

**REGULAR MEETING OF THE ANOKA CITY COUNCIL
ANOKA CITY HALL
CITY COUNCIL CHAMBERS
FEBRUARY 21, 2023**

1. CALL TO ORDER

Mayor Rice called the regular meeting of the City Council to order at 7:00 p.m., followed by the Pledge of Allegiance.

2. ROLL CALL

Present at roll call: Mayor Rice, Councilmembers Scott, Skogquist, Weaver, and Wesp (Wesp participating remotely).

Staff present: City Manager Greg Lee; Public Services Director Mark Anderson; Police Chief Eric Peterson; Community Development Director Doug Borglund; Assistant City Engineer Ben Nelson; Senior City Planner Clark Palmer; Electric Utility Director Del Vancura, City Attorney Kurt Glaser.

Absent at roll call: None.

3. COUNCIL MINUTES

3.1 February 6, 2023, Regular Meeting.

Councilmember Skogquist clarified Councilmember Weaver participated remotely at the last meeting, not Councilmember Wesp.

Motion by Councilmember Skogquist, seconded by Councilmember Weaver, to approve the February 6, 2023, Regular Meeting minutes as corrected.

Vote taken. All ayes. Motion carried.

4. OPEN FORUM

4.1 Representative Zack Stephenson.

Representative Zach Stephenson shared a legislative update that included the State's surplus and budget, funding for schools, and conversations regarding using the \$12 billion surplus on tax cuts and investments. He shared work with Senator Abeler for Anoka to advance a bonding bill, the homeless drop in shelter for Hope 4 Youth, and the Rum River Dam project, adding Anoka has the only social district in the State.

Councilmember Weaver spoke about the interest and energy in the Rum River Dam project and thanked Representative Stephenson for his work.

Councilmember Skogquist referred to the need for more connections for pedestrians and for schools through the Safe Routes for Schools program.

Representative Stephenson said this would be a great use for the budget surplus and noted the bonding bill includes \$2.4 million for Safe Routes for Schools as well as \$10 million in the transportation budget.

Mayor Rice spoke about infill standards and concerns with the amount of affordable housing already available in Anoka.

Representative Stephenson said he did not believe the infill standards bill will pass this year then shared the rationale of the bill based on lack of housing in Minnesota, high cost of housing for first-time homebuyers. He said funding could be used to build more housing provide other tax incentives, address the work force problem, and by reducing the cost of local regulations and ordinances.

Councilmember Weaver inquired about taxing social security.

Representative Stephenson said he supported eliminating this tax in its entirety then shared the threshold of amount paid and his goal to eliminate the tax completely.

4.2 Police Activity Update.

Police Chief Eric Peterson presented a police activity update that included the impending winter storm and the City's response preparation, increase in frauds and scam attempts as tax season approaches, and a conditional offer to an officer that would bring Anoka to a fully staffed department and thanked the Council for supporting the department as it helps all of Anoka.

Councilmember Scott shared his attendance at the recent State of the Cities event where he heard from other cities about Anoka's culture that supports the department while ensuring everyone's safety.

Public Services Director Mark Anderson shared an update on the impending snow event and how they will be responding, stating he was confident they would be able to respond very well then spoke about the recent disc golf tournament at Green Haven Golf Course that included 83 golfers.

Councilmember Skogquist asked about snow storage for this storm. Mr. Anderson responded they have adequate storage for snow and have been hauling snow from downtown for the last month.

OTHER INFORMATION UNDER OPEN FORUM

None.

5. PUBLIC HEARING(S)

None.

6. CONSENT AGENDA

Motion by Councilmember Weaver, seconded by Councilmember Scott, to approve Consent Agenda Items 6.1 through 6.3 as presented.

6.1 Approve Verified Bills.

6.2 Revising and Setting Council Calendars.

6.3 Waiving Facility Charges for Designated Organizations; Rum River Art Center, Lyric Arts, North Suburban Concert Band and Boy Scout Troop 233.

Vote taken. All ayes. Motion carried.

7. REPORTS OF OFFICERS, BOARDS AND COMMISSIONS

7.1 Planning Items:

7.1.A ORD/Ryan Companies Grocery Store Development, 7th Avenue and Bunker Lake Boulevard, Planned Unit Development.
(2nd Reading)

Community Development Director Doug Borglund shared a background report stating Ryan Companies has submitted a request for approval of a Planned Unit Development (PUD), preliminary plat, and site plan review to develop a vacant 14± acre lot at the northwest corner of Bunker Lake Boulevard and 7th Avenue. The proposed project generally consists of platting the single lot into two separate parcels and constructing one retail building on the north half of the site. The proposed retail building will be an 80,000 square-foot single tenant grocery store. The remaining lot south of the grocery store will be available for future development and retail tenants. The project proposes to add a PUD overlay to the existing zoning district. Ryan Companies will develop a multi-phase commercial development anchored by a free-standing grocery store on a portion of the overall site (9.45 acres), which will be phase 1 of the development. The grocery store will be under a long-term lease structured with Ryan Companies as the landlord. He said on January 17, 2023 the City Council discussed the project and directed staff to work with the applicant and investigate options to address concerns regarding commercial traffic and impact on existing 6th Avenue and the Rum River Shores

neighborhood based on comments made at the Planning Commission Public Hearing/Meeting and comments made during the January 17, 2023 City Council Regular Meeting. On January 25, 2023 the City held a neighborhood meeting was held for the property owners along Parkview Lane at City Hall. The purpose of the meeting was to introduce the proposed improvements to 6th Avenue at the north end and solicit input from the residents. A feedback form was provided to the residents at the meeting to ensure their concerns were heard, which included residents demanding “no impact” to Parkview Lane, cul-de-sac Parkview Lane between Rum River Shores and the ANP trailhead, and creation of a new public road connection for the residents of Rum River Shores North along the existing berm on the north side of the commercial site to the new signal at 143rd Avenue. The Council did not favor the cul-de-sac option but did indicate that they wanted to further pursue and investigate the east-west roadway north of the grocery store option. The Council also indicated that the option to restrict access on the north end of 6th Avenue should continue to remain in consideration. Staff engaged the City’s engineering consultant to develop the best version of the east-west roadway north of the grocery store option and held a neighborhood meeting with residents of the entire Rum River Shores neighborhood.

Patrick Daly, Ryan Companies, thanked the City for their work then shared more about the proposed project, stating they wanted to meet the needs of the City, tenant, and the neighborhood then shared pros and cons of the proposed configurations and felt the plan was the best with the commercial conditions coming and the service corridor at the northeast. He said they were working with the tenant to get them on board, adding the cost of the project was unusually high and in the event they did the new road and improvements it will be important to determine how they will be funded,

Councilmember Weaver confirmed the County was not considering a signal at 6th Avenue.

Mr. Lee said staff looked at variations of Option 2 with a private roadway and public roadway side by side but said it would be problematic as they lost parking so if Council wants an east-west connection then Options 2A-1 and 2A-2 are problematic and costly and should be discarded and Option 2B is best, even though it is still costly.

Mayor Rice shared another option that included coordinating an east-west connection and cause a stop if they enter off 6th Avenue at the northern most new entrance and come to T for either a left or right turn. He said while they would lose five parking stalls, they could access the service alley and provide an alternative to the neighborhood to use a different signalized intersection.

Councilmember Weaver said this was not his first choice as anyone coming into Phase II will have to use Parkview Lane which puts traffic on Parkview and suggested the east-west road be on the north side but said the concern is 6th

Avenue and suggested a cul-de-sac on 6th Avenue to delete ingress and egress and put the ponding in the vacated 6th Avenue.

Councilmember Wesp noted this was his neighborhood and without control at 6th Avenue there will be access off Bunker, stating going into the development and safety of the neighborhoods is paramount. He spoke about Ryan Companies putting in additional trees, extending the berm to the west and installing fencing and how the proposed road drops to the bump out which deflects traffic from the pool area. He said if we do a cul-de-sac it will drive more traffic to Parkview to the north then stated he was in favor of Option 2-B, noting the pond is owned by the association.

Councilmember Skogquist thanked everyone for their work on this, noting half the neighborhood wanted the east-west road while half did not then shared concerns about traffic getting into the neighborhoods with 300 more trips down Parkview Lane. He supported the bump out option but not sure if it was needed and said that part could wait. He stressed the need to access the three public assets in this area by the neighborhood as well as others and how this project would bring a grocery store, relocate the liquor store, and provide tax revenue and sales. He cautioned about waiting too long and ending up with nothing, adding the project would solve 6th Avenue if and when it becomes an issue.

Councilmember Weaver said he would not support something without a resolution to these concerns, adding the neighborhood's internal survey was more divided and stressed the importance of the east-west road.

Mayor Rice shared concerns about the east-west connection with regard to students coming from the north and turning in and using the cut-through.

Councilmember Scott spoke about the impacts of the project and the need to preserve the neighborhood as best as they can but there is progress of a commercial site and if we block 6th Avenue the existing residents and visitors of the nature preserve becomes a concern. He suggested conducting a survey after to gauge impacts then said he agreed the bump out was needed and to have money dedicated or reserved for after the store goes in to address concerns. He said he liked the east-west road but cautioned against impacting the grocer as he did not want to see them go away.

Discussion was held on ways to replace the ponding on site, including relocation and installation of chambers, or expanding the pond on the library site if possible, through negotiations with the County.

Mr. Thalin of Anoka, thanked the City for their time trying to make something work and suggested emptying the pond and replacing with a culvert to pump the water away as it was always empty. He spoke about survey and noted most wanted Option 3 combining east-west plus the bump out then suggested the

limiting access to the parking lot by adding right-turns only similar to Lowe's in Coon Rapids. He suggested not connecting 6th Avenue to the commercial lot at all and provide right turns onto 7th Avenue and more access to main roads, protecting the neighborhood.

Councilmember Scott cautioned against cutting off access for neighbors in Phase II.

Councilmember Wesp asked about right turns only onto 7th Avenue and if the City can make that decision.

Mr. Lee responded no additional access points are allowed onto 7th Avenue or Bunker Lake Boulevard.

Discussion was held on other ways to access the library.

Councilmember Scott spoke about extra traffic for pedestrians which could impose an increased safety concern for both the neighborhood and tenant.

Mr. Daly noted Option 2A could affect the safety of pedestrians and the need to make it intuitive to go north of the store and not cut across then spoke about routing public roadway stormwater onto a private property being a possible concern.

Motion by Councilmember Weaver, seconded by Councilmember Wesp, to hold second reading and adopt an ordinance approving a rezoning to Planned Residential Development – 7th Avenue and Bunker Lake Boulevard, Grocery Store Anchored Commercial Development with the revised east-west road described in Option 2B, cul-de-sac 6th Avenue, include appropriate landscaping such as fencing, irrigation, berm, and entrance with stone and wrought iron off Bunker Lake Boulevard, and rearrange stormwater ponding in the vacated 6th Avenue right-of-way.

Mayor Rice asked for a friendly amendment to cul-de-sac only if necessary, as there was a need for fire access.

The friendly amendment was accepted by Councilmember Weaver and Councilmember Wesp to read as follows:

"To hold the second reading and adopt an ordinance approving a rezoning to Planned Residential Development – 7th Avenue and Bunker Lake Boulevard, Grocery Store Anchored Commercial Development with the revised east-west road, which is described in 2B, and if necessary the cul de sacing (closing off) of 6th Ave (to achieve the ponding), the appropriate landscaping which might include a monument stone fencing, irrigation, fencing, berm and maybe some stone and wrought iron fence and stone piers at the Parkview lane entrance off

Bunker and rearranging the stormwater ponding in the vacated 6th Ave right-of-way.

Mr. Daly inquired about variances for setbacks or if they would be part of the development agreement.

Melissa Thielen, Anoka, requested a safety assessment be included in the motion with an emphasis on safety and pedestrians.

Mayor Rice explained safety concerns could be addressed anytime, through the Police Department or Parking Advisory Board.

Upon a roll call vote: Mayor Rice, Councilmembers Scott, Skogquist, Weaver, and Wesp voted in favor. Motion carried.

RES/Ryan Companies Preliminary Plat and Site Plan.

Motion by Councilmember Scott, seconded by Councilmember Skogquist, to adopt a resolution for approval of a preliminary plan and site plan for Rum River Shores North Second Addition with the revised east-west road, which is described in 2B, and if necessary the cul de sacing (closing off) of 6th Ave (to achieve the ponding), the appropriate landscaping which might include a monument stone fencing, irrigation, fencing, berm and maybe some stone and wrought iron fence and stone piers at the Parkview lane entrance off Bunker and rearranging the stormwater ponding in the vacated 6th Ave right-of-way.

Upon a roll call vote: Mayor Rice, Councilmembers Scott, Skogquist, Weaver, and Wesp voted in favor. Motion carried

8. PETITIONS, REQUESTS AND COMMUNICATION

None.

9. ORDINANCES AND RESOLUTIONS

9.1 ORD/Lease Extension with The Tavern at Green Haven, LLC, for Food and Beverage Services at Green Haven Golf Course and Event Center.
(2nd Reading)

Mr. Lee shared a background report stating the Tollettes, owners of The Tavern, who currently lease space at Green Haven, are requesting a two-year extension on their lease to December 31, 2025. This extension will allow The Tavern to book events out past the expiration of the current contract while the City and The Tavern negotiate a new contract. Under the current contract, The Tavern pays the City \$3,000 in rent per month and 4% commission on gross sales.

City staff has identified expenses related to the operation of The Tavern and have negotiated payment of these additional expenses by the Tavern, which are included in the amendment to the lease. He shared an amended cost analysis that outlined tenant maintenance costs to be approximately \$6,000, about \$21,000 more than in 2022 and was acceptable to the Tollettes. He clarified the City would not be subsidizing any portion and would receive \$3,000 per month in rental income if approved.

Motion by Councilmember Wesp, seconded by Councilmember Skogquist, to hold second reading and adopt an ordinance approving a lease amendment between The Tavern at Green Haven, LLC and the City of Anoka relating to the Food and Beverage Services at Green Haven Golf Course and Event Center.

Upon a roll call vote: Mayor Rice, Councilmembers Scott, Skogquist, Weaver, and Wesp voted in favor. Motion carried.

9.4 RES/Building Inspection Services Consultant Contract.

RESOLUTION

Mr. Borglund shared a background report stating the City's current Building Official Mark Lucht has resigned from his position effective March 3 and that staff is working on advertising and beginning the search for a candidate to fill this position. He said staff has been in discussions with Andy Schreder, Chief Building Official of Rum River Consultants, regarding providing supplemental building inspection services until someone is hired to fill the vacant position. He reviewed the contract for City Council's review and consideration and said staff had forwarded the proposed contract to the City Attorney for review.

Councilmember Skogquist said other cities use Rum River Consultants' services and have heard good things about his work. Mr. Borglund said other cities use the firm, including Andover, and that Anoka could use them as back-up too if needed.

Motion by Councilmember Skogquist, seconded by Councilmember Scott, to adopt a resolution approving a building inspections services consultant contract.

Mayor Rice confirmed building permits cover the cost of inspections. Mr. Borglund said he has seen building permits and revenue increase over time.

Upon a roll call vote: Mayor Rice, Councilmembers Scott, Skogquist, Weaver, voted in favor. Councilmember Wesp opposed. Motion carried.

10. UNFINISHED BUSINESS

None.

11. NEW BUSINESS

11.1 Anoka County Jail Expansion Proposal – Committee Formation and Appointment.

Mr. Lee stated currently City Attorney Scott Baumgartner has been working with Anoka County Attorney Johnson to help facilitate a joint committee meeting to discuss the Anoka County jail expansion proposal. The committee structure that they are currently recommending is two Anoka County Commissioners that would be Commissioner Look as Chair and Commissioner Gamache, two City Councilmembers, County Attorney Johnson and City Attorney Baumgartner, and Sheriff Wise and Chief Peterson. He noted the County Administrator or City Manager will not be included on this committee and asked Council to make a motion to select the Council representatives.

Councilmember Skogquist said he would be interested in serving as he's lived near the jail for most of his life.

Councilmember Wesp said he believed the two most senior members should be appointed which would be Mayor Rice and Councilmember Weaver and said it will be important for them to dictate our position.

Motion by Councilmember Wesp to appoint Mayor Rice and Councilmember Weaver to the Anoka County jail expansion committee. Motion failed for lack of a second.

Councilmember Weaver said he understood Councilmember Skogquist did not want him to serve on this committee and would not do so without full support of the Council but said whoever is sent needs to stay on point and share the City's concerns.

Mr. Lee said the Council should convene to discuss and create talking points for presentation on this committee.

Councilmember Skogquist said this topic is bigger than any personal agendas going on and felt it was important to have him and Councilmember Weaver on committee who have the availability to attend and represent the residents.

Motion by Councilmember Skogquist, seconded by Councilmember Scott, to appoint Councilmembers Skogquist and Weaver to the Anoka County jail expansion committee.

Mayor Rice noted consensus must be unanimous and that we should be comfortable developing a platform agreed to by the entire Council and amended only if done by the entire group.

Vote taken. Mayor Rice, Councilmembers Skogquist, and Scott voted in favor. Councilmembers Weaver and Wesp voted against. Motion carried.

12. UPDATES AND REPORTS

12.1 Legislative Discussion and Updates.

Mr. Lee shared the opportunity to discuss any legislative updates.

12.3 Tentative Agenda(s).

The Council reviewed the tentative agendas of the upcoming Council meetings.

12.4 Staff and Council Input.

Councilmember Skogquist shared an update with MMPA that included the 2022 year in review and accomplishments, a financial review, operations and business environment, then goals for 2023.

Mr. Lee clarified operations for the upcoming snow storm that by splitting crews will not result in an increased level of service but ensure roads are open for emergency vehicles and asked for everyone's patience during this time.

ADJOURNMENT

Councilmember Wesp made a motion to adjourn the Regular Council meeting. Councilmember Skogquist seconded the motion.

Vote taken. All ayes. Motion carried.

Time of adjournment: 9:18 p.m.

Submitted by: Cathy Sorensen, *TimeSaver Off Site Secretarial, Inc.*

Approval Attestation:

Amy T. Oehlers, City Clerk