

**City of West St. Paul  
City Council Meeting Minutes  
July 11, 2022**

**1. Call to Order**

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

**2. Roll Call**

Present: Mayor Dave Napier  
Councilmembers Wendy Berry, Julie Eastman, Lisa Eng-Sarne, Robyn Gulley and John Justen  
Councilmember Dick Vitelli, virtual

Absent: None

Others Present: City Manager Nate Burkett  
City Attorney Kori Land  
Assistant City Manager Dan Nowicki  
Police Chief Brian Sturgeon  
Community Development Director Ben Boike  
Public Works & Parks Director / City Engineer Ross Beckwith  
Assistant Parks Director Dave Schletty  
City Clerk Nicole Tillander

**3. Pledge of Allegiance**

**4. Adopt the Agenda**

Motion was made by Councilmember Gulley and seconded by Councilmember Berry to adopt the agenda as presented.

Vote: Gulley – aye  
Berry – aye  
Eastman – aye  
Eng-Sarne – aye  
Justen – aye  
Vitelli – aye  
6 ayes  
Motion carried.

**5. OCWS Briefing**

Council discussed the following items during the Open Council Work Session of July 11<sup>th</sup>:  
A. Explore West St. Paul Days - Final Schedule

- B. Community Development Department Reorganization
- C. Regulating CBD/THC Products

**6. Community Comments – In Person**

- Edgar Herrera, Ward 1 – volunteering to help clean up the parks, especially Harmon where there have been issues, also thanking for PRIDE
- Karen Vavreck, Ward 2 and Lauren Herrera, Ward 1 – issue with locked bathrooms, garbage bins at Harmon
- Kevin Hendricks – successful PRIDE events, thanked organizers and community

**7. Community Comments – Phone Line**

- Connie LaCombe, Ward 3 – thanked Council and City for PRIDE event

**8. Council Comments**

Mayor and Councilmembers addressed the public on various topics.

**9. Proclamations, Presentations and Recognitions**

- A. Presentation from Wentworth Library Branch Manager, Jade Cabagnet  
Wentworth Library is a great asset to the City of West St. Paul. Thank you for your hard work, community resources and partnership!

**10. Consent Agenda**

Motion was made by Councilmember Gulley and seconded by Councilmember Eastman to approve the following items on the Consent Agenda, as presented:

- A. Appoint Election Judges for the 2022 Primary and General Elections
- B. Approve City Council Meeting Minutes of June 27, 2022
- C. City Project No. 23-2 – Oakdale Avenue Trail and Sidewalk Project Easement
- D. Declare Items Surplus and Authorize Sale
- E. Donations to the City
- F. Financial Update - May Reports
- G. Ice Arena Project Budget Adjustment
- H. List of Claims for July 11, 2022
- I. Rental Licensing
  - 1910 Oakdale Avenue (Apartment - Renewal) (21)
  - 1920 Oakdale Avenue (Apartment - Renewal) (21)
  - 1930 Oakdale Avenue (Apartment - Renewal) (21)
  - 1940 Oakdale Avenue (Apartment - Renewal) (21)
  - 220 Butler Avenue W (Single Family - Renewal)
  - 475 Butler Avenue E (Apartment - Renewal)
  - 1571 Robert Street S (Apartment – New)
  - 1015 Gorman Avenue (Single Family - Renewal)
  - 1131 Seminole Avenue (Single Family – New)

- 108 Arion Street W (Single Family - Renewal)
- 1631 Marthaler Lane (Apartment - Renewal)
- 30 Logan Avenue E (Single Family - Renewal)
- Total Amount – \$9,331.00

**J. Authorizing Approval of Certain Easements and Payments**

Vote: Gulley – aye  
 Eastman – aye  
 Berry – aye  
 Eng-Sarne – aye  
 Justen – aye  
 Vitelli – aye  
 6 ayes  
 Motion carried.

**11. Public Hearing**

**12. New Business**

**A. Multiple Applications for a Townhome Development at the Former Thompson Oaks Golf Course – M/I Homes**

Community Development Director Ben Boike presented three applications for site plan, rezoning first reading and preliminary/final plat for construction of 58 market rate townhomes at the former Thompson Oaks Golf Course by M/I Homes. Planning Commission reviewed and held a public hearing on June 21, 2022; voted 6-1 to recommend approval of the site plan and voted 7-0 to recommend approval of the rezoning and preliminary/final plat applications. Staff looks for approval of site plan and plat applications and first reading of rezoning application.

John Rask and Emily Becker from M/I Homes were available to answer questions. Council asked for some clarification, discussed fiscal impact and the fit for the larger West St. Paul community.

Motion was made by Councilmember Justen and seconded by Councilmember Eastman to approve the site plan application, first reading of the rezoning and preliminary/final plat for construction of 58 market rate townhomes at the former Thompson Oaks Golf Course.

Vote: Justen – aye  
 Eastman – aye  
 Berry – aye  
 Eng-Sarne – aye  
 Gulley – aye  
 Vitelli – nay  
 5 ayes, 1 nay  
 Motion carried.

**B. Amendment to the 2040 Comprehensive Plan and Future Land Use Map**

Community Development Director Ben Boike presented the amendment. Staff looks for approval of the amendment to create a new land use category (Medium Density Residential) and re-guiding a property from Mixed-Use to Medium Density Residential. Planning Commission reviewed and held a public hearing on June 21, 2022 and voted 7-0 to recommend approval subject to conditions as recommended by city staff. Land use map will be reviewed and changed at a later date.

Motion was made by Councilmember Justen and seconded by Councilmember Gulley to approve of the amendment to the 2040 Comprehensive Plan and Future Land Use map to allow, 1. The creation of a new future land use category, Medium Density Residential allowing for 7-19 dwelling units per acre, and 2. Certain parcels of the 1555 Oakdale Avenue property to be re-guided from "Mixed-Use" to "Medium Density Residential".

Vote: Eastman – aye  
Berry – aye  
Eng-Sarne – aye  
Gulley – aye  
Justen – aye  
Vitelli – aye  
6 ayes  
Motion carried.

#### **C. Thompson Oaks Redevelopment Phase II – Development Agreement and Acceptance of Real Property from the EDA**

Community Development Director Ben Boike presented the requests. Staff looks for approval of resolutions.

Discussion around prevailing wage ordinance

Motion was made by Councilmember Justen and seconded by Councilmember Gulley to approve Resolutions No. 22-053 Approving the Development Agreement with M/I Homes of Minneapolis/St. Paul, LLC and No. 22-052 Accepting the Transfer of Real Property from the West St. Paul Economic Development Authority as presented.

Vote: Eng-Sarne – aye  
Justen – aye  
Berry – aye  
Eastman – aye  
Gulley – nay  
Vitelli – nay  
4 ayes, 2 nays  
Motion carried.

#### **D. First Reading – Moratorium on CBD and Hemp Products**

City Manager Nate Burkett presented the first reading of an interim ordinance prohibiting the establishment of new uses or the expansion of existing uses related to cannabis and

non-intoxicating cannabinoids (CBD) sales, testing, manufacturing or distribution for one year. Staff looks for approval of first reading.

Motion was made by Councilmember Vitelli and seconded by Councilmember Berry to approve the first reading as presented.

Vote: Vitelli – aye  
Berry – aye  
Eastman – aye  
Eng-Sarne – aye  
Gulley – aye  
Justen – aye  
6 ayes  
Motion carried.

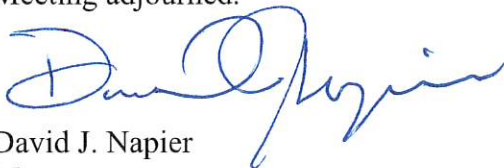
### 13. Old Business

### 14. Adjourn

Motion was made by Councilmember Berry and seconded by Councilmember Eng-Sarne to adjourn the meeting at 8:39 p.m.

Vote: Berry – aye  
Eng-Sarne – aye  
Eastman – aye  
Gulley – aye  
Justen – aye  
Vitelli – aye  
6 ayes  
Motion carried.

Meeting adjourned.



David J. Napier  
Mayor  
City of West St. Paul