The meeting convened at 6:30 p.m.

Councilmembers present: Tim Brausen, Steve Hallfin, Anne Mavity, Mayor Pro Tem Thom Miller, and Margaret Rog.

Councilmembers absent: Mayor Jake Spano and Rachel Harris.

Staff present: City Manager (Mr. Harmening), Police Chief Harcey, Sergeant Weigel, Community Development Director (Ms. Barton), Planning/Zoning Supervisor (Mr. Walther), Planner (Ms. Monson), Management Assistant (Ms. Carrillo Perez), and Recording Secretary (Ms. Pappas).

Guest: Brad Scheib, HKGI Consultants.

1. Future study session agenda planning – March 2019

Mr. Harmening presented the proposed study session agenda for March, 2019. Mr. Harmening noted there will be a discussion about Belt Line at the March 18 study session with Sherman and Associates. He noted discussions were scheduled on community development and housing strategies and Crime Free Drug Free workgroup.

Mayor Pro Tem Miller stated he would like to review the possibility of Election Day being a city public holiday.

Councilmember Rog added she would like to have the council discuss the Equal Rights Amendment, and consider passing a resolution in order to create momentum for its passage at the state level.

2. Body worn camera update

Chief Harcey and Sergeant Weigel presented an update along with videos of two body camera incidents since the force began using body cameras in late 2018. Chief Harcey stated the force has had a 92% compliance rate for use of body cameras during the trial period, and has learned things from records management and how to categorize and monitor for record retention and release of data. Chief Harcey noted the vendor was chosen and all hardware and software has been purchased, requiring minor adjustments to the policy to reflect the hardware and software purchased.

Councilmember Brausen asked when the cameras are activated. Chief Harcey stated when the police vehicle lights are activated, the body and dash cameras are activated.

Councilmember Mavity pointed out that Minneapolis only had a 50% compliance rating for their officers after the introduction of body cameras. She commended the St. Louis Park police for being at 92% compliance, noting this is impressive.
Councilmember Mavity asked about the cameras’ activation, and when this happens with the officer. Chief Harcey stated when an officer pulls a gun from the holster, the body cam is automatically activated, adding this has been tested by the force. He stated the body cam is also activated when a TASER is turned on by an officer.

Councilmember Rog asked about data related to body cams and calls, and where the data is stored. Sergeant Weigel stated the data is all stored in the cloud. Councilmember Rog asked about officer feedback and if there had been any citizen response or feedback related to body cameras. Chief Harcey said officers were happy to have them, and there has been no response or feedback from the public.

Councilmember Brausen thanked Chief Harcey and the force for their work on this.

Mayor Pro Tem Miller asked if the police force had asked officers for any anonymous feedback and apologized this direction had not come from the council initially. Chief Harcey stated there was no anonymous feedback from officers, adding that the police force has been positive about the introduction of body cameras.

Councilmember Rog asked if all was on track with the budget for this project. Chief Harcey stated yes.

Councilmember Rog asked when the contract with Axon would be reviewed. Chief Harcey stated it is a five-year contract, so it will be re-evaluated in four years.

3. **Mixed-use zoning district amendments**

Ms. Monson and Mr. Walther presented. They asked the council for feedback on the proposed amendments to the mixed use zoning district. Ms. Monson stated properties in the city currently zoned M-X mixed use were required to apply for a PUD to allow mixed-use buildings. Then in 2015, the city adopted a specific PUD zoning district, which essentially made the existing M-X district obsolete. The city proposes amendments to the existing M-X district to provide a zoning district that creates district-wide standards for mixed-use development that are site and context sensitive, and will weave more mixed-use buildings into the fabric of St. Louis Park’s built environment. The city will need to amend the zoning map to apply this new district to more properties.

Councilmembers Brausen and Hallfin thanked the staff for their work on this, and stated they liked it.

Councilmember Mavity asked if staff knows what the impact might be on increased density or affordability, in light of these amendments. Ms. Monson stated the sites that are guided to change to mixed use in the St. Louis Park 2040 comprehensive plan are all larger sites which are suitable to provide the target density ranges and inclusionary housing.

Councilmember Rog thanked staff for their work on this, and asked if this creates a district-wide or city-wide standard. Mr. Walther stated this will only apply to the mixed use district, not the whole city or other districts within the city.
Councilmember Rog stated she liked the density bonus idea presented by staff, and would like an opportunity to look at the list and provide feedback on the density points. Ms. Monson stated staff can send this to council for further review and feedback.

Ms. Monson added staff is still working on defining sustainability targets to award density points, and defining affordable commercial space and fair market rent for each building.

Councilmember Brausen added he likes the density bonus approach and asked if staff is looking to expand this into other areas of the city. Mr. Walther stated not yet, adding this is a test at this point, and may be applied elsewhere in the city in the future.

Councilmember Mavity asked after the Metropolitan Council approves the city's comprehensive plan, how long until all the zoning changes must be finalized. Mr. Walther stated the city has 9 months to bring the zoning into conformance with the plan, adding any changes will be brought forward to the council in stages and by priority level based on whether there are conflicts between the plan and zoning code. The comprehensive plan is a 20-year plan and some policy direction in the plan is intended to be implemented over the next 10 years, not in the next 9 months.

Mayor Pro Tem Miller stated overall the ordinance makes sense and he also likes the density bonuses, adding they align with the city's priorities. He asked about some of the parcels noted and if they should have included additional parcels in the city to be guided and rezoned to mixed use. He asked once this is all completed, will there be any chances for changes in the future. Mr. Walther stated the council can amend the comprehensive plan and zoning at any time, adding the present plan re-guided properties in the comprehensive plan based upon previous small area planning efforts over the past decade, multiple study session discussions with the Planning Commission, public input and at least two city council study sessions on land use specifically.

Mayor Pro Tem Miller asked why the Wayside House was on the list. Mr. Walther stated the property has been guided and zoned for mixed use development since the Park Commons planning in the late 1990’s. The present use was already established and included as a permitted use in the district when the M-X district was first established in the community.

### 4. Sam’s Club land use and development study

Mr. Walther stated in August of 2018, the council adopted an interim ordinance establishing a moratorium on the use and development of the property at 3745 Louisiana Ave. S., the former Sam’s Club site. Mr. Walther noted that staff and the consultant team of HKGI and Mr. Scheib, have completed background work including previous planning efforts, site environmental assessment, market overview and opportunities/constraints analysis. The consultant has generated a series of land use alternatives recommended for further consideration by the council including:

1. Industrial re-use
2. Employment focused reuse with infill development
3. Multi-family residential redevelopment
4. Transit oriented mixed use

Mr. Scheib stated the location constraints include the environmental history and contaminated structural soil issues. He stated creative solutions will be required to provide landscaping and green space. Mr. Walther further stated the environmental assessment stated the area would need to be capped due to the environmental issues, adding there will be remediation costs, and MPCA involvement; however, with these issues comes eligibility for a range of grant funding for environmental clean-up through MN Deed, Metropolitan Council, and Hennepin County.

Mr. Walther stated staff will come back to council on May 13 with next steps, and a plan to implement land use and zoning official controls before the moratorium ends in September 2019.

Councilmember Rog noted there are some soil remediation processes that include planting trees that grow fast vs. capping the site, and asked if alternatives can be looking into for the site.

Councilmember Mavity asked about the area of the site east of the train tracks. Mr. Walther said it is leased by Park Nicollet and used for off-site parking at one time.

Councilmember Mavity stated if the parcel is repurposed, that unused parking lot ought to be factored into the use. She added the site currently contributes about $150,000 per year to the city’s property tax base annually, and this must also be factored in when looking at possible scenarios. She also noted there are several goals and opportunities here, including support of transit oriented development and Southwest Light Rail Transit ridership, reducing cars, and increasing tax capacity and walkability, all helping reach the city’s Climate Action Plan goals, as well as affordable housing goals. Councilmember Mavity also pointed out the current narrative related to businesses desperate for workers, the need for housing and transportation, and this is an opportunity for maximum use in this space, so these principles need to be addressed.

Mayor Pro Tem Miller stated he supports Councilmember Mavity’s comments as it relates to the city’s strategic goals. He noted scenario #3 would be most appropriate in order to meet the city’s goals.

Councilmember Rog thanked staff for the report, which was informative and helpful. She stated the four scenarios are not all that can be considered, and hoped the council will not get locked into one plan, but will look at many creative ideas and uses.

Councilmember Brausen said he is interested in all four scenarios and would add a fifth, which would be a community center or public space, and would like to hear more about how this might work.

Councilmember Hallfin stated he would also add a fifth scenario, to look at some kind of public use for the space, with respect for what Councilmember Mavity laid out as well. He would definitely look to repurpose the existing building, which already has a parking lot area, and asked the councilmembers to consider this as another option.
Councilmember Rog stated there is no reason to do any industrial plan in this part of the city, adding she is most interested in scenarios 3 and 4.

Mayor Pro Tem Miller agreed.

Councilmembers Brausen and Hallfin agreed and would like to explore scenario 2 as well.

The council consensus direction was to drop site analysis of scenario 1 – industrial reuse. To pursue scenarios 2, 3 and 4 – employment focused reuse with infill development, multifamily residential redevelopment, and transit oriented mixed use.

5. **C-1 zoning district retail and service use restrictions**

Mr. Walther asked if council supports the Planning Commission’s recommendations on this item, and if this needs to come back to council at a future study session.

Mayor Pro Tem Miller stated there was some concern, after the Planning Commission reviewed this, about the potential for some buildings to be up to 20,000 square feet with conditional use. He stated this was not what council had asked for, and this does not feel like C1 zoning.

Councilmember Rog added this should be discussed again by council, as it does not reflect what was discussed for this area.

Councilmember Mavity agreed stating this does not seem to reflect the direction from council especially when working to accomplish a pedestrian-oriented development.

Councilmember Hallfin stated he is willing to discuss it again, but added the council will need to ensure it looks at the recommendations of the Planning Commission, as they put a lot of good work into developing this.

Councilmember Brausen stated he had no issue with the recommendations.

**Communications/Meeting Check-In (Verbal)**

Mr. Harmening noted the funding package the governor is proposing can be added to the next agenda, for the council to adopt a resolution in support of it.

Mayor Pro Tem Miller stated he is planning to run again this fall for his seat on the council, unless a person of color, and/or progressive person wants to run for it. Then he would not run again.

Councilmember Hallfin stated he too plans to run again, unless his new job limits the time he can spend at council meetings.

Ms. Carrillo Perez distributed board and commission packets to all council members, and noted the workbooks are due back to her by Wednesday, March 27. She stated there were 57 applicants, and 8 are people of color. She noted BOZA applications were not included in the
packet. There were applicants; however, BOZA may be dissolved at some point. She added also that under the housing section, Paul Beck was not listed, but staff will get his application for reappointment to council for review.

Written Reports provided and documented for recording purposes only:

6. **Outdoor parking lighting ordinance**

7. **Proposed use of donation to Westwood Hills Nature Center**

Councilmember Brausen asked about this adding it seems premature to look at this, as council does not know the immediate needs yet. He stated he would like to be more strategic on this. Councilmember Mavity agreed, she would like to be more thoughtful about uses with this donation.

8. **Discover St. Louis Park 2018 annual report**

Councilmember Brausen stated this is useful information for the community and it could be presented on ParkTV, instead of presenting to the council. He added the written report is sufficient, and an in-person report can be done periodically, but not every year.

The meeting adjourned at 9:15 p.m.

______________________________________  _______________________________________
Melissa Kennedy, City Clerk                Jake Spano, Mayor