



**Regular City Council Meeting Minutes
City Hall Council Chambers, 2660 Civic Center Drive
Monday, May 7, 2018**

1. Roll Call

Mayor Roe called the meeting to order at approximately 6:00 p.m. Voting and Seating Order: McGehee, Willmus, Laliberte, Etten and Roe. City Manager Patrick Trudgeon, City Attorney Mark Gaughan, and City Planner Thomas Paschke were also present.

2. Pledge of Allegiance

3. Approve Agenda

Mayor Roe suggested moving item 5.d to the first item under Recognition, Donations and Communications, due to time constraints of the Human Rights, Inclusion and Engagement essay contest winners present this evening.

Councilmember Etten asked to remove item 13.g from the Consent Agenda.

Councilmember Willmus asked to remove item 13.b from the Consent Agenda.

Willmus moved, Etten seconded, approval of the agenda as amended.

Roll Call

Ayes: McGehee, Willmus, Laliberte, Etten and Roe.

Nays: None.

4. Public Comment

5. Recognitions, Donations, and Communications

d. Human Rights, Inclusion and Engagement Essay Contest Winners

HRIEC Chair Holub thanked the City for supporting the essay contest, and she congratulated all the essay contest winners on their hard work and wisdom.

Rose Gosongo, who received Honorable Mention for her essay on classism, was not present.

Jackson Barnes, third place winner, presented his essay on systemic racism.

Acer Iverson read aloud Julia Bangert's second place essay on ableism.

Rahul Fazier, second place winner, presented his essay on racism.

Natalia Hong, first place winner, presented her essay on colonialism.

Mayor Roe thanked the essay contest winners.

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Recess

Mayor Roe recessed the meeting at approximately 6:32 p.m., and reconvened at approximately 6:35 p.m.

a. Receive Report on City Manager Performance Evaluation

Mayor Roe noted that the City Manager's evaluation was performed by the Council at the previous council meeting in April. As a result of that evaluation, he reported that the Council is very satisfied with Mr. Trudgeon's performance. Mr. Trudgeon was praised for his work and achievement in working towards the goals and objectives that have been set out. He was also recommended for areas of focus and improvement, as is always the case. The Council has authorized Mr. Trudgeon's next step in salary stage, which will now be step 4. He thanked Mr. Trudgeon for his work in serving the Council and the City of Roseville.

b. Recognition of Commissioners for their service to the City of Roseville

Mayor Roe recognized the following Commissioners for their service to the City of Roseville:

Pete Zeller (Finance Commission)

Lisa Carey (Human Rights, Inclusion and Engagement Commission)

Wayne Groff (Human Rights, Inclusion and Engagement Commission)

Edward Johnson and Eric Tomlinson, Nicole Dailey (Human Rights, Inclusion and Engagement Commission)

Sharon Brown (Planning Commission)

John Heimerl (Public Works, Environment, and Transportation Commission)

Duane Seigler and Kody Thurnau (PWET Commission)

Brad VanderVegt (Police Civil Service Commission)

Mr. Groff noted that the essay contest was always the highlight of the year during his two terms on the HRIEC.

Mr. Heimerl stated he appreciated his time on the PWET, particularly as he learned a lot about the City and how it runs.

c. Proclaim 2018 Police Officers' Memorial Day and National Police Week

Mayor Roe read the proclamation declaring the week of May 13 to May 19, 2018, to be National Police Week in the City of Roseville and May 15 as Peace Officers' Memorial Day.

Laliberte moved, Etten seconded, the proclamation declaring the week of May 13 to May 19, 2018, to be National Police Week in the City of Roseville and May 15 as Peace Officers' Memorial Day.

Roll Call

Ayes: McGehee, Willmus, Laliberte, Etten and Roe.

Nays: None.

6. Items Removed from Consent Agenda

b. Business Licenses

City Manager Trudgeon provided a brief update on the business licenses to be approved by the City Council in the RCA and attachments dated May 7, 2018.

Councilmember Willmus inquired whether the tobacco licensee has been notified that the City is considering increasing the minimum age for purchase of tobacco and tobacco-related products.

City Manager Trudgeon noted a notice has been sent to the licensee, and staff will be having a meeting to discuss the proposed changes with them on May 24th.

Councilmember McGehee asked about possible State licensing for massage therapy establishments.

City Manager Trudgeon responded that no legislation was introduced this cycle, so it will not happen this year.

Willmus moved, McGehee seconded, approval of the Massage Therapy Establishment License, Cigarette/Tobacco Products License, Temporary Liquor License, and Temporary Gambling Permits as included in the Council packet dated May 7, 2018.

Roll Call

Ayes: McGehee, Willmus, Laliberte, Etten and Roe.

Nays: None.

g. Adopt a Resolution Approving a Conditional Use for a Chick-Fil-A Restaurant Drive-Through Located at HarMar Mall (PF18-003)

City Planner Paschke briefly highlighted the proposed drive-through as part of the Chick-Fil-A restaurant at the HarMar.

Councilmember Etten stated he has had concerns about how the parking lot works. He is concerned about parking on this side of HarMar. He is also concerned about the flow of traffic. He would like to hear what steps are being taken to ensure safe travel for pedestrians in this new parking lot configuration.

Mr. Paschke pointed out the current configuration of the parking lot. This is not an optimal design, especially for traffic flow through the parking lot. Some of the aisles have two-way traffic. As part of the redevelopment proposal, the proposal is to restripe the parking lot so it provides better traffic flow throughout the site area. As it relates to pedestrians, there is the sidewalk along Snelling Ave as well

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as the sidewalk that leads up to the Staples area. As part of the current proposal, staff worked with Chick-Fil-A on eliminating a couple of parking stalls near where the bus stop dumps into the parking lot and creating a pedestrian connection. There will be a 3-way stop. There is another location with the same stop configuration, the difference being it will be a 2-way stop. The Planning Commission's condition was to put in a connection from the bus stop through the parking lot to the mall. Staff reviewed that and had discussions with the developers on a modified proposal that they felt better suited the situation. He pointed out a different connection on the map in the staff report.

Councilmember Etten thanked Mr. Paschke for his clarifications. He asked about the corner near Old Chicago to control traffic.

Mr. Paschke stated a stop sign would be placed there as well. It would become a 3-way stop.

Councilmember Willmus asked about the alignment of the western edge of the parking lot.

Mr. Paschke responded he does not know that off the top of his head. It has been in place for many years.

Councilmember Willmus asked if a realignment would create better traffic flow.

Mr. Paschke stated that could potentially help, though Public Works Director Culver may be able to speak to that better.

Councilmember Willmus asked about the ingress to the drive lane area and what happens when traffic backs up.

Public Works Director Culver responded that there would be issues if the queue from the drive-through spilled back into the general drive lane. Staff looks at it from the perspective that Chick-Fil-A has built a lot of restaurants and has a lot of experience. There will likely be backed-up traffic when the restaurant initially opens. But for normal business operations, beyond the excitement surrounding the opening, they do not want to build something that prohibits getting customers into the restaurant. This is not impacting a public roadway. If the applicant is okay with it and HarMar is okay with it, then staff is okay with it.

Councilmember McGehee echoed the remarks that this parking lot is not optimal.

Mr. Paschke stated that since there already exists development on the site, there is less freedom to address the parking lot.

Councilmember McGehee expressed concern about pedestrian and traffic safety in this area, wondering if there is a better alternative available.

Mr. Paschke noted that from a planning perspective, the goal is to get people from point A to point B. He cannot control or design to address habits that people may have. Sidewalks are created to move people safely, but it is hard to deal with how people will react to any given situation. In this situation, staff has done a very good job.

Councilmember Laliberte stated she watched the Planning Commission meeting and read through the PC minutes, but currently the western side of the mall has angle parking. The plan is to do straight parking inside. She asked whether each lane will be 2-way.

Mr. Paschke confirmed that will be the case.

Councilmember Willmus commented that in the past, in some instances, there are parking agreements that are recorded with the title of the property. He asked whether that will be the case for this agreement.

Mr. Paschke responded he is not sure.

Mayor Roe offered an opportunity for public comment.

Public Comment

Ward Schwie, 1383 Ryan, Roseville

Mr. Schwie asked about the sidewalk near the patio on Old Chicago.

Mayor Roe noted he thought he has used that sidewalk on the south side of the patio.

Mr. Schwie responded it is fenced off and is not useable. Someone walking will have to go around the front door of Old Chicago.

Mayor Roe noted the applicant are also providing the two crossings. He noted there might be discussion between the Van Barton people and Old Chicago about reconfiguring that sidewalk area.

Mr. Schwie also inquired about the removal of snow, noting it has not been removed for the past five years.

Mayor Roe noted that snow removal is an enforcement issue with the property manager. There are mechanisms to enforce snow removal, if it is not currently being undertaken.

Diana Dunn, 1971 Simpson Street, Roseville

Ms. Dunn noted she shops HarMar daily and walks the perimeter of the area all the time. She sees a huge problem with the proposed location for Chick-Fil-A. There will be walkers getting hurt, based upon the location for access in and out. She also wants to point out that because she lives there and is in that area daily, the traffic flow might seem different for people who do not live in the area. What happens is there is traffic coming down Snelling from the southern area, and people phasing over. She described the movement of lane changes in that whole area. She noted the City has a responsibility to protect citizens who live here to ensure there is as much safety as possible. She noted that there are regular times of heavier traffic, such as the State Fair.

Laliberte moved adoption of the resolution (Attachment E) entitled, “a Resolution Approving a Conditional Use Pursuant to §1009.02.C and §1009.02.D. of the City Code for Chick-Fil-A at the HarMar Mall (PF18-005).

Mayor Roe declared the motion failed for lack of a second.

Councilmember Willmus stated he has questions for the applicant or mall management.

Jeff Agnes, A Architects, representing the mall owner tonight, introduced himself.

Councilmember Willmus asked how many patrons can be seated in the restaurant.

Timothy Thoreen, of HR Green, indicated he does not have specific numbers of patrons who may be seated at any one time.

Councilmember Laliberte noted Attachment D indicates seating for 127.

Councilmember Willmus asked about a formal parking agreement that is recorded on the title.

Mr. Agnes responded there is no formal parking agreements for shared parking, though it is definitely a shared parking situation. No parking stalls have been specified except for employees.

Councilmember Etten commented that for this crossing at Old Chicago, the sidewalk entrance is not ADA compliant, and it is not wide enough for handicap access. Before he would describe that as a solution to a traffic problem, there should be a different condition to widen that space and make it safe and ADA compliant.

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Mr. Agnes noted it the width and curb cuts will absolutely be ADA compliant.

Mayor Roe asked about the patio fence interfering with the sidewalk.

Mr. Agnes noted that sidewalk is going to be enlarged as part of the project.

Mr. Threene noted the Chick-Fil-A crossings are also ADA compliant.

Mr. Paschke clarified that the PC's four conditions have been met. There will not be a need to state any conditions in the resolution.

Councilmember Willmus suggested that mall management and applicant enter into a formal parking agreement that spells out and locates parking. Such agreements have been required in other cases in the City and would be beneficial going forward with this location. It would spell out for purposes for not only this user, but also any future applicant of this space.

Councilmember Laliberte asked Councilmember Willmus whether he is looking to have a motion with that added condition.

Councilmember Willmus responded the agreement should be part of this approval. He does not have a problem with a drive-through at HarMar. He is concerned about the general location and how it potentially impacts movement within the parking lot. It makes sense to establish where the operator of the facility will have their parking.

Mayor Roe asked how people using the facility will know where to park.

Councilmember Willmus responded that spots can be labeled. He is concerned about protecting things going forward, since this is a conditional use permit for a drive-through.

Councilmember McGehee asked if the Council is in favor of this use or not. She personally is concerned about the traffic movement in that entire area as well as pedestrian movement, and she does not support of drive-thrus in these parking lots. She has a problem with this particular location and she will not support this.

Councilmember Willmus clarified that he would not support this as it is presented right now. The parking is of significant concern. He is not looking specifically at this user; rather, it is the condition of the drive-through. As part of that condition, he wants to have an idea of where folks are parking.

Mayor Roe asked for clarification about parking.

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Councilmember Willmus stated it is also important to know where a future potential different user down the road will have parking.

Mayor Roe asked about parking agreements with other tenants in the mall. He wondered if that is a standard the Council has not asked other tenants to meet.

Councilmember Etten noted he exchanged emails earlier today with Mr. Paschke about parking for other businesses such as Staples, Barnes & Noble and Michaels. He asked if that is related to what Councilmember Willmus is questioning.

Mr. Paschke those agreements only specify there are X number of stalls. It is not an agreement specifying which actual spaces. HarMar management does not have specific agreements with other tenants for signed and distinct parking within parking areas within the City.

Councilmember Willmus asked about Hamline Shopping Center. He recalled that the agreement was with the ownership of the office building and ownership of the mall. It was a cross-parking agreement.

Mr. Paschke stated a cross-parking agreement is different than tenant parking.

City Attorney Gaughan reminded that the Council is considering a CUP for a drive-through, not for customers who are parking. A conditional use must have conditions that bear some relation specific to the actual operation. He also noted that the staff report indicates the City action deadline was extended on March 20th. There needs to be clarification on how that extension was accomplished, and then the applicants need to be asked for consent for a further extension if the Council is not going to take action tonight.

Councilmember Laliberte stated in the past she has been supportive of drive-throughs in the City. She has no reason to oppose this. The restriping of the parking lot is helpful for a problem parking lot. Putting a structure in the middle of this will help guide where people walk. She lives in the area, and it is very congested and is difficult to navigate. But she does not know of a better area in the City for a location.

Councilmember Etten commented he is concerned about the flow of human beings, and the drive-through exacerbates that. He would include a condition that cements what the property's architect indicated, namely, a wider sidewalk. With some appropriate actions in the parking lot, it can be at least as safe as it is now.

Mayor Roe asked whether any sidewalk put in these days has to meet ADA requirements.

Mr. Paschke noted any sidewalk put in or modified must be ADA compliant.

Mayor Roe asked whether including that condition would that address Councilmember Etten's concern.

Councilmember Etten noted that right now this becomes ADA compliant. This is about making sure that with additional traffic, the parking lot is safe.

Mayor Roe asked about the parking agreement brought up by Councilmember Willmus.

Councilmember Laliberte noted she trusts staff to approve that.

Mayor Roe asked if the location of the parking plan raises a concern.

Councilmember Laliberte understands Councilmember Willmus' concern that the condition runs with the land. She does not need to have this delivered back to the Council, as long as it takes place.

Councilmember Etten concurred with Councilmember Laliberte's comments.

McGehee moved to DENY the resolution (Attachment E) entitled, "a Resolution Approving a Conditional Use Pursuant to §1009.02.C and §1009.02.D. of the City Code for Chick-Fil-A at the HarMar Mall (PF18-005)."

Mayor Roe declared the motion failed for lack of a second.

Councilmember Willmus indicated a formal parking arrangement does not have to come back to Council, but he would like to see an arrangement established. He noted this area will be even busier during the holidays. He does believe that parking directly related to the drive-through.

Mayor Roe asked Mr. Paschke whether there is a barrier preventing people walking through the drive-through lanes on the east side of the site.

Mr. Paschke noted there is a retaining wall on that side as well as a driving lane. There is also a sidewalk.

City Manager Trudgeon summarized one condition is to make sure the sidewalk pedestrian crossing on the north side by Old Chicago would meet all requirements, including ADA. Secondly, an agreement is required between the applicant and mall manager that certain amount of parking is dedicated for Chick-Fil-A use.

Councilmember Laliberte stated she is fine with memorializing the PC recommendations.

Laliberte moved, Etten seconded, adoption of Resolution No. 11511 (Attachment E) entitled, “a Resolution Approving a Conditional Use Pursuant to §1009.02.C and §1009.02.D. of the City Code for Chick-Fil-A at the HarMar Mall (PF18-005),” with two additional conditions of ADA-compliant sidewalks and a parking allocation agreement between mall ownership and Chick-Fil-A.

City Attorney Gaughan suggested that the two conditions be incorporated at line 97 of the Resolution as follows:

“in accordance with §1009.02.C and 97 §1009.02.D.12 of the City Code, subject to the following additional conditions:
(1) ADA-compliant sidewalk and parking lot crossing at Old Chicago;
(2) A parking allocation agreement executed by mall ownership and Chick-Fil-A ownership.”

Councilmember Laliberte and Councilmember Etten concurred with the amended language suggested by the City Attorney.

Council Discussion

Councilmember Laliberte commented this discussion has brought more understanding to the project.

Councilmember Etten noted he is worried about the total impacts of the project, but the Council is being asked to look at just the drive-through, and the conditions take care of that.

Councilmember Willmus noted the condition should require a number of stalls, so that it is not just one.

Mr. Paschke noted that the City calculates one car per three seats.

Councilmember Willmus noted the Chick-Fil-A narrative calls for 79 parking spots.

Mayor Roe noted Chick-Fil-A calls for a parking stall for every 60 square feet of gross area.

City Manager Trudgeon noted the City Code goes by seats.

Councilmember Laliberte noted the number should be in alignment with the City Code, not with what is in the memo.

City Attorney Gaughan suggested the following language for the second condition:

“mall ownership and applicant ownership shall execute a parking allocation agreement so as to provide no less than 42 parking stalls for exclusive use by applicant’s customers.”

Councilmember Laliberte and Etten agreed with the amended language.

Councilmember McGehee commented that there is a problem in this entire area, but the Council is only being asked to look at a particular item. Until the City gets its governance in order, piece-meal decisions will continue to be made.

Councilmember Willmus indicated he is not opposed to drive-thrus in general or a drive-through at this location. He does not like how the site is laid out.

Mayor Roe spoke in support of the motion. There are conditional uses in place to work through these uses to make the projects work. As has been stated, these changes to the parking lot will make improvements to the flow and safety of the parking lot. The Council is looking at this from the higher level. Issues remain with the Snelling pedestrian crossings, and public statements have been made in planning documents to that effect.

Roll Call

Ayes: Laliberte, Etten and Roe.

Nays: McGehee and Willmus.

Motion carried.

7. Recess City Council Meeting

Mayor Roe recessed the regular City Council meeting at 7:47 p.m.

Mayor Roe convened the Economic Development Authority at 7:47 p.m.

8. Convene Economic Development Authority (EDA)

a. Adopt a Resolution Supporting Local Subsidy for Colder Products Company (CPC) to Locate New Headquarters at 2814 Cleveland Ave

Community Development Director Collins briefly highlighted this item as detailed in the RCA and related attachments dated May 7, 2018. She noted that Colder Products has identified as 2814 Cleveland Ave as their new global headquarters for approximately 388 employees, up to potentially 486 by 2022. Due to significant site challenges, CPC is seeking environmental remediation dollars and also looking for redevelopment subsidy by way of a brand-new TIF for the site. The subsidy request is approximately \$3 million, \$2 million of a redevelopment TIF based off a preliminary TIF run by Ehlers, and approximately \$1 million in HSS dollars towards remediation. These figures are very preliminary, depending on environmental conditions. Several representatives of CPC are present to talk with the Council.

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Colder Products presented a 4-minute video providing an overview of the company.

Brian Thompson, CFO for Colder Products Company, thanked staff for moving CPC through this process. He described the history of the company, noting it is the leading provider of quick disconnect couplings. Operations are currently in the U.S., Germany and China. The markets served are primarily bioprocessing medical device, which is two-thirds of CPC's business. Currently there are 3 facilities in very close proximity together in the St. Paul area. The desire is for a 150,000 square foot headquarters. Customers are constantly demanding higher and higher levels of cleanliness in the production space. The goal is to be operational in the springtime of 2019. CPC looked into two regions for a new headquarters. Minimum wage increases are putting a lot of pressure on wages. Another option is to expand the production in China. Roseville, however, is the preferred site. The deal is contingent upon the incentives being discussed tonight; the ability to acquire the land at a fair price; and Board approval from the Dover Board of Directors. He also presented a preliminary drawing of the proposed headquarters.

Member McGehee asked what type of work is being done in Minnesota.

Mr. Thompson responded that a significant amount of engineering work is done in product development, engineering to customers' needs. There are welding processes and assembly operations that occur.

Member McGehee asked whether CPC intends to turn this into a manufacturing facility. She is asking because she is interested in distribution as well.

Mr. Thompson stated CPC is an engineering and a manufacturing company. Vertically integrating means extending manufacturing processes. Selling and distributing out of the facility will continue to happen. It is typically small parcel UPS. There are larger trucks that do service the site, but the majority is small parcel.

Member McGehee noted there are 192 salaried employees with an average salary given. She asked about what the median salary was for this group of 192.

Mr. Thompson noted he does not know that, but he can make a guess of probably in the \$80,000 range.

Member McGehee expressed concern about CPC wanting to move out of Minneapolis because of wages.

Mr. Thompson noted the starting wage is in the \$14 range. Minneapolis minimum wage has been increased to \$20 an hour.

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Member McGehee asked about the top of range for entry-level people.

Mr. Thompson noted entry level on the production floor is roughly \$14 and that ranges north of \$20.

Member McGehee asked about staffing.

Mr. Thompson noted CPC typically sources labor through a temp staffing agency. Once they have been there for a number of months, usually 4 to 6 months, then a full-time arrangement would be offered.

Member McGehee asked about the 192 hourly people receive benefits.

Mr. Thompson responded affirmatively.

Member Laliberte noted the packet discusses moving the non-Minneapolis facilities. She asked whether the Malcolm Ave would stay in Minneapolis.

Mr. Thompson confirmed that is correct.

Rudy Watkins, Harvest Development Group, added there is a long-term lease at the Minneapolis site. For the foreseeable future, it will remain.

Janette Widmeier, President of CPC, noted the building out of the facility was a large investment. Once the lease expires, the plan is to move out of that, but it does not make sense to do so now.

Mayor Roe asked if CPC is primarily assembly or molding of plastics.

Mr. Thompson responded CPC does limited molding, but that is an interest to solidify the supply chain.

Member McGehee asked whether CPC would be machining parts and molding plastic parts. If so, she asked about the sorts of pollution that may happen.

Mr. Thompson noted there is the plan to build a clean room at this facility as well. There would not be machining of metals at this site.

Ms. Widmeier stated CPC does some assembly but not manufacturing of the metals at this site.

President Roe offered an opportunity for public comment, with no one coming forward.

Willmus moved, Etten seconded, adoption of Resolution No. 20 (Attachment C) entitled, “Resolution Expressing Support for the Creation of a Redevelopment Tax Increment Financing District and Exploration of other Financial Assistance Requested in Connection with the Proposed Colder Products Company (CPC) New Headquarters at 2814 Cleveland Ave.”

Board Discussion

Member Willmus noted he has long been on the record for municipal subsidies for projects that will bring long-term, well-paying jobs to the City of Roseville. He likes how the City has transitioned to an EDA to streamline the process.

Member Etten concurred with that statement. He believes this project meets many of the desired qualifications for the City’s standards for TIF assistance, particularly improvement to surrounding land uses, and redevelops a contaminated site.

Member Laliberte expressed support for this as well. This is the type of use that the TIF policy is directed towards.

Member McGehee commented this is a challenging site. The site needs significant remediation. She supports CPC’s efforts. She is heartened that CPC will not go with temporary people for the long-term, and the staff will get benefits. Career paths are also important. The City has an active program in the Roseville school district, and she would appreciate it if CPC looked into it. They are partnering with local businesses and are interested in career paths. Also in Roseville is an alternative high school as well as an ESL program for immigrants. She is supportive of public subsidy in this case. She would like to see a shorter TIF timeline; 26 years seems too long. That is her only issue, but she is supportive of the project.

Member Willmus added that Mounds View schools also have a robust program for transitioning youth to technical education and positions that may be suited for CPC.

President Roe also expressed support for the proposal and highlighted several of the qualifications that CPC meets in the City’s guidelines for TIF. The City is very excited at the prospect of this area being redeveloped. There are folks who question providing assistance to successful companies. The goal for the City is to deal with challenging sites, which will help the community expand, grow its tax base, and grow jobs.

Member McGehee noted there is TCA contamination on the site. She also noted there are two watershed areas nearby, so she cautioned CPC to be careful not to contaminate those areas.

Roll Call

Ayes: McGehee, Willmus, Laliberte, Etten and Roe.

Nays: None.

9. Adjourn Economic Development Authority

President Roe adjourned the Economic Development Authority at 8:23 p.m.

10. Reconvene City Council

Mayor Roe reconvened the City Council meeting at approximately 8:23 p.m.

Mayor Roe recessed the meeting at approximately 8:23 p.m., and reconvened at approximately 8:29 p.m.

11. Business Items

a. GreenStep Cities Program Update and Green Team Resolution

Environmental Specialist Johnson provided an update on Roseville's participation in the GreenStep Cities program, as outlined in the RCA and attachments dated May 7, 2018.

Councilmember Etten asked about neighboring communities putting sidewalks on side streets.

Environmental Specialist Johnson noted that the Complete Streets policy would not require sidewalks on every single road.

Councilmember Etten also commented asked about Solar Possible.

Environmental Specialist Johnson noted that is an option and staff is exploring it. Within a month, staff will be back before the Council about possibly entering into a power-purchasing agreement. Staff is still discussing with developers the possibility of actually developing solar in Roseville.

Councilmember McGehee asked about solar in parking lots.

Environmental Specialist Johnson noted it is one of the options. Smaller carports have been considered as a trial run. It would be helpful in shading cars and the parking lot and would help take care of some thermal issues. It is an option.

Councilmember McGehee asked whether staff is going through a checklist to ensure Roseville can move from step 1 to step 2, or whether staff is looking at other things that can be done.

Environmental Specialist Johnson noted the last five items that are critical to get to the next step. There is absolutely room for improvement, but a lot of these things, the City is already doing.

Mayor Roe noted the capstone project outlined how much Roseville is already doing.

Councilmember Laliberte asked whether anything has to be amended in the Code to refer to PWET members in this additional role.

Mayor Roe indicated that is not necessary, as this is not an official role.

McGehee moved, Willmus seconded, adoption of Resolution No. 11507 (Attachment A) entitled, "A Resolution Designating the Roseville Public Works, Environment, and Transportation Commission as Roseville's Green Step Cities 'Green Team.'"

Roll Call

Ayes: McGehee, Willmus, Laliberte, Etten and Roe.

Nays: None.

b. Review the draft 2040 Comprehensive Plan update and authorize distribution to neighborhood communities for 6-month review

Senior Planner Lloyd briefly introduced the revised Comp Plan and invited Ms. Perdu to present the revisions.

WSB Consultant Erin Perdu noted that the document before the Council tonight is a revised plan of the complete 2040 Comp Plan. A public hearing has been held since then at the Planning Commission, and revisions have been made based upon that feedback. She provided an overview of the changes. Changes have been made to readability, the equity topic, and the What We Heard section was streamlined. She highlighted some of the readability edits, including colors, fonts, and tables. Structural changes were made, doing some scrubbing for repetitive language. A small table of contents was made at the beginning of each chapter. Goals and strategies are in the same format and area in each chapter. With regard to equity, that language has been broadened throughout the document. A new icon has been added to call out goals and strategies.

Ms. Perdu also highlighted the Land Use chapter. The PC hearing had some concern with regard to HarMar Mall. One of the concept sketches was changed from a popup cinema to a plaza. The previous area that was a plaza is now a food truck area. In the Housing section, there is more discussion of single-family housing as it contributes to existing affordability inventory in the City. She also presented the future land use map. The plan was submitted to the Met Council for preliminary review in February. This is a courtesy technical review; it is not required.

They take a look through the draft plan and highlight inconsistencies that would prevent the plan being approved by the Met Council. A copy of their comments was received in April, and there are a lot of advisory comments in the letter. What the Met Council marked as inconsistencies or incomplete have already been corrected. A couple of outstanding things will continue to be worked on from now until it is submitted again in six months. The Met Council review did not find any major inconsistencies with Council policies.

Ms. Perdu continued that the Met Council is suggesting an update of their own forecast for the City of Roseville. Their original forecast was done in 2015, using 2014 population estimates. In doing so, their 2016 population estimates made it look Roseville's population was dipping, which was not accurate. Therefore, they have updated the population forecast, not the households or employment. They will update the forecast that the population will grow slightly, so there is not a negative number. They also adjusted persons per household. The table has been updated in the draft document. The changes made do not change affordable housing population or future land use or how density numbers meet their forecast. Most of this is very technical language.

City Planner Lloyd noted the timeline on page 4 of the staff report. The Council had considered reviewing the Comp Plan and authorizing distribution to surrounding communities on May 21st. As Ms. Perdu mentioned, six months' review time must be allowed for. Most of the comments will come in much sooner. Some may never come in, because they have other things to work on. If the full six-month period needs to expire, that gets the City to November. There will be time to prepare a packet for the December Council meeting to submit the final plan to the Met Council. This gets potentially tight at the end of that timeframe. Staff recommends discussing the draft of the plan tonight and considering making the authorizing to distribute to surrounding communities.

Councilmember McGehee thanked staff for their work on this. This was not the Council's intention that so much of the work was done by the staff. It is greatly appreciated. She commented that this was supposed to be simple technical update of the other Comp Plan. Instead it turned out to be a significant rewrite. It is not possible to get people to engage if they are not willing to engage. She would like to have discussion on the City's zoning code, impervious surface, heights of buildings in high-density areas, walkability, parking lot issues, and transportation issues. She believes the City has to have an overarching vision that matches with its policies that she is not sure is in place. This does not have any financial piece associated with it. For the Council, one thing that has bothered her about the issue of sustainability is affordability. She would like to think of some strategic ideas for the City, because it is an almost ideal location in terms of the kinds of things that can be done. She wants strategic planning to be part of the process.

Councilmember Willmus commented that over the last few years, housing costs have rapidly outpaced wages. Other communities are dealing with that too. It is something to be mindful of and plan for. With regard to the Met Council, they would like a chance for six months' review with no intervening amendments to existing Comp Plans submitted by cities .

Ms. Perdu commented that the Met Council process is different than the six-month process for adjacent communities.

Councilmember Willmus recalled that the Met Council has discussed expanding their timeline for review.

Councilmember Laliberte recalled at a Metro Cities meeting, there was a discussion on a six-month freeze on Comp Plan changes.

Community Development Director Collins provided an update on the issue: originally, the plan was to start a moratorium in June for a six-month period, to allow the Met Council to review Comp Plans. However, they received an outcry from the development community. The Met Council Board will be meeting next month to look at delaying the moratorium until December, still for a period of six months.

Mayor Roe asked what happens if an amendment is submitted during that time period.

Community Development Director Collins clarified it does not halt the City's process. It halts the Comp Plan amendment from getting approved.

Councilmember Willmus commented that a future date, maybe the Council can take up a resolution suggesting the Met Council to back away from that type of timeline. He also asked about the importance of starting off with the narrative with the land history from 500 million years ago. He asked why that section does not begin from when Roseville began zoning property.

City Planner Lloyd commented that is an excerpt from a 2002 planning effort, which provided a longer historical document. The point is that the City's earlier traditional planning efforts did not have equity as a concern or a lens. In this case, there was a document that is rich about the history of the natural environment and skipped to 1850 when settlers began arriving in St. Paul. There is quite a lot of history of that aspect of Roseville's development. The lead-in in the narrative is to indicate there is a lot of planning history of different kinds.

Councilmember Willmus stated that does not tie in with the opening paragraph.

Councilmember Laliberte expressed support for authorizing distribution to the other communities on May 21st. The dates remain as-is for the benefit of the community. She asks what the City plans to do with the Comp Plans received from other communities.

Mayor Roe noted it is a staff level-consideration.

City Planner Lloyd noted it falls on staff to review land use plans and transportation plans. The Planning Commission has indicated an interest to review what other communities are proposing. Staff can also post links to the other communities' website on the City website.

Councilmember Laliberte would appreciate a summary review, perhaps in a work session, because Roseville borders so many other communities. If that review happens only at the staff level, she will still not know what they are doing. She also concurred with Councilmember Laliberte's comments that this was supposed to be a technical update. It would have been nice to have more joint meetings with the Planning Commission so they knew what the Council was looking for.

Councilmember Etten asked about the graphic showing the Met Council's population numbers on chapter 4, page 9.

Ms. Perdue noted she has already updated the table.

Councilmember Etten asked about the map 4:3 and its yellow and brown lines.

City Planner Lloyd noted those are lots of skinny, deep lots coming together.

Councilmember Etten asked what items still need attention from the Met Council feedback.

Ms. Perdu noted that a couple of items that require more discussion are related to some of the housing items, where the Met Council was requesting more specificity with regards to the timing of some of the housing strategies. That will start with a meeting with staff and then go to the Planning Commission for discussion. Depending on the significance of changes that are made to the document, that would come back to the Council.

Councilmember Etten suggested an icon could be created to highlight the equity piece.

Councilmember Laliberte noted that the previous discussions, the rose should never be used without the word Roseville.

Councilmember McGehee stated she is open to lots of symbols other than the rose. She also spoke earlier today with City Manager Trudgeon and Ms. Collins, and they both said the City can take time over the summer to get more input and feedback, particularly regarding the Larpenteur/Lexington area. During this time period, the City is free to have more engagement.

Councilmember Willmus expressed support for sticking to the previously announced timeline.

Councilmember Etten suggested the City can seek feedback on the 21st, but there is nothing major happening that will change what neighboring communities will comment on. The 21st can be kept as an item to look for continued feedback, without feeling like it has to be released after that. There will be more updates and changes.

Mayor Roe offered an opportunity for public comment.

Public Comment

Ward Schwie, 1383 Ryan, Roseville

Mr. Schwie recalled that in the last two planning processes, planning district 14 was promised a park, but it has not happened.

Mayor Roe indicated staff can look into that.

Mr. Schwie also asked why HarMar area is being rezoned. He asked why HarMar is being moved away from a local shopping center. All of the “dales” shopping center have 4 access points, and HarMar only has 2. Making this a regional shopping center will make it a nightmare in terms of traffic.

Diana Dunn, 1971 Simpson Street, Roseville

Ms. Dunn noted that she shares a number of Mr. Schwie’s concerns. She also thanked the Mayor and Council for responding to her email. She loves living in Roseville. The Comp Plan is new to her. She asked that Councilmembers look at a more viable way of approaching communication with citizens, other than just posting it on a website. She moved to Roseville four years ago, because it has been an ideal location for her. She hoped and planned to live here comfortably for 25-30 years in the house she bought. Not being aware of the Comp Plan has been disheartening. Since purchasing the home, she is concerned about her real estate investment. She takes a lot of pride living in Roseville and is conscientious in supporting local businesses. She is concerned about traffic flow, crime, noise, and she also wants the City to honor the resolution when the Cub went in. Residential properties surround HarMar Mall, and changes will impact real estate values. She has serious concern about the lack of green space for the children in the area. She is also concerned about a mixed-use zoning change. She asked what

percentage of that area will be affordable housing and what percentage will be high-end housing. All of these things impact real estate value.

Ms. Dunn continued, indicating she has spoken with the HarMar mall manager. She believes if HarMar is truly a community, there should be a way to work with the Van Barton group. They are looking at different ideas from the community as to how to evolve the mall.

McGehee moved, Etten seconded, authorizing staff to distribute the draft 2040 Comprehensive Plan update for formal review.

Council Discussion

Councilmember McGehee stated this is an ongoing process, where engagement is taken much beyond May 21st. This will eliminate a big push right at the end of the year in terms of the timeline.

Councilmember Etten concurred, noting this may allow the public more time to react to things from neighboring communities later in the calendar year.

Councilmember Willmus stated he will vote against it, preferring to stick to the timeline made known to the public throughout the process. When materials are sent out with dates, it is easy for the Council to change those dates on the fly, and that should be used with great caution. At the start of this meeting, a man was curious about this, and he was told one thing and now the Council is considering doing something different.

Councilmember Laliberte indicated she will vote against it as well, as it is a matter of public trust. She is supportive of continuing the process over the next six months. That may be a future agenda items to discuss what that looks like.

Councilmember McGehee stated this is not a violation of trust. There is nothing magic about the date of May 21st.

Mayor Roe indicated he will not vote for the motion. He would like to stick with the original timeline.

Roll Call

Ayes: McGehee, Etten.

Nays: Willmus, Laliberte, and Roe.

Motion failed.

Mayor Roe wanted to clarify to an earlier comment about specific future proposals in the HarMar area. He noted that the City can only talk about types of

properties and a general list of possible uses allowed with zoning areas, not specific proposals. Those proposals come with a developer down the road.

City Planner Lloyd asked the Council not to throw away the copies of the Comp Plan, as they will be used again for the next Council meeting.

12. Approve Minutes

Comments and corrections to draft minutes had been submitted by the City Council prior to tonight's meeting and those revisions were incorporated into the draft presented in the Council packet.

a. Approve April 9, 2018 City Council Meeting Minutes

Willmus moved, Laliberte seconded, approval of the April 9, 2018 City Council Meeting Minutes as amended.

Corrections:

- **Page 4, Line 144 (Etten)**
Correct "Sherri" to "Sherry"

Roll Call

Ayes: McGehee, Willmus, Laliberte, Etten and Roe.

Nays: None.

b. Approve April 16, 2018 City Council Meeting Minutes

Willmus moved, Laliberte seconded, approval of the April 16, 2018 City Council Meeting Minutes as amended.

Corrections:

- **Page 11, Line 450 (Etten)**
Correct "current policy reserves level" to "current reserve level"
Correct "10-25%" to "10% or 25%"

Roll Call

Ayes: McGehee, Willmus, Laliberte, Etten and Roe.

Nays: None.

c. Approve April 17, 2018 Economic Development Authority Minutes

Mayor Roe provided a bench handout to the Council with a suggestion as to the sequence of events, beginning on 258 through the end of page 6.

Roe moved, Etten seconded, approval of the April 17, 2018 City Council Meeting Minutes as amended.

Councilmember Etten agreed this follows the flow of that portion of the meeting.

Councilmember McGehee stated as a general policy, when a topic that really requires some discussion, it is much easier to have a genuine discussion if it does not begin with a motion that forces discussion in a particular way. When the Mayor calls for a motion before a Council discussion can happen, on something that is a fairly big topic, it hinders a genuine discussion.

Mayor Roe amended the motion to indicate “as amended in the bench handout.”

Councilmember Etten accepted the amendment.

Corrections:

- **See Mayor Roe’s bench handout**

Roll Call

Ayes: McGehee, Willmus, Laliberte, Etten and Roe.

Nays: None.

13. Approve Consent Agenda

At the request of Mayor Roe, City Manager Trudgeon briefly reviewed those items being considered under the Consent Agenda; and as detailed in specific Requests for Council Action (RCA) dated May 7, 2018 and related attachments.

a. Approve Payments

Etten moved, Willmus seconded, approval of the following claims and payments as presented and detailed.

ACH Payments	\$4,449,981.66
89002-89222	\$1,491,410.85
TOTAL	\$5,941,392.51

Roll Call

Ayes: McGehee, Willmus, Laliberte, Etten and Roe.

Nays: None.

c. Approve General Purchases or Sale of Surplus Items Exceeding \$5,000

Etten moved, Willmus seconded, approving the submitted purchases or contracts for services and if applicable, the sale/trade-in of surplus items (Attachment A).

Roll Call

Ayes: McGehee, Willmus, Laliberte, Etten and Roe.

Nays: None.

d. Certify Unpaid Utility and Other Charges to the Property Tax Rolls

Etten moved, Willmus seconded, adoption of Resolution No. 11508 (Attachment A) entitled, "A Resolution Directing the County Auditor to Levy Unpaid Water, Sewer and Other City Charges for Payable 2019 or Beyond."

Roll Call

Ayes: McGehee, Willmus, Laliberte, Etten and Roe.

Nays: None.

e. Approve 35W North MnPass Project Cooperative Construction Agreement

Mayor Roe commented that he has spoken with Public Works staff about the Stormwater fund and how it would be impacted by the 35W MnPass project, and they indicated it may be near zero by the end of 2019 if things continue at the current rate. The spending is happening faster than was anticipated in the original plan.

Etten moved, Willmus seconded, adoption of Resolution No. 11509 (Attachment A) entitled, "A Resolution Approving MnDOT Cooperative Agreement for 35W MnPass Project."

Roll Call

Ayes: McGehee, Willmus, Laliberte, Etten and Roe.

Nays: None.

f. Approve 35W North MnPass Project Master Utility Agreement

Etten moved, Willmus seconded, adoption of Resolution No. 11510 (Attachment A) entitled, "A Resolution Approving MnDOT Master Utility Agreement."

Roll Call

Ayes: McGehee, Willmus, Laliberte, Etten and Roe.

Nays: None.

h. Award Engineering Services Contract for Feasibility Report for Rehabilitation of Fernwood Lift Station

Etten moved, Willmus seconded, awarding an engineering services contract to Bolton & Menk, Inc., in an amount not-to-exceed \$15,000.00 for engineering services for reconstruction of the Fernwood Sanitary Sewer lift station.

Roll Call

Ayes: McGehee, Willmus, Laliberte, Etten and Roe.

Nays: None.

i. Award Contract for Engineering Services to Continue Flow Monitoring for the Infiltration and Inflow Study

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Etten moved, Willmus seconded, awarding an engineering services contract to SEH, Inc., in an amount of \$14,130.00 for engineering services to perform continuing flow monitoring for the Comprehensive Citywide Infiltration and Inflow Study.

Roll Call

Ayes: McGehee, Willmus, Laliberte, Etten and Roe.

Nays: None.

14. Council & City Manager Communications, Reports, and Announcements

Councilmember Laliberte asked to have a discussion out how to engage with the community on the Comp Plan in the next six months.

Councilmember McGehee asked to discuss the difference between community business and regional business.

15. Councilmember-Initiated Items for Future Meetings

16. Adjourn

Willmus moved, Etten seconded, adjournment of the meeting at approximately 9:46 p.m.

Roll Call

Ayes: McGehee, Willmus, Laliberte, Etten and Roe.

Nays: None.

Daniel J. Roe, Mayor

ATTEST:

Patrick J. Trudgeon, City Manager