

1 CITY OF ST. ANTHONY  
2 CITY COUNCIL REGULAR MEETING MINUTES  
3 MARCH 14, 2023  
4

5 **CALL TO ORDER.**

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

8 **PLEDGE OF ALLEGIANCE.**

9  
10 Mayor Stille invited the Council and audience to join in the Pledge of Allegiance.  
11

12 **ROLL CALL.**

13  
14 Present: Mayor Stille, Councilmembers Jenson, Randle, Walker, and Webster (arrived at the  
15 meeting at 7:33 p.m.).  
16

17 Absent: None  
18

19 Also Present: City Manager Charlie Yunker, City Planner Steve Gritman, Parks and Environmental  
20 Commissioner Cody Holliday, and Public Works Director Jeremy Gumke  
21

22  
23 **CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION ON ALL OF THE FOLLOWING**  
24 **ITEMS.**  
25

26 **I. APPROVAL OF MARCH 14, 2023 CITY COUNCIL MEETING AGENDA.**  
27

28 Motion by Councilmember Randle, seconded by Councilmember Walker, to approve the City  
29 Council Meeting Agenda of March 14, 2023 as presented.  
30

31 **Motion carried 4-0.**  
32

33 **II. PROCLAMATIONS AND RECOGNITION - NONE.**  
34

35 **III. CONSENT AGENDA.**  
36

- 37 A. Approval of February 14, 2023 City Council Meeting Minutes.  
38 B. Licenses and Permits.  
39 C. Claims.  
40 D. Resolution 23-019 – Accepting and Approving the Grant Agreement Between the City of  
41 St. Anthony Village and the Metropolitan Council of Environmental Services for the  
42 Improvement of Publicly Owned Infrastructure (MCES Agreement).  
43

44 Motion by Councilmember Walker, seconded by Councilmember Jenson, to approve the Consent  
45 Agenda items.  
46

47 **Motion carried 4-0.**  
48

49 **IV. PUBLIC HEARING - NONE.**

1  
2 **V. REPORTS FROM COMMISSION AND STAFF.**

3  
4 **A. Resolution 23-020 – Approving a Request for a Conditional Use Permit for a Catering**  
5 **Business in the L-I, Light Industrial District.**

6  
7 City Planner Steve Grittmann reviewed the Applicant (Dio Investments – Daniel Wang) are  
8 seeking approval of a Conditional Use Permit to remodel and occupy an existing building at  
9 3601 29<sup>th</sup> Avenue NE. The site is zoned Light Industrial and is surrounded by other Industrial  
10 parcels. The proposed use would be as a commercial catering and food preparation business,  
11 listed as a Conditional Use in the L-I District. The applicants note that the business supports its  
12 existing restaurant (The Tea House) at 2425 University Avenue SE in Minneapolis. The  
13 application notes that the activity at the site may eventually expand to include fresh and frozen  
14 food preparation for sale in groceries and restaurants. A drawing of the location was provided.

15  
16 The building is a 14,447 square foot structure that occupies the extent of the site, with its  
17 attendant parking and circulation spaces. The building exterior would be modified only slightly  
18 through the refitting of an existing doorway with a frost stoop to meet building code exiting  
19 requirements. The applicant further notes that no exterior signate would be provided, with the  
20 exception of directional/identification signage over existing entrances.

21  
22 The plans show parking along the east wall of the main building, and along the north wall of the  
23 “warehouse” portion of the building. A single at-grade dock door serves the warehouse portion  
24 of the building along that north wall as well. No additional docks are proposed. The applicants  
25 indicate the potential for 2 semi- or box-trucks serving the site, with no overnight parking, along  
26 with 2 vans for deliveries, which would be parked in existing parking spaces.

27  
28 The Planning Commission considered the item at a public hearing on February 21, 2023.  
29 Representatives of the project were in attendance, but no other members of the public offered  
30 comment. The Commission’s discussion primarily focused on the compatibility of the use with  
31 the industrial neighborhood and zoning. Questions related exclusively to clarifying the nature of  
32 the use and the site.

33  
34 Staff has reviewed the project for land use compliance with the intent and policies of the City’s  
35 Comprehensive Plan, and for zoning consistency with the L-I, Light Industrial Districts as a  
36 baseline. In summary, the Comprehensive Plan promotes use of the subject properties that reflect  
37 the proposed industrial uses in the area. The proposed Conditional Use Permit meets the  
38 requirements of the Zoning Ordinance for the baseline district zoning standards.

39  
40 The Planning Commission unanimously recommends approval of the Conditional Use Permit to  
41 allow the proposed catering facility in the subject location. The recommendation for approval has  
42 the following conditions:

- 43 1. Issues related to utilities shall be subject to comment and recommendation by the City  
44 Engineer.  
45 2. Consideration of comments of other City Staff.

1 The zoning ordinance lists the following required findings for consideration of a Conditional Use  
2 Permit:

3  
4 (C) City Council action. A conditional use permit may be granted only by a majority vote of all  
5 members of the City Council after determining that:

- 6 (1) The use is one of the conditional uses specifically listed for the district in which the property  
7 is located;
- 8 (2) The City Council has specified all conditions which the City Council deems necessary to  
9 make the use compatible with other uses in the area;
- 10 (3) The use will not be detrimental to the health, safety, or general welfare of persons residing or  
11 working in the vicinity or to the values of property in the vicinity; and
- 12 (4) The use will provide a service or a facility which is in the interest of public convenience and  
13 will contribute to the general welfare.

14  
15 Councilmember Randle asked if the applicant isn't running another business in that zoning area  
16 and Mr. Gritman stated it is his understanding the restaurant location is in Minneapolis.

17  
18 Councilmember Walker asked if there is a parcel in Minneapolis that could have been used. He  
19 asked where the restaurant is located.

20  
21 Daniel and Yolanda Wang, applicants appeared before the Council. Mr. Wang stated he and his  
22 wife came to Minnesota 30 years ago from California. Mrs. Wang started her restaurant the Tea  
23 House in three locations. In 2013 only one location was retained. The primary purpose for this  
24 request is to expand their kitchen. They like St. Anthony and they would like to return to St.  
25 Anthony. Mrs. Wang stated she grew up in a large family and she learned to cook. She always  
26 wanted to have her own restaurant. They have had requests for catering which would need a  
27 larger kitchen to handle.

28  
29 Councilmember Jenson stated he thinks this is a good fit for St. Anthony.

30  
31 Motion by Councilmember Randle, seconded by Councilmember Walker, to approve Resolution  
32 23-020 – Approving a Request for a Conditional Use Permit for a Catering Business in the L-I,  
33 Light Industrial District.

34  
35 **Motion carried 4-0.**

36  
37 **B. Resolution 23-021 – Recognizing No Mow May by Adding an Exemption to Certain**  
38 **Requirements of Section 150.094(E) of the City Code for the Month of May.**

39  
40 City Manager Yunker introduced Commissioner Cody Holliday. Parks and Environmental  
41 Commissioner Cody Holliday reviewed the Parks and Environmental Commission included in  
42 their 2023 Work Plan to consider endorsement of “No Mow May” campaign. The Work Plan  
43 was submitted to the City Council for review at the Goal Setting Session on January 25 and was  
44 formally approved at the Council’s regular meeting on February 14, 2023. This would be  
45 voluntary.

1 The Parks and Environmental Commission held its first meeting of the year on March 6, 2023  
2 and held a discussion on endorsement of the “No Mow May” campaign. The Commission  
3 discussed an unanimously agreed to recommend the City Council approve a Resolution to  
4 recognize the campaign and provide an exemption to the City Code from May 1, 2023 through  
5 May 31, 2023. Signage would be helpful for education of the residents.

6  
7 Members of the Parks and Environmental Commission drafted the resolution and is asking the  
8 City Council for their consideration. The Parks and Environmental Commission recommend  
9 approval.

10  
11 Councilmember Jenson asked what the benefit is for the residents to encourage this concept. Mr.  
12 Holliday stated it is in line with pollinators and promoting growth.

13  
14 Councilmember Randle asked about the families who don’t participate and likes to keep their  
15 lawns nice and if their neighbors participate and their weeds float into the non-participating  
16 yards. Mr. Holliday stated there is no penalty for not mowing. The program is voluntary.

17  
18 Mayor Stille asked if notices were given in May in 2022. Mr. Yunker stated it is handled more  
19 through education. Last year the Council did not endorse it but allowed it. Mayor Stille liked  
20 what was done before without pitting neighbors against each other. Mr. Holliday stated it was a  
21 unanimous recommendation and this resolution would provide clarity as to what the position of  
22 the City is. Mayor Stille stated the timeframe is May 1-31, 2023 for this year and he suggests this  
23 be done each year.

24  
25 Councilmember Webster arrived at the meeting at 7:33 p.m.

26  
27 Mr. Holliday stated other cities introduce the resolution each year which can be done in St.  
28 Anthony also.

29  
30 Motion by Councilmember Walker, seconded by Councilmember Jenson, to approve Resolution  
31 23-021 – Recognizing No Mow May by Adding an Exemption to Certain Requirements in  
32 Section 150-094(E) of the City Code for the Month of May for 2023.

33  
34 **Motion carried 4-1 (Randle).**

35  
36 **VI. GENERAL BUSINESS OF COUNCIL.**

37  
38 **A. Public Works Annual Report.**

39  
40 Public Works Director Jeremy Gumke reviewed the 2022 Public Works Annual Report. The  
41 Mission of the Public Works Department is to provide effective and efficient design,  
42 construction operation and maintenance of the City’s infrastructure. The Public Works  
43 Department is organized into 6 divisions. These divisions work together to coordinate services  
44 and to enhance the quality of life to our residents, businesses and visitors by providing safe,  
45 reliable and effective service. The service we provide will always be consistent with the vision  
46 and goals of the community.

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Mr. Gumke showed an organizational chart of the Public Works Department including Street Division (6 employees), Parks Division (3 employees), Water/Sewer Division (2 employees), Vehicle Maintenance Division (1 employee), Engineering Division (WSB & Staff Employees) and City Building (All employees).

The Street Maintenance Division had 8 City-wide street sweeping events, used 100 tons of asphalt for repairs, 16 yards of concrete for repairs, 15 City-wide plowing events and planted 45 new trees on City right-of-way and in parks. A graph showing the salt and salt brine usage from 2013-2023 was displayed.

The Parks Maintenance Division handles Emerald Park, Central Park, Silver Point Park, Trillium Park and Salo Park. They maintain the Tree Care Program and the Tree City Designation as well as vegetation restoration at Mirror Lake, Central Park, Bio-Swale and Salo Park. A chart showing the park usage by Ice Skaters (2000 in 2022) was displayed. The Tree Care Programs includes addressing the needs of the City's tree canopy within the right-of-way and City properties, the Emerald Ash Borer Management Plan, updating the City's GIS mapping tool. The City was awarded a Climate Action Corps Forestry Intern. The Vegetation Restoration program is done at Mirror Lake, Central Park, Bio-swale and Salo Park in partnership with Minnesota Native Landscapes. The invasive species is removed and native wetland and pollinator species are planted. It is a three-year program that includes establishment of a Management Plan and ongoing maintenance.

The Water/Sewer Division does annual hydrant flushing, annual sanitary sewer jetting, maintenance of lift station facilities, handled 6 water main breaks during the 2022-2023 season. Upgrades to security and communication systems include access control and alarms at well houses, fiber communication at lift stations, replaced steel doors at WTF and well houses, completed Annual CCR Report and did water tower rehabilitation. A chart showing water main breaks and service leaks from 2014 – 2022 was displayed. The water tower rehabilitation included the repair of interior and exterior metal corrosion, modifications to the ladder and catwalk to comply with current OSHA standards, installation of a mixer in the upper bowl and repainted interior and exterior topcoat as chosen by a resident survey.

The Vehicle Maintenance Division DOT certified all vehicles. The plow truck was repaired which is a 1995 Ford L8000 that had a cracked rotor and the front axle was replaced. The equipment purchases for 2022 included a Streets Department Skidsteer, Maintenance Truck, and Trailer. Also purchased was a Parks Department Maintenance Truck and Trailer.

The Engineering Division projects in 2022 included Street and Utility Improvements Project and Mill & Overlay Pavement. A map showing the projects that were completed was displayed. Other projects included the Harding Pond Restoration doing sediment removal, invasive tree and vegetation removal and storm sewer improvements. The reclamite pavement preservation project was done on Silver Lane, Macalaster Drive, Foss Road, Highcrest Road, 32<sup>nd</sup> Avenue and Croft Drive.

1 Mr. Gumke reviewed the 2022 Sustainability Initiatives which included sustainability in the  
2 Comprehensive Plan, Annual City-wide Spring Clean-Up Event at PWD Facility, Storm water  
3 Debris Interceptors, cardboard recycling event at PWD Facility, Pollinator Pathway Project and  
4 Maintain MN GreenStep Cities Step 5.

5  
6 Upcoming events in 2023 include:

- 7 • Rain barrel distributions in April
- 8 • Annual City-wide Clean-Up Day (May 6)
- 9 • Cardboard Recycling Event (January 7, mid-summer TBD)
- 10 • Curbside Branch Chipping (May 15-17; August 21-23)
- 11 • City-wide Hydrant Flushing (May 22-26)

12  
13 The complete Public Works Annual Report is available on the City website at [www.savmn.com](http://www.savmn.com).

14  
15 Councilmember Webster thanked Mr. Gumke for his report. She was interested to see the City's  
16 use of salt and brine. Mr. Gumke stated several of the storms were proceeded with rain or very  
17 low temperatures. Salt brine does not work with these scenarios. Salt brine is used when  
18 temperatures are 15 degrees or higher.

19  
20 Councilmember Jenson stated he appreciates all the metrics provided in the report.

21  
22 Mayor Stille referred to the water main breaks chart back to 1999. There is a downward trend  
23 now. Last year there were six water main breaks. Four of them were within a three-day span.  
24 Mayor Stille stated PFA's are in the news and he asked Mr. Gumke about St. Anthony's water  
25 supply. Mr. Gumke stated last year he was asked to participate in a water-sampling survey  
26 testing for PFA's. The results came back with St. Anthony being well below needing any actions  
27 needed. Mayor Stille a survey was done to identify 10 different facets of living in St. Anthony.  
28 The most important identified was safety. Public Works helps make the City safe. Mayor Stille  
29 thanked Mr. Gumke and his staff.

30  
31 B. Adoption of the 2023 Strategic Plan.

32  
33 City Manager Yunker reviewed a power point summarizing the 2023 Strategic Plan. The team  
34 consists of the City Council, Parks & Planning Commission Representatives, City Staff, City  
35 Consultants, Guest Speakers and Guests. The agenda for the 3 half-day sessions held January  
36 25,26,27, 2023 was provided. Mr. Yunker reviewed the accomplishments and progression of the  
37 Strategic Plan. Items on the radar – trends and issues from the City Council include:

- 38 • Mental Health
  - 39 • Non-Partisanship
  - 40 • Climate Change
  - 41 • Tree Replacement Options
  - 42 • Affordable Housing
  - 43 • Worker Shortages
  - 44 • Community Gathering Events
- 45  
46

1 Trends and issues from the City Staff include:

- 2 • Upcoming Staff Transitions
- 3 • Waste Hauler Transition
- 4 • Street Reconstruction Plan
- 5 • Refresh Safe Routes to School
- 6 • Liquor Market Conditions
- 7 • City Facilities Assessment
- 8 • Implementation of New Technology

9  
10 Mr. Yunker reviewed the Pyramid Changes including the Vision Statement, Mission Statement,  
11 City Services and Core Values. The 2023 Pyramid was displayed and noted a concerted effort  
12 was made to reduce the quantity of items and include additional contextual detail on the  
13 objectives of the action steps. The entire Strategic Plan can be found on the City's website.

14  
15 Mayor Stille thanked Council and Staff for taking part in these sessions.

16  
17 Motion by Councilmember Jenson, seconded by Councilmember Randle, to adopt the 2023  
18 Strategic Plan as presented.

19  
20 **Motion carried 5-0.**

21  
22 **VII. REPORTS FROM CITY MANAGER AND COUNCIL MEMBERS.**

23  
24 City Manager Yunker had no report.

25  
26 Councilmember Walker stated on March 9, he attended the City Day on the Hill.

27  
28 Councilmember Jenson stated on March 3, he attended the Ramsey County Local League of  
29 Governments Executive Board Meeting and on March 9 he also attended the City Day on the  
30 Hill. On March 10, he attended the Ramsey County Local League of Governments Program and  
31 also attended the Board of Directors Meeting.

32  
33 Councilmember Randle stated the St. Anthony Sister City Assn is sponsoring an exchange from  
34 July 28 – August 6, 2023. Eight guests from Finland will be visiting St. Anthony. They are  
35 looking for host families.

36  
37 Councilmember Webster stated on March 9 she also participated in the City Day at the Capitol.  
38 She wanted to thank Councilmembers who attended. The LOMC legislative priorities were  
39 published in a document. She thanked the legislators they met with.

40  
41 Mayor Stille stated he attended the same meetings on March 9. On March 8, Bremer Bank had  
42 ribbon-cutting. On March 12, he attended the Regional Council of Mayors program on Water  
43 and Water Conservation is key. Earlier today he attended a Mississippi Watershed Organization  
44 Meeting. He suggested applying for Action Grants to develop some pollinator gardens in the  
45 City.  
46

1 **VIII. COMMUNITY FORUM - NONE.**

2  
3 **IX. INFORMATION AND ANNOUNCEMENTS - NONE.**

4  
5 **X. ADJOURNMENT.**

6  
7 Mayor Stille adjourned the meeting at 8:15 p.m.

8  
9  
10 Respectfully submitted,  
11 Debbie Wolfe  
12 *TimeSaver Off Site Secretarial, Inc.*

13 \_\_\_\_\_  
14 Mayor

15 ATTEST: \_\_\_\_\_  
16 City Clerk  
17

Approved