City Council Meeting

January 9, 2023
7:00 PM
Fridley City Hall, 7071 University Avenue NE

Minutes

Call to Order
Mayor Lund called the City Council Meeting of January 9, 2023, to order at 7:00 p.m.

Present
Mayor Scott Lund
Councilmember Dave Ostwald
Councilmember Tom Tillberry
Councilmember Ryan Evanson
Councilmember Ann Bolkcom
Walter Wysopal, City Manager
Melissa Moore, City Clerk
Scott Hickok, Community Development Director
Jim Kosluchar, Public Works Director
Brandon Brodhag, Assistant Public Works Director
Sarah Sonsalla, City Attorney

Pledge Of Allegiance

Proclamations/Presentations

1. City Council Oath of Office

Melissa Moore, City Clerk, administered the Oath of Office to Councilmembers Tillberry, Evanson, and Bolkcom.

Approval of Proposed Consent Agenda

Motion made by Councilmember Bolkcom to adopt the proposed Consent Agenda. Seconded by Councilmember Tillberry.

Upon a voice vote, all voting aye, Mayor Lund declared the motion carried unanimously.

Approval/Receipt of Minutes

2. Approve the Minutes from the City Council Meeting of December 19, 2022.

3. Approve the Minutes from the City Council Conference Meeting of December 19, 2022.

4. Receive the Minutes from the Planning Commission Meeting of January 4, 2023.

New Business

5. Resolution No. 2023-01, Confirming City Council Appointments and Designations.

6. Resolution No 2023-02, Authorizing the Use of Municipal State Aid System Funding for 2023 Local Improvements Project.

Claims

7. Resolution No. 2023-06 Approving Claims for the Period Ending January 4, 2023.

Adoption of Regular Agenda

Motion made by Councilmember Tillberry to adopt the regular agenda. Seconded by Councilmember Evanson.

Upon a voice vote, all voting aye, Mayor Lund declared the motion carried unanimously.

Open Forum, Visitors: (Consideration of Items not on Agenda – 15 minutes.)

No one from the audience spoke.

Regular Agenda

Public Hearings

8. Public Hearing for the Preliminary Assessment Hearing for 53rd Avenue Trail and Walk Improvements Project No. ST2023-01.

Motion made by Councilmember Tillberry to open the public hearing. Seconded by Councilmember Bolkcom.

Upon a voice vote, all voting aye, Mayor Lund declared the motion carried unanimously.

Brandon Brodhag, Assistant Public Works Director, presented background information on the proposed 53rd Avenue Trail and Walk Improvements project and the different components that were included. He explained why the trail and sidewalk improvements are needed for pedestrian safety and connectivity. He provided details on the neighborhood event which was held in October 2019 to gather resident input on the project. He noted that another open house for the project was held in August 2022. He reviewed the different project sections and provided more specific details on the project within those areas. He reviewed the tentative project schedule. He noted that the City Council received the feasibility report for the project at its December 12, 2022, meeting. He reviewed the project budget and different funding sources. He provided additional details on the different assessment calculations, as well as the different methods for payment of the assessment.

Council asked for details on the F line stops, specific to 53rd Avenue. There were also questions about the interest rate for the payment option for assessments. Mr. Brodhag noted the planned F line stops in that area. He provided additional details on the assessment interest rate and payment methods.

Residents asked for clarification on the location of the trail and sidewalk as well as crosswalks. Concern was expressed with the potential conflict between pedestrians and truck traffic as well as with the cost of the assessment.

Scott Hickok, Community Development Director, commented that input has been received on the lack of pedestrian connection in the community and staff used that information to develop a plan to provide those connections for safe pedestrian connectivity.

Mr. Brodhag provided additional details on how the assessment was determined and different options for payment were provided. He also provided details on the planned crossings.

Jim Kosluchar, Public Works Director, provided additional details on lighting and what may be considered in the future. He also explained that the sidewalk and trail elements are not included in the assessment, The assessment is only a portion of the road cost.

Council noted that street projects are planned many years in advance. The question was asked as to if a road project were skipped when it would appear back on the list, as well as the increased cost that would occur at that time. It was noted that roads appear on the list every 40 years or more. It was also noted that the sidewalks and trails are not included in the assessment and would be a benefit to the community. It was also agreed that if the project were not completed now, it would simply be deferred to a time when costs would probably be higher.

A resident spoke in favor of the project as it would add safety for pedestrians and asked if additional traffic control measures would be added.

A resident asked if the term of the assessment payments could be extended.

Mr. Brodhag replied that the width of the lanes would be shrunk to help reduce the speed on the road.

Mr. Kosluchar stated that the policy provides guidance of ten years for the term of an assessment. Additional details were provided noting that a 15-year term would only save a small amount monthly but would add a considerable amount of interest to the resident. Staff provided details on the process for senior deferral of assessment.

Motion made by Councilmember Tillberry to close the public hearing, Seconded by Councilmember Evanson.

Upon a voice vote, all voting aye, Mayor Lund declared the motion carried unanimously.

Council took a brief recess at 8:10 p.m. and reconvened at 8:20 p.m.

9. Public Hearing for the Preliminary Assessment for 2023 Street Rehabilitation Project No. ST2023-01.

Motion made by Councilmember Bolkcom to open the public hearing. Seconded by Councilmember Ostwald.

Upon a voice vote, all voting aye, Mayor Lund declared the motion carried unanimously.

Mr. Brodhag, Assistant Public Works Director, provided background information on the proposed street rehabilitation project and reviewed the proposed project elements. He reviewed the tentative project schedule. He stated the project was initiated in July and a virtual neighborhood information presentation was held in August 2022. He noted that a neighborhood meeting was also held specific to the Stinson Boulevard/Pleasant View Drive neighborhood on November 15, 2022. He stated that Council received the feasibility report for this project at the December 19, 2022, meeting. He reviewed the proposed project cost and funding sources, and provided additional details on the proposed assessments and payment methods.

A resident indicated support for the project, but did not believe there is a need for the trail along Stinson, and expressed a desire for needed crossings.

A question was asked whether the trail and shrunken road width would impact the assessment. It was noted the road is heavily plowed which results in damage to the roadway.

A Mounds View resident asked for details on the project segment.

Council replied the assessment would not be changed based on what is done with the trail, as that element is not assessed. It was noted that the reduced width of the road would be beneficial to the assessment as less asphalt would mean less cost.

Mr. Kosluchar noted the parking lane would be converted to the trail on the Mounds View side. He said the City would work with Mounds View to address the intersections and needed crossings. Details were provided on how the two communities would be working together on that portion of the project.

Motion made by Councilmember Bolkcom to close the public hearing, Seconded by Councilmember Ostwald.

Upon a voice vote, all voting aye, Mayor Lund declared the motion carried unanimously.

10. Ordinance No. 1405, Public Hearing and First Reading to Consider a Rezoning, ZOA #22-000001, by Roers Companies to Rezone the Property at 6257 University Avenue N.E.

Motion made by Councilmember Tillberry to open the public hearing. Seconded by Councilmember Bolkcom.

Upon a voice vote, all voting aye, Mayor Lund declared the motion carried unanimously.

Scott Hickok, Community Development Director, stated he would be making a presentation for the Rezoning, Comprehensive Plan Amendment, and Plat requests from Roers Companies. He said after the public hearing is closed, they would vote on the rezoning, with the considerations for the Comprehensive Plan Amendment and Plat to follow in latter portions of the agenda. He stated the three requested land use items would allow for the redevelopment of the Moon Plaza property located at 6257 University Avenue. He provided a history of the property and noted the proposal would create an affordable housing apartment complex with 169 units with a mix of one, two and three bedrooms that would have various amenities. He provided a review of the analysis completed related to the Comprehensive Plan Amendment, Rezoning, and Plat requests. He reviewed details of the proposed site plan for the project and related housing and traffic studies that were completed. It was noted the Planning Commission held a public hearing on January 4, 2023, and unanimously recommended approval. The HRA also reviewed this request on January 5, 2023, and unanimously recommended approval of the rezoning. Staff also recommends approval of the three actions on the agenda with the recommended stipulations. He provided additional information on ownership versus rental housing in Fridley and compared that to other communities. He also compared the proposed development to other multi-family housing developments in Fridley.

Council expressed excitement about this project and the revitalization that could come with it. Concern was expressed with parking on the west side and potential parking on the frontage road. Additional details were requested relating to landscaping, the fire access lane, traffic, building orientation and placement, and the number of underground parking stalls.

Mr. Hickok replied the frontage road is not to be used for parking, and although the preferred option would be to replace the frontage road with greenspace, there are businesses using the frontage road for access. He commented that staff believes this parking ratio would be sufficient. He provided details on the proposed landscaping plan and fire access lane, noting that staff and the developer have been working with the Fire Department to find a solution that would ensure fire access that could be combined with greenspace. He provided additional details on the traffic analysis completed and the considerations related to building orientation.

Andy Bollig, Roers Companies, commented that with affordable housing, there is a likelihood that some residents will not have vehicles. He explained that underground parking is first come, first served, and will be leased in order. He stated that if all residents have vehicles, the last two units would be allocated surface parking stalls.

Council asked for clarification on the AMI mentioned and whether residents under that targeted AMI would also be renting units, as well as details on income verification. Council also asked whether there would be access from the rear of the building and whether the scrub trees would be removed. It was also asked whether a stairwell would be removed from an adjacent property.

Mr. Bollig replied that 100 percent of the residents have to be at or below 60 percent AMI with five percent of the units allocated for residents at or below 30 percent AMI. He provided additional details on income verification and the length of time the income restriction would remain on the property.

Shane LaFave, Roers Companies, commented on the grade changes but confirmed they would desire to have walk-out units. It was confirmed that the less desirable trees would be replaced with higher quality trees. He said he did not believe the stairwell was on the subject property and therefore would not be under their control. Mr. Hickok noted that he could follow up with the adjacent property related to parking.

There were no comments from the public.

Motion made by Councilmember Tillberry to close the public hearing, Seconded by Councilmember Bolkcom.

Upon a voice vote, all voting aye, Mayor Lund declared the motion carried unanimously.

Motion made by Councilmember Tillberry to approve the first reading of Ordinance No. 1405, Approving a Rezoning, ZOA #22-000001, by Roers Companies to Rezone the Property at 6257 University Avenue N.E. Seconded by Councilmember Evanson.

Upon a voice vote, all voting aye, Mayor Lund declared the motion carried unanimously.

New Business

11. Resolution No. 2023-03, Ordering Final Plans, Specifications and Calling for Bids for the 53rd Avenue Trail and Walk Improvements Project No. ST2023-21

Motion made by Councilmember Tillberry to adopt Resolution No. 2023-03 Ordering Final Plans, Specifications and Calling for Bids for the 53rd Avenue Trail and Walk Improvements Project No. ST2023-21. Seconded by Councilmember Evanson.

Upon a voice vote, all voting aye, Mayor Lund declared the motion carried unanimously.

12. Resolution No. 2023-04, Ordering Final Plans, Specifications and Calling for Bids for the 2023 Street Rehabilitation Project No. ST2023-01.

Motion made by Councilmember Ostwald to adopt Resolution No. 2023-04, Ordering Final Plats, Specifications, and Callings for Bids for the 2023 Street Rehabilitation Project No. ST2023-01. Seconded by Councilmember Bolkcom.

Upon a voice vote, all voting aye, Mayor Lund declared the motion carried unanimously.

13. Resolution No. 2023-07, Approving a Comprehensive Plan Amendment to Change the Future Land Use Designation from C-Commercial to MFR – Multi Family Residential for the Land

Generally locations at 6257 University Avenue to be Developed as Affordable Multi-Family Housing and Authorize Staff to Submit a Comprehensive Plan Amendment for the Same to the Metropolitan Council

Motion made by Councilmember Tillberry to adopt Resolution No. 2023-07, Approving a Comprehensive Plan Amendment to Change the Future Land Use Designation from C-Commercial to MFR – Multi Family Residential for the Land Generally Located at 6257 University Avenue to be Developed as Affordable Multi-Family Housing and Authorize Staff to Submit a Comprehensive Plan Amendment for the Same to the Metropolitan Council. Seconded by Councilmember Evanson.

Upon a voice vote, all voting aye, Mayor Lund declared the motion carried unanimously.

14. Resolution No. 2023-08, Approving a Preliminary Plat, PS #22-000003 Petitioned by Roers Companies for the Property Located at 6257 University Avenue N.E.

Motion made by Councilmember Tillberry to adopt Resolution No. 2023-08, Approving a Preliminary Plat, PS #22-000003 Petitioned by Roers Companies for the Property Located at 6257 University Avenue N.E. Seconded by Councilmember Evanson.

Upon a voice vote, all voting aye, Mayor Lund declared the motion carried unanimously.

<u>Informal Status Reports</u>

The Council noted a winter gear drive occurring at this time to collect new and gentle used winter clothing. Donations will be accepted at Springbrook Nature Center or the Civic Campus.

Mr. Kosluchar thanked residents for being patient with snowplow removal and welcomed input. Residents were also asked to clear snow around mailboxes and fire hydrants, and to avoid parking on the street, when possible, in times of snow removal.

<u>Adjourn</u>

Motion made by Councilmember Ostwald to adjourn. Seconded by Councilmember Evanson.

Upon a voice vote, all voting aye, Mayor Lund declared the motion carried unanimously and the meeting adjourned at 10:17 p.m.

Respectfully Submitted,

Melissa Moore City Clerk	Scott J. Lund Mayor