



COUNCIL PROCEEDINGS THE CITY OF NEW BRIGHTON

Pursuant to notice thereof, a regular meeting of the New Brighton City Council was held Tuesday, June 27, 2023 at 6:30 pm in the New Brighton Council Chambers.

Present: Mayor Niedfeldt-Thomas, Councilmembers Abdulle and Axberg
Absent: Councilmembers Allen and Dunsworth

Also Present: Jen Lehmann-Assistant City Manager, Sarah Sonsalla-City Attorney, Jennifer Fink-Parks and Recreation Director, Craig Schlichting-Director of Community Assets and Development, Ben Gozola-Assistant Director of Community Assets and Development

Call to Order

Mayor Niedfeldt-Thomas called the meeting to order at 6:30 pm.

Pledge of Allegiance

Mayor Niedfeldt-Thomas led the Council in the Pledge of Allegiance.

Public Comment Forum

Mayor Niedfeldt-Thomas opened the Public Forum for comments from the public. Margerie Triden, 2220 26th Avenue NW, expressed concern with the water that would be emitted and the pollutants that would be coming off of the Apple Tree Dental lab.

Approval of Agenda

Approval of the June 27, 2023 Council Agenda.

Motion by Councilmember Abdulle, seconded by Councilmember Axberg to approve the agenda as submitted.

3 Ayes, 0 Nays-Motion Carried

Special Order of Business

1. Proclamation naming the month of July as Parks and Recreation Month and July 21, 2023, as Park and Recreation Professionals Day.

Parks and Recreation Director Fink stated since 1985 people in the United States have celebrated Parks and Recreation Month in July through the powers of parks and recreation. She commented on how the City's parks serve as a wellness hub for all members of the community as well as enhancing quality of life. Mayor Niedfeldt-Thomas read a proclamation in full for the record declaring July to be Parks and Recreation Month and July 21, 2023 to be as Park and Recreation Professionals Day in the City of New Brighton.

Consent Agenda

1. Consider Approval of Payments.
2. Approve City Council Minutes:

Call to Order

Pledge of Allegiance

Public Comment Forum

Approval of Agenda Approval of the June 27, 2023 Agenda.

Special Order of Business

1. Proclamation naming the month of July as Parks and Recreation Month and July 21, 2023, as Park and Recreation Professionals Day.

Consent Agenda 1. Consider Approval of Payments.

2. Approve City

- a. June 13, 2023 Worksession Meeting Minutes.
- b. June 13, 2023 City Council Meeting Minutes.
- 3. Accept Receipt of Commission Minutes:
 - a. March 1, 2023 Economic Development Commission Meeting Minutes.
 - b. April 18, 2023 Planning Commission Meeting Minutes.
 - c. May 3, 2023 Economic Development Commission Meeting Minutes.
 - d. May 16, 2023 Planning Commission Minutes.
 - e. May 18, 2023 Equity Commission Minutes.
- 4. Consider Resolution Authorizing Off-Site Gambling Licenses for the Lion's Club.
- 5. Consider Application for a Solicitor License – Art & Rug Express Transient Merchant.

Council Minutes:
 a. June 13, 2023 Worksession.
 b. June 13, 2023 City Council.
 3. Accept Receipt of Commission Minutes:
 a. March 1, 2023 EDC.
 b. April 18, 2023 Planning Commission.
 c. May 3, 2023 EDC.
 d. May 16, 2023 Planning Commission.
 e. May 18, 2023 Equity Commission.
 4. Consider Resolution Authorizing Off-Site Gambling Licenses for the Lion's Club.
 5. Consider App. for a Solicitor License – Art & Rug Express Transient Merchant.

Motion by Councilmember Abdulle, seconded by Councilmember Axberg to approve the Consent Agenda as presented.

3 Ayes, 0 Nays - Motion Carried

Public Hearing

None.

Council Business

1. Consider a Resolution Approving a Special Use Permit to allow Appletree Dental to expand a legal nonconforming building within the Mixed-Use Neighborhood (MUN) District at 2201 26th Avenue NW.

Assistant City Manager Lehmann 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 Apple Tree Dental is seeking to remodel the building at 2201 26th Avenue NW to house their corporate offices, lab, and mobile unit operation. The remodel will include the addition of a garage to the north of the existing legal nonconforming building and expansion of the on-site parking lot. Staff commented further on the right of way vacation that would be required, noting City staff would be resolving this matter with Ramsey County and reported the Planning Commission recommended approval of the SUP and Site Plan with conditions.

Councilmember Axberg requested the owner to address the water and pollutant concerns. Dr. Michael Helgeson, CEO of Apple Tree Dental, explained the lab at this location would be similar to those at other dental offices. He noted the only work that would be done in the lab would include repairing and making dentures. He reported there would be nothing hazardous emitted into the air or water from the lab. He commented further on how critical this service was to the geriatric population.

Councilmember Axberg asked if staff was to be directed to formalize the right of way vacation.

Public Hearing

Council Business

1. Consider a Resolution Approving a Special Use Permit to allow Appletree Dental to expand a legal nonconforming building within the Mixed-Use Neighborhood (MUN) District at 2201 26th Avenue NW.

Assistant Director of Community Assets and Development Gozola reported the Council was being asked to take action on the Resolution and the follow up action would be to direct staff to prepare a Resolution to formalize the right of way vacation with Ramsey County.

Councilmember Abdulle asked if the number of parking stalls would increase onsite. Assistant Director of Community Assets and Development Gozola explained the lot size would be increased slightly to meet the needs of Apple Tree Dental.

Chris Wand, architect and general contractor for the project, stated an analysis was done for the building and noted there would be 35 parking stalls and 35 employees onsite.

Mayor Niedfeldt-Thomas explained she asked questions at the Planning Commission meeting regarding chemicals. She requested the applicant speak to the various licenses that this facility will have. Dr. Helgeson reported there was nothing in the dental lab that wasn't similar to any other dental lab. He indicated he would be regulated by the Board of Dentistry. He noted he would comply with all safe handling regulations as well as safe disposal regulations.

Mayor Niedfeldt-Thomas requested further information regarding the approvals that were needed to build a lab. Mr. Wand stated these plans were similar to a dental clinic and the plumbing drawings would be submitted to the State. He indicated all other plans would be reviewed and approved by the City.

Motion by Councilmember Axberg, seconded by Councilmember Abdulle to adopt a Resolution approving a Special Use Permit to allow Appletree Dental to expand a legal nonconforming building within the Mixed-Use Neighborhood (MUN) District at 2201 26th Avenue NW.

3 Ayes, 0 Nays-Motion Carried

Motion by Councilmember Abdulle, seconded by Councilmember Axberg to direct staff to prepare a Resolution to set a public hearing to consider right of way vacations in the area of 26th Avenue NW.

3 Ayes, 0 Nays-Motion Carried

2. Consider Accepting Final Housing Study and Strategies.

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

Director of Community Assets and Development Schlichting stated this meeting will provide an overview of the study findings along with recommendations for prioritization on production, preservation and capacity building housing strategies. He explained the City hired Stantec to assist with completing a housing study. He explained the Council discussed the housing study at three different worksession meetings. The age and health of the City's housing stock was discussed along with the various types of housing within the community. Staff commented further on the findings from the housing study and requested the Council accept the study.

Mayor Niedfeldt-Thomas requested further information regarding the funding the City could apply for. Director of Community Assets and Development Schlichting discussed the projected local affordable housing aid the City would be receiving in two different payments in the coming year. He noted the City would have three years to spend these funds.

Councilmember Abdulle reported this funding was appropriated through the most recent legislative session. He questioned if this funding would continue going forward. Director of Community Assets and Development Schlichting indicated a .25% tax was being added to the metro area, which meant the funding would continue coming in each year.

Mayor Niedfeldt-Thomas questioned if ADU's would remain under local control or would these turn over to the State. Assistant Director of Community Assets and Development Gozola indicated there were still a lot of questions out there that have not been answered.

2. Consider Accepting Final Housing Study and Strategies.

Mayor Niedfeldt-Thomas stated she would like the City to find ways to bring stability to the two long term manufactured home parks in the community. She understood this would be complicated, but she wanted this to be a priority for the City. She wanted to see the City finding ways to help families to have equity in ADU's. She discussed how important it was for multifamily housing developments to have quality management and supported the City looking further into how to foster quality management in the community. Councilmember Axberg thanked staff for all of their efforts on the housing study. Mayor Niedfeldt-Thomas thanked staff as well for their efforts on this project.

Motion by Councilmember Abdulle, seconded by Councilmember Axberg to accept final Housing Study and Strategies.

3 Ayes, 0 Nays-Motion Carried

Commission Liaison Reports, Announcements and Updates

Commission Liaison Reports, Announcements and Updates

Jen Lehmann

Assistant City Manager Lehmann reported a ribbon cutting ceremony would be held at the new TUV SUD lab on Wednesday, June 28 at 9:00 a.m. She explained on Thursday, June 29 the City is hosting a community meeting with Just Deeds to discuss racial covenants. She noted City offices would be closed on July 4 for Independence Day.

Pam Axberg

Councilmember Axberg wished everyone a Happy 4th of July.

Abdullahi Abdulle

Councilmember Abdulle reported July 1st was a holiday for Somali Americans, noting this was the date Somalia gained its independence from European colonizers. He discussed a recent accident that occurred where five young lives were lost and encouraged residents to drive safely on both local and State highways. He stated Nexus Community Partners was introducing a new fund that would award \$50 million in grants to descendants of trans-Atlantic slave trade in Minnesota and the Dakotas.

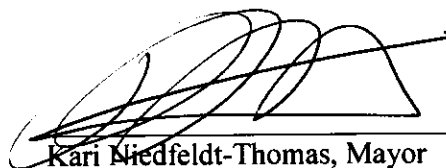
Mayor Niedfeldt-Thomas

Mayor Niedfeldt-Thomas thanked the City team for recognizing Juneteenth at a recent concert. She explained the Chalk Walk took place this past weekend. She reported she attended the Equity Commission meeting which was held on Thursday, June 15. She noted she also attended the most recent Planning Commission meeting which was held on Tuesday, June 20. She explained she attended the League of Minnesota Cities Conference last week in Duluth. She noted the City Council would meet next on Tuesday, July 11.

Adjournment

Mayor Niedfeldt-Thomas adjourned the meeting at 7:44 p.m.

Adjournment
The meeting adjourned at 7:44 p.m.



Kari Niedfeldt-Thomas, Mayor

ATTEST:



Terri Spangrud, City Clerk