunsworth

Councilmember Dunsworth reported she attended the Planning Commission meeting on May 21st. She thanked all of the residents who attended this meeting and brought forward their concerns. She indicated she would be attending a Cable Commission meeting on Thursday, May 30th.

Paul Jacobsen

Councilmember Jacobsen reported the Public Safety Commission will meet next on Monday, June 10th. He commented on the events that occurred on Memorial Day and sent his thanks to the veterans in the community. He explained the New Brighton Public Safety Department was participating in the State-wide Click It Or Ticket seat belt enforcement campaign running

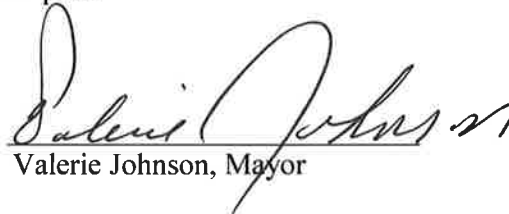
through June 2nd. He encouraged all residents to buckle up.


Mayor Johnson

Mayor Johnson thanked Director Dana Healy for making some positive changes at CTV. She noted she had received some concerns regarding the level of traffic on Oakwood. She explained she brought these concerns to staff to see how to address the speed and level of traffic along this roadway. She reported the legislative session had closed and was pleased to report a contribution would be made to those being impacted by MNLARS. She congratulated all graduates and wished them well in the future.

Adjournment

Mayor Johnson adjourned the meeting at 8:01 p.m.


Valerie Johnson, Mayor

ATTEST: 
Terri Spangrud, City Clerk

Adjournment

The meeting adjourned
at 8:01 p.m.