

***ANDOVER CITY COUNCIL WORKSHOP MEETING
MARCH 29, 2022 MINUTES***

The Workshop Meeting of the Andover City Council was called to order by Mayor Sheri Bukkila, March 29, 2022 at 6:00 p.m., at the Andover City Hall, 1685 Crosstown Boulevard NW, Andover, Minnesota.

Councilmembers present: Valerie Holthus, Jamie Barthel, Ted Butler, and Randy Nelson

Councilmembers absent: None

Also present: City Administrator, Jim Dickinson
Community Development Director, Joe Janish
Others

UPDATE/DISCUSS MULTI-FAMILY PROPOSAL – CROSSTOWN/HANSON

The City Council is requested to discuss a proposal for a multi-family senior development located at Crosstown Boulevard and Hanson Boulevard. Mr. Janish stated SilverCrest held a neighborhood meeting and sent notices to residents within 1,000 feet of the development. He noted a staff person was present to receive information.

Jack Collins, Executive Vice President of SilverCrest, handed out a copy of the presentation from the neighborhood meeting and a summary of resident comments. He stated around 30 residents attended. Mr. Collins noted residents were concerned about traffic, the buffer between development and residents, and effects of lighting. Mr. Collins stated he received favorable comments from seniors who don't want to leave the community.

Peter Pfister, Pfister Architects, agreed that traffic impact was the greatest concern.

Mr. Collins stated they met with the City to address traffic concerns and agreed to conduct a

traffic study. He noted site plan changes, an increase in landscaping, and they will conduct a sun/light study. Mr. Collins pointed out the pickleball amenity that can be used by all residents.

Mr. Pfister reviewed the site plan and access points with an Option A drawing. Mr. Pfister presented several other options and explained they purposely moved the building further away from the neighborhood.

Councilmember Nelson asked how large the commercial section is. Mr. Pfister stated the commercial area is 10,000-12,000 square feet.

Councilmember Nelson stated he received emails from residents both in support and against the development.

Councilmember Butler stated he has a concern with the traffic flow. He stated the right-in, right-out will have a negative effect on the Clocktower Commons commercial area. He would like to improve traffic flow at that intersection and looking at a roundabout. Mr. Dickinson stated a traffic study would address access to this development and to Clocktower Commons.

Mr. Pfister stated the Fire Department and residents preferred a flat roof over a pitched roof.

Councilmember Holthus asked why there was not a pedestrian trail proposed on the northeast side of the development along Bluebird Street. The developer was in favor of adding a trail.

Mayor Bukkila stated she doesn't think it is a good idea to have parking closer to the residents.

The Council discussed the various options displayed, focusing on the layout of the development, parking, lighting, and traffic flow.

Mr. Dickinson summarized the concerns of the neighborhood and Council:

- Conduct a traffic study to address traffic concerns
- Moving buildings further from the homes
- Move commercial closer to the Crosstown Boulevard entrance
- Conduct a lighting study to address concerns
- Have the lower-level buildings closer to the neighborhood
- Fire response is important
- Pickleball is favorable
- Pedestrian trail along Bluebird Street

Mayor Bukkila asked the Council their opinion on the building layout on the Option D drawing.

Councilmember Barthel commended SilverCrest for their efforts on taking feedback and working with the Council and community. He stated he does not support a three or four story building on that corner.

Councilmember Butler believes the developer is on track and would like to see improvements in traffic and pedestrian access. He can accept the proposal, but is not thrilled by it.

Councilmember Nelson stated he had leaned against the development because commercial is critical. He thinks four levels is high and he would like to see the maximum amount of commercial area in the development. He likes the pickleball inclusion on the concept plan.

Councilmember Holthus stated she likes Option D and the number of trees it provides to buffer the neighborhood. She likes the location of the pickleball courts. Councilmember Holthus would like to see a pedestrian trail all around the development. She would like to see an intersection instead of a right-in, right-out off of Crosstown Boulevard. She stated the buildings could be rotated slightly counterclockwise. Councilmember Holthus does not take issue with the number of stories.

Mayor Bukkila stated she is looking for information on how the density of this development effects the other areas of density throughout the City. She would like to see other areas decrease in density. Mr. Janish stated staff will look into that and will present options to the Council.

RECESS & RECONVENE

Mayor Bukkila recessed the meeting at 7:00 p.m. The meeting was reconvened at 7:07 p.m.

REVIEW/DISCUSS CITY CODE – FOOD TRUCK REGULATIONS

The City Council is requested to review and discuss food truck regulations and licensing. Mr. Dickinson stated the City currently licenses food trucks under the Outdoor Food and Beverage Sales Event License. He stated staff has reviewed neighboring cities' codes and is seeking feedback on changes to Andover's Code. Mr. Dickinson reviewed Andover's Code with the Council. Mr. Dickinson stated he gets complaints about the application needing to be notarized.

Councilmember Butler stated food trucks are a positive thing for the community. He would like

to get rid of the 2 permits/20-day limit. Councilmember Butler stated Rose Park was designed to host food trucks. He would like to allow food trucks in City parks for private events and sports events. Mayor Bukkila stated she would approve of food trucks in City parks if they were requested by the athletic association. The Council reached consensus to allow food trucks in parks if they are contracted by an organization or private party.

Councilmember Barthel stated he is not a big fan of food trucks because the City has restaurants that pay property taxes and food trucks don't. He likes the requirement that a food truck must be 150 feet from a restaurant. Mayor Bukkila noted new restaurants Tasty Taco and White Rabbit have food trucks. Councilmember Butler approves of the requirement that a food truck must be 150 feet away from a restaurant unless they have consent of the owner. The Council reached consensus to add this requirement.

Mr. Dickinson stated food truck owners have asked for a day, week, and annual option.

Mayor Bukkila asked how the City would enforce the Code. Mr. Dickinson stated enforcement would be complaint driven and staff would attempt to gather dates on the application.

Councilmember Butler cautioned against over regulating food trucks. He stated the more complex it is, the more difficult it is for the business owners. He suggested 30 days in any given location.

Mayor Bukkila suggested being loose with the Code and see how it works. She stated the fee should be appropriate with the time spent to process the application.

Mr. Dickinson stated staff will update the Code based on Council feedback and bring it back for review.

Mayor Bukkila requested one permit for the 60-day season for Christmas tree sales.

2021 CHARITABLE GAMBLING REVIEW/DISCUSSION

The City Council is requested to review the Charitable Gambling report and discuss if the current City efforts towards regulating lawful gambling in Andover are sufficient. Mr. Dickinson stated the City taxes charitable gambling at .1% to cover costs of regulating lawful gambling. He noted the City collected \$147,625 from charitable gambling and the funds must be used for public safety or public service organizations. Mr. Dickinson reviewed the reports from Andover

Hockey and Andover Football.

Mayor Bukkila stated she found a conflict in the spreadsheet that Andover Hockey has given the City \$180,000 and the City has accounted for \$140,000. Mr. Dickinson stated the \$180,000 on the Andover Hockey spreadsheet pays for ice at the Community Center. The \$140,000 is the 10% tax from gambling sales profits as required by City Code.

Mayor Bukkila stated she has been asked why the City can't be like Ramsey and use charitable gambling funds for a sports facility. Mr. Dickinson stated the City can't use the 10% towards a facility because it doesn't meet criteria. He stated the association can negotiate with the Gambling Control Board to use funds on a brick-and-mortar project. Councilmember Barthel stated the charitable gaming in Ramsey is run by the Lions. He stated the City may have made a deal with the Lions.

Mayor Bukkila stated she is grateful to have this information and it is a good overview to see how the athletic associations are contributing to the community.

Councilmember Barthel stated he is proud that Andover Football and Hockey are giving money to other sports that don't have gambling.

FEBRUARY 2022 ANDOVER COMMUNITY CENTER UPDATE

The City Council is requested to receive an update on the Community Center for the month of February. Mr. Dickinson reviewed the financial and usage data presented in the staff report. Mr. Dickinson stated the new assistant manager has a lot of experience on events. A request for proposal is out for the concession stand and applications are due the first week of April.

Councilmember Barthel stated he is impressed at how often the turf is being used.

Mayor Bukkila noted the report is ice arena and turf dominant and she is not seeing other activities. Mr. Dickinson stated the information will be in the next staff report.

2023 BUDGET DEVELOPMENT GUIDELINES DISCUSSION

The City Council is requested to review and discuss budget development guidelines for 2023. Mr. Dickinson stated the guidelines are the same as in years past and is not looking at making many changes. Mr. Dickinson stated property tax valuation statements are coming out and he believes the City will have more activity at the Local Board of Appeal. He explained the City

and County are getting public education information out on social media and other platforms. He stated the Andover increase for residential is 22.61%. He explained commercial values have gone down 0.76%.

Mayor Bukkila noted that the higher value homes aren't seeing as big of an increase as the homes around \$300,000.

OTHER ITEMS

Mr. Dickinson has been meeting with Connexus Energy to help find them a satellite facility and antenna tower. They are interested in the old Public Works building.

Councilmember Holthus asked how the parking lot by the Veterans Memorial is going. Mr. Dickinson stated it hasn't begun yet. Councilmember Holthus would like to see a sign and a parking area.

ADJOURNMENT

Motion by Barthel, Seconded by Nelson, to adjourn the meeting at 7:56 p.m. Motion carried unanimously.

Respectfully submitted,

Shari Kunza, Recording Secretary
TimeSaver Off Site Secretarial, Inc.