

1. Call to order

Mayor Spano called the meeting to order at 6:30 p.m.

Councilmembers present: Mayor Jake Spano, Tim Brausen, Steve Hallfin, Rachel Harris, Anne Mavity, Thom Miller.

Councilmembers absent: Margaret Rog.

Staff present: City Manager (Mr. Harmening), City Attorney (Mr. Mattick), CFO (Mr. Simon), Senior Planner (Mr. Walther), Planner (Ms. Monson), Senior Management Analyst (Ms. Solano), and Recording Secretary (Ms. Pappas).

Guests: Stacy Kvilvang, Ehlers

1a. Pledge of allegiance

1b. Roll call

2. Presentations

2a. Small Business Saturday proclamation

Mayor Spano noted the proclamation for Small Business Saturday, stating it is scheduled for November 30, 2019. Mayor Spano stated this annual initiative is a day dedicated to supporting small business and calls to attention the importance of shopping locally, primarily in the Walker Lake, Excelsior and Grand, and West End areas of St. Louis Park.

3. Approval of minutes

3a. Study session meeting minutes of Sept. 23, 2019

It was moved by Councilmember Miller, seconded by Councilmember Brausen, to approve the Sept. 23, 2019 meeting minutes as presented.

The motion passed 6-0 (Councilmember Rog absent).

3b. City council meeting minutes of Oct. 7, 2019

Councilmember Brausen stated on page 9, item 8b it should read, "...over 300 units..."

It was moved by Councilmember Brausen, seconded by Councilmember Hallfin, to approve the Oct. 7, 2019 meeting minutes as amended.

The motion passed 6-0 (Councilmember Rog absent).

3c. Study session meeting minutes of Oct. 14, 2019

It was moved by Councilmember Hallfin, seconded by Councilmember Brausen, to approve the Oct. 14, 2019 meeting minutes as presented.

The motion passed 6-0 (Councilmember Rog absent).

4. Approval of agenda and items on consent calendar

- 4a.** Accept for filing city disbursement claims for the period of Sept. 28, through Oct. 25, 2019.
- 4b.** Approve out-of-state travel of City of St. Louis Park Councilmembers Jake Spano, Anne Mavity, Tim Brausen, Margaret Rog and Steve Hallfin to attend the National League of Cities (NLC) Summit in San Antonio, TX on Nov. 19 – 22, 2019.
- 4c.**
 - I. Adopt **Resolution No. 19-128** setting the 2020 Special Service District No. 1 budget and property owner service charges, accepting a contribution from Parkshores Senior Campus, and directing staff to certify the annual service charges to Hennepin County.
 - II. Adopt **Resolution No. 19-129** setting the 2020 Special Service District No. 2 budget and property owner service charges and directing staff to certify the annual service charges to Hennepin County.
 - III. Adopt **Resolution No. 19-130** setting the 2020 Special Service District No. 3 budget and property owner service charges and directing staff to certify the annual service charges to Hennepin County.
 - IV. Adopt **Resolution No. 19-131** setting the 2020 Special Service District No. 4 budget and property owner service charges and directing staff to certify the annual service charges to Hennepin County.
 - V. Adopt **Resolution No. 19-132** setting the 2020 Special Service District No. 5 budget and property owner service charges and 10-year extension and directing staff to certify the annual service charges to Hennepin County.
 - VI. Adopt **Resolution No. 19-133** setting the 2020 Special Service District No. 6 budget and property owner service charges and 10-year extension and directing staff to certify the annual service charges to Hennepin County.
- 4d.** Adopt **Resolution No. 19-134** designating polling places for the 2020 election cycle.
- 4e.** Approve the city's fair housing policy. The policy was previously presented to the city council at the October 14, 2019 study session.
- 4f.** Adopt **Resolution No. 19-135** authorizing the submission of the Hennepin County Youth Sports Grant Application in the amount of \$100,000 to help with funding for the construction of the Aquatic Park entrance relocation at The Rec Center.
- 4g.** Adopt **Resolution No. 19-136** establishing certain Municipal State Aid Street segments and **Resolution No. 19-137** revoking certain Municipal State Aid Street segments.
- 4h.** Moved to 8c.
- 4i.** Approve for filing planning commission minutes of June 5, 2019.

- 4j. Approve for filing planning commission minutes of June 19, 2019.
- 4k. Approve for filing planning commission minutes of July 17, 2019.
- 4l. Approve for filing planning commission minutes of Aug. 7, 2019.
- 4m. Approve for filing planning commission minutes of Oct. 2, 2019.
- 4n. Approve for filing board of zoning appeals meeting minutes of June 19, 2019.

Councilmember Brausen requested that consent calendar item 4h be removed and placed on the Regular Agenda to 8c.

It was moved by Councilmember Mavity, seconded by Councilmember Brausen, to approve the agenda and items listed on the consent calendar as amended, and to move consent calendar item 4h to the regular agenda as item 8c; and to waive reading of all resolutions and ordinances.

The motion passed 6-0 (Councilmember Rog absent).

5. **Boards and commissions**

5a. **Appointment of youth representative to commission**

It was moved by Councilmember Brausen, seconded by Councilmember Miller, to approve the appointment of Theodore Pohlen to the Community Technology Advisory Commission as youth member for the term ending on Aug. 31, 2020.

The motion passed 6-0 (Councilmember Rog absent).

6. **Public hearings - none**

7. **Requests, petitions, and communications from the public – none**

8. **Resolutions, ordinances, motions and discussion items**

8a. **2019 General Obligation bonds 2019 B & C and amending Sunset Ridge HIA. Resolution No. 19-139, Resolution No. 19-140, and Resolution No. 19-141.**

Mr. Simon introduced Ms. Kvilvang who presented the report. Ms. Kvilvang noted Standard and Poor's (S&P) affirmed the city maintains its AAA rating. Ms. Kvilvang stated the rating report from S & P gives a summary of funding analysis, adding the rating reflects strong fiscal management, fiscal responsibility and long-range financial plans -- all well managed. She also noted the city has strong budget flexibility, with plenty of reserves on hand, and strong access to capital to if ever needed.

Mayor Spano commented on S & P's report noting the city's AAA credit rating, it's broad and diverse metropolitan area and stronger debt profile compared with its peers. He emphasized the city financial performance is in partnership with residents and city staff, and while it is not the most inexpensive city to live in, it delivers on its goods and services for the money residents provide.

Councilmember Harris thanked staff for their work, and asked Ms. Kvilvang to comment on the report. Ms. Kvilvang reiterated this is very good news compared to the market and will be a great savings to the city.

*It was moved by Councilmember Brausen, seconded by Councilmember Hallfin, to adopt **Resolution No. 19-139**, awarding the sale of General Obligation Bonds, Series 2019B.*

The motion passed 6-0 (Councilmember Rog absent).

*It was moved by Councilmember Brausen, seconded by Councilmember Harris, to adopt **Resolution No. 19-140**, awarding the sale of Taxable General Obligation Housing Improvement Area (HIA) Refunding Bonds, Series 2019C.*

The motion passed 6-0 (Councilmember Rog absent).

Councilmember Brausen stated this is a testament to this council and prior councils that 75% of city debt will be paid off in 10 years, making investments over a period of years, and points to responsible management.

*It was moved by Councilmember Brausen, seconded by Councilmember Harris, to adopt **Resolution No. 19-141**, amending Resolution No. 09-129, approving a Housing Improvement Area for the Sunset Ridge Condominium Association Housing Improvement Area.*

Councilmember Hallfin indicated he would abstain from the vote as he is owner of one of the condos in the Sunset Ridge Condominium Complex.

The motion passed 5-0-1 (Councilmember Hallfin abstain; Councilmember Rog absent).

8b. Zoning ordinance establishing façade transparency requirements

Ms. Monson presented the staff report. She pointed out the draft ordinance responds to feedback from the planning commission and city council. The intent of the ordinance is to be flexible, especially for small businesses and existing buildings, yet provide for a safe and active pedestrian realm and vibrant streets. Ms. Monson added on Oct. 16, the planning commission held a public hearing and voted 6-0 to recommend adoption of the proposed ordinance.

Councilmember Mavity thanked staff for their work on this, adding it has been discussed for quite some time. She stated the guidance on transparency with developers does not always turn out the way it was intended by the city, adding it has not been translating onto the street experience as expected. She noted the city wants pedestrians to feel engaged and invited when walking down the street, next to a building, and this ordinance will give clear guidance now. Councilmember Mavity added as the city's zoning administration exercises flexibility, priority should be placed on this ordinance for safety and for engaging folks, adding this should not be taken lightly.

Councilmember Harris stated this issue has been discussed for a while and is one of the key elements which emphasizes what neighborhoods will look like as residents walk through them. She stated the city emphasizes pedestrian priority and wants to create a warm, welcoming and inviting area in order to encourage folks to move from driving to walking or biking. She added this plays a large part in the city's climate action plan as well as social connectivity, and thanked staff for this initiative.

Councilmember Harris asked if existing buildings would be impacted by the new ordinance, and what about buildings going through renovations. Ms. Monson stated this will only affect buildings renovating 50% or more of their structure, and also new construction.

Councilmember Mavity asked if the light rail station areas are part of this, and if staff could explain the guiding design there. Ms. Monson stated the light rail stations will all be part of the mixed use zoning, adding there may also be some still outside of the TOD use district. She added as these sites are rezoned, there will be a PUD at the Beltline Station and also at PLACE.

Councilmember Miller stated he is supportive of this and asked how it will be enforced. Ms. Monson stated staff works with the building owners to bring them as close to compliance as possible. She added letters are sent out if owners are not in compliance, and citations issued after a certain amount of time, if owners do not comply with the ordinance.

Councilmember Miller asked about temporary signage. Ms. Monson stated the existing sign ordinance allows temporary signage for 15 days out of the calendar year, and on the building, but not on windows. She added citations would go to building owners, who notify their tenants.

Councilmember Brausen stated this ordinance is a case where the council utilizes the planning commission and listens to their recommendations. He added in this case, staff recommended 60% transparency and the planning commission recommended 50%, adding he will certainly support this recommendation from the planning commission.

Mayor Spano asked about shades in windows and how that is addressed. Ms. Monson stated staff works with tenants and owners on not using shades in windows and tries to discourage window coverings, encouraging they be used as little as possible, in order to create a warm, welcoming environment.

Ms. Monson added owners can install awnings to address the sunlight coming into windows, noting staff is also looking at some tinted films for windows that would meet the ordinance, and still allow visibility into the building.

It was moved by Councilmember Mavity, seconded by Councilmember Harris, to approve first reading of an Ordinance amending Section 36-4 definitions and Section 36-366 architectural design to establish transparency requirements for ground floor street

facing facades in the C-1, C-2, and MX Districts, and retail, service and restaurant uses in the O and BP Districts, and set the second reading of Ordinance for Nov. 18, 2019.

The motion passed 6-0 (Councilmember Rog absent).

8c. Authorizing condemnation of land for public purposes - Dakota Bikeway Bridge Project. Resolution No. 19-138.

It was noted that Councilmember Brausen and Mayor Spano pulled this off the consent agenda in order to note this issue.

Councilmember Brausen stated this issue concerns the city acquiring land for public purposes related to the Dakota bikeway pedestrian bridge. He noted there are times when the city must determine that land privately owned is needed for the public process, and this is one of those times. He stated through negotiations with land owners and through the court process, cities are allowed to acquire land for public uses adding usually eminent domain is used only for streets.

Councilmember Brausen added beginning the eminent domain process in this area of the Edgewood neighborhood will ensure this project can begin on time and be completed by late fall.

Mayor Spano stated in some ways, this is an insurance policy. He noted the city does not use eminent domain frequently, adding he wanted to bring this topic up in the interest of transparency.

*It was moved by Councilmember Brausen, seconded by Mayor Spano, to adopt **Resolution No. 19-138**, authorizing the commencement of eminent domain action for land for the public purposes for the Dakota Bikeway Bridge Project.*

The motion passed 6-0 (Councilmember Rog absent).

9. Communications

Mayor Spano noted that Tuesday, Nov. 5, is Election Day. He encouraged voters who have not done early absentee voting, to look on the city website, find their polling place, and vote. Mayor Spano stated results will be available on Wednesday morning, and this will be the first time the city uses ranked-choice voting for a municipal election.

Councilmember Harris noted the council study session meeting next week will be on Tuesday, Nov. 12, as Monday, Nov. 11, is Veterans Day. She thanked her father, who is a veteran and also thanked and acknowledged all veterans in the viewing audience.

Councilmember Brausen added Wednesday, Nov. 6, is Youth Give Back Day at Steel Toe Brewery. He encouraged all to attend, participate, and support the work done for youth by this fund.

10. Adjournment

The meeting adjourned at 7:20 p.m.

Melissa Kennedy, city clerk

Jake Spano, mayor