



Regular City Council Meeting Minutes
City Hall Council Chambers, 2660 Civic Center Drive
Monday, October 10, 2022

1. Roll Call

Mayor Roe called the meeting to order at approximately 6:00 p.m. Voting and Seating Order: Strahan, Etten, Groff and Roe. City Manager Patrick Trudgeon and City Attorney Mark Gaughan were also present. Council member Robert Willmus was absent.

2. Pledge of Allegiance

Mayor Roe read a notification regarding Roseville water users underbilling.

3. Approve Agenda

City Manager Trudgeon requested removal of Item 7C (Consider a Request to Perform an Abatement for Unresolved Violations of City Code at 795 Terrace Drive) due to it being resolved and no further action is needed.

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

Roll Call

Ayes: Strahan, Etten, Groff and Roe.

Nays: None.

4. Public Comment

Mayor Roe called for public comment by members of the audience on any non-agenda items. No one appeared to speak.

5. Recognitions, Donations, and Communications

6. Items Removed from Consent Agenda

7. Business Items

a. Public Hearing to Approve/Deny an On-Sale w/ Sunday Sales Liquor License for Mito LLC dba Tulum Hall Located at 2801 Snelling Ave

City Manager Patrick Trudgeon briefly highlighted this item as detailed in the Request for Council Action and related attachments dated October 10, 2022.

Mayor Roe reviewed public hearing protocol and opened and closed the public hearing at approximately 6:09 p.m. for the purpose of receiving public input on the above-referenced on-sale w/ Sunday sales liquor license for Mito LLC dba Tulum Hall; with no one appearing for or against.

Etten moved, Groff seconded, approval of an On-Sale w/ Sunday Sales Liquor License for Mito LLC dba Tulum Hall, pending completion of successful background checks and submittal of any outstanding items..

Roll Call

Ayes: Strahan, Etten, Groff and Roe.

Nays: None.

b. Tobacco Presumptive Penalty Approval Quick Mart

Chief Erika Scheider briefly highlighted this item as detailed in the Request for Council Action and related attachments dated October 10, 2022.

Mr. Ahmed Elkhoderi, owner of Quick Mart addressed the City Council. He indicated he was upset and since the incident he got an entire new system to check ID's.

Public Comment

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

Groff moved, Strahan seconded, approval to issue and administer the presumptive penalty pursuant to City Code Section 306.09, for tobacco license holders for the second violation within thirty-six (36) months.

Roll Call

Ayes: Strahan, Etten, Groff and Roe.

Nays: None

c. Consider a Request to Perform an Abatement for Unresolved Violations of City Code at 795 Terrace Drive

Removed from the agenda due to resolution with the owner.

d. Accept Final Civic Campus Master Pre-Design Report

City Manager Patrick Trudgeon briefly highlighted this item as detailed in the Request for Council Action and related attachments dated October 10, 2022.

Ms. Susan Morgan, BKV Group, summarized work to date on the Civic Campus Master pre-design.

Mr. Dustin Phillips, Kraus-Anderson Construction, continued with highlights of phasing of the project and costs for each phase.

Mayor Roe wondered if the current yard goes away in order to construct the license center and the VFW, would the maintenance facility then operate without a yard for a portion of this phasing.

Mr. Andrew Cooper, Oertel Architects, indicated that was correct. The existing parking area around the VFW, just north of Woodhill then would become the pseudo-operational, temporary yard while it is being relocated.

Mr. Phillips indicated there will be a portion of time that there will not be a fueling station on site during that period.

Councilmember Etten asked what happens to the communications tower between the Fire Station and the proposed License Center.

Ms. Morgan explained in both plans both of the communication towers remain as is so they have intentionally planned around them including the out buildings.

Mr. Phillips reviewed Phase III of the proposed site plan.

Councilmember Strahan asked if the acquisition of the property was included in the cost.

Mr. Phillips indicated it was not included.

Councilmember Strahan asked if there were any estimates of the cost to purchase the property.

Mayor Roe thought the only thing the City has at this time is the Ramsey County assessed value, with City Manager Trudgeon concurring.

Councilmember Etten asked for clarification on that because the RCA says the estimate is for associated site costs along with property acquisition.

Mr. Phillips explained property acquisition is not included for those scenarios. It is the term for construction costs for site costs including utility lines, storm water on site and different components that develop the infrastructure to build buildings, not the land expenses associated with that.

Mr. Trudgeon explained staff has not had a direct conversation about exactly what the transaction would look like. There is a cost to construct the VFW that is included and there could be a scenario where for the value of the property, the City would put in that amount of dollars towards the construction and the VFW would be paying some of that as well. This all needs to be negotiated and sorted out.

Ms. Morgan explained in the Civic Campus Master Plan because the arrangements were still to be considered at that time, no costs associated with the VFW, either property acquisition or long-term financial agreements were included because the amounts could vary by scenario.

Ms. Morgan and Mr. Phillips reviewed projected costs and the reason for cost changes since the last presentation.

Councilmember Strahan wondered if any of the projected assistance through the Inflation Reduction Act was considered in the pricing.

Mr. Phillips explained in a roundabout way, yes. He reviewed in the chart the probable inflation cushion. He noted this is trying to factor in what is a realistic inflation percentage to carry year over year.

Councilmember Strahan explained she was specifically referring to clean energy, other issues it may address to see if that would indeed be a five to fifteen percent increase on the total given the other environmentally green buildings, clean buildings process that are outlined in that act.

Mr. Trudgeon indicated that was a good point, potentially there are dollars out there to reduce the costs. That is more on the funding side that staff will have to strongly look at. He encouraged them to look at that, noting this is what the total cost is as much as can be reduced through grants and other funding or innovative ways that the City can get some type of credit for. He explained with the Inflation Reduction Act, he was not sure if there has been any guidance given or money actually flowing to the State at this point. That will obviously change by 2025 so he hoped staff will have some better sense of it moving forward into 2023.

Mayor Roe indicated that is a good point and the City does not want to credit themselves any funding benefits on the cost of things because they want to make sure there is a good understanding of the costs that the City will have to pay for.

Councilmember Strahan indicated she was concerned that significant design changes would make it so the City would qualify for some of these things.

Ms. Morgan explained it was their intent and certain things have to be done with the maintenance building to make it work. Her team originally explored an East/West option and a North/South option and ended up recommending the North/South option for constructability purposes as a part of the general site costs. Also, in dialogue with some of the residents in terms of how it helps manage flow of vehicles. On the one hand, the North/South orientation tends to be less beneficial for passive strategies but for maintenance it is actually a more valuable orientation as it relates to daylight. Both the VFW and the License Center were designed to use the passive design strategies by providing space between the buildings so there is no self-shading and both of those buildings are oriented East/West which is most effective for basic passive design strategy. This is already very well placed to have incorporated B3 as a baseline cost as well as some of those preliminary design strategies.

Mr. Trudgeon thought this was something that could be sorted out before the final design is done.

Councilmember Etten indicated this is designed out for 2025-2027 and asked if it came to 2030, would there need to be a pre-design process done again or just go to a final design process with something like this, assuming goals are the same.

Ms. Morgan indicated it would be recommended and beneficial to touch base with the design team. She did not think a full pre-design needed to be done again.

Councilmember Etten asked how the new updated numbers affect what the City has approached the Legislature about and would come to the community for.

Mr. Trudgeon explained this does change things and with the sales tax item not passing the Legislature, the City would have to go through another series of passing resolutions regarding this. He reviewed previous costs to current proposed costs with the City Council.

Mayor Roe indicated that while participating in legislative hearings on the City's sales tax request this spring, there were at least a couple of other cities, including Edina, that were asking to add onto previously approved requests to cover increased costs before their ballot questions went to their voters.

Public Comment

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

Groff moved, Etten seconded, accepting the final Civic Campus Pre-Design report.

Roll Call

Ayes: Strahan, Etten, Groff and Roe.

Nays: None

- e. **Appoint City Council Members to Panel for City Attorney Interviews**
City Manager Patrick Trudgeon briefly highlighted this item as detailed in the Request for Council Action and related attachments dated October 10, 2022.

Etten moved, Strahan seconded, appointing Mayor Roe and Councilmember Groff to serve on a panel for City Attorney Interviews.

Roll Call

Ayes: Strahan, Etten, Groff and Roe.

Nays: None

8. Council Direction on Councilmember Initiated Agenda Items

a. Councilmember Strahan – Creation of an Ordinance Prohibiting Possession of a Detached Catalytic Converter

Mayor Roe stated Councilmember Strahan brought this item forward at the last meeting. He indicated this item tonight is looking for direction on what to do if it should be put on a future Council agenda or not.

Councilmember Strahan explained there is a long history in Roseville and surrounding communities of catalytic converter thefts. On September 19, the City of Bloomington passed a catalytic converter ordinance, making it a misdemeanor to be in possession of an unattached catalytic converter without a receipt. On October 3, Savage also passed a similar ordinance with the same parameters. Within the past two months, many municipalities across the Country and State have been working towards this. Roseville has worked for the last few years to have a catalytic converter State law and their own Senator John Marty has been working on this tirelessly year after year without a lot of advancement. On May 11, 2021 Police Chief Scheider forwarded a letter in support of Senator Marty's Senate file 2491 and at that time she indicated "when our officers stop people driving around with several cut off catalytic converters and a Sawzall, often without a reasonable explanation as to how they gained possession of the used converters, we are unable to proceed with prosecution unless the specific vehicles can be identified that the converters belong to." She noted at that time the Police Department was talking about marking vehicles. She indicated this would be much better served as a State item but it continues to get passed on year after year.

Councilmember Strahan indicated she spoke with Troy Metzger who owns Dave's Auto on Hamline Avenue and he indicated that at this time, he is seeing about one to two catalytic converters a week coming off vehicles in the area. Right now, it is several days to several months back order to get a catalytic converter depending on the vehicle, model, and extended damage. He said in any other market these cars would have been totaled. This disproportionately affects the poor. The insurance companies rarely pay and are starting to fight these claims. She noted Mr. Metzger was very much in support of doing anything along these lines and Chief Scheider also echoed that an ordinance will give them another option. She did not know that it will slow things down but at least the Police Department would have a tool.

Councilmember Strahan explained she would like to move forward with City Staff studying the possibility of an ordinance that would make possession of a catalytic converter, as noted, a misdemeanor and work to protect the people of Roseville.

Councilmember Groff indicated he talked to Chief Scheider today as well and she told him the same thing, that it would be a tool to use. He noted when he has been

door knocking, the subject has come up quite a bit and even if people put the cages on, it is an expense to them so he thought the residents would appreciate some action on this.

Mayor Roe asked Mr. Trudgeon when this item could be put on the agenda.

Mr. Trudgeon indicated this could go on the October 24, 2022 City Council meeting.

City Attorney Gaughan explained more tools in the City's toolbox on this issue would be helpful. He thought it was important to look at tools outside of these ordinances that are being passed. He personally had a question about their legality, pushing the burden of proof onto the defendants, and whether or not these ordinances would hold up under judicial scrutiny. He thought it would be important and a good point to look at a wider range of potential options as well.

9. 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 September 12, 2022 City Council Meeting Minutes**
- b. **Approve September 13, 2022 City Council Special Meeting Minutes**
- c. **Approve September 19, 2022 City Council Meeting Minutes**
- d. **Approve September 19, 2022 EDA Meeting Minutes**
- e. **Approve September 26, 2022 City Council Meeting Minutes**

Etten moved, Groff seconded, approval of the September 12, 2022, September 13, 2022, September 19, 2022, September 26, 2022 City Council Meeting Minutes and the September 19, 2022 EDA Meeting Minutes as presented.

Roll Call

Ayes: Strahan, Etten, Groff and Roe.

Nays: None.

10. 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 dated October 10, 2022 and related attachments.

Strahan moved, Etten seconded, approval of the Consent Agenda including claims and payments as presented and detailed.

Roll Call

Ayes: Strahan, Etten, Groff and Roe.

Nays: None.

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a. Approve Payments

ACH Payments	\$384,896.43
104679-104832	1,052,852.57
TOTAL	\$1,437,749.00

b. Approve 1 Temporary Liquor License

c. Authorize the Mayor and City Manager to Execute a Professional Services Agreement with Tokle Inspections Incorporated for Electrical Inspection Services

d. Approve Minnesota Anti-Heroin Task Force Agreement

e. Approve Janitorial Services Contract with Linn Building Maintenance

f. Approve First Amendment to T-Mobile Central LLC Lease at Roseville Civic Center

11. Future Agenda Review, Communications, Reports, and Announcements – Council and City Manager

City Manager Trudgeon reviewed the October 17, 2022 City Council Work session, October 24, 2022 City Council meeting and November 7, 2022 EDA and City Council meeting agendas.

Councilmember Groff updated the City Council on the recent Visit Roseville meeting he attended.

Councilmember Strahan thanked Ms. Kelsey and the people who put together the Employment-Employer fair on Wednesday.

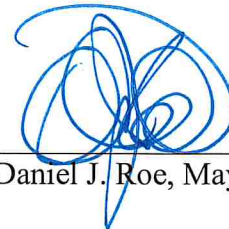
12. Adjourn

Etten moved, Strahan seconded, adjournment of the meeting at approximately 7:24 p.m.

Roll Call

Ayes: Strahan, Etten, Groff and Roe.

Nays: None.



Daniel J. Roe, Mayor

ATTEST:



Patrick J. Trudgeon, City Manager