



Regular City Council Meeting Minutes
City Hall Council Chambers, 2660 Civic Center Drive
Monday, October 17, 2022

1. Roll Call

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

2. Pledge of Allegiance

3. Approve Agenda

- a. Councilmember Strahan requested removal of Item 10C (Approve City Sign Permits for Community Visioning Hello Lamp Post Signs) for separate consideration.

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

Roll Call

Ayes: Strahan, Groff, Willmus, 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

- a. **Approve City Sign Permits for Community Visioning Hello Lamp Post Signs**
At the request of Councilmember Strahan, City Manager Trudgeon briefly highlighted this item as detailed in the Request for Council Action and related attachments dated October 17, 2022.

Councilmember Strahan noted there was absence of Southwest and Southeast Roseville representation of the listed sites.

Assistant City Manager Rebecca Olson presented an overview of the locations that will have signs, which will include locations in Southeast and Southwest Roseville. She indicated staff is currently in the process of doing an overlay of the census data based on languages and population where the signs are being located. The signs are anticipated to be placed throughout the City in various locations. Staff is also in the process of making sure the language on those signs are appropriate for the locations that the signs are in. Staff is also in the process of getting permissions as well. Hopefully in the next week residents will start seeing the signs.

Strahan moved, Willmus seconded, approval for Hello Lamp Post signs to be located throughout the City as detailed in the summary.

Roll Call

Ayes: Willmus, Strahan, Groff and Roe.

Nays: None.

7. Business Items

a. Receive Ehlers Utility Rate Study for Water, Sewer and Storm Drainage Utility Funds

Finance Director Michelle Pietrick briefly highlighted this item as detailed in the Request For Council Action and related attachments dated October 17, 2022.

Ms. Stacie Kvilvang and Ms. Jean Vogt from Ehlers presented the Utility Rate Study for Water, Sewer and Storm Drainage Utility Fund to the City Council.

Councilmember Groff asked for clarification on the different tiers.

Ms. Vogt reviewed the different tiers in the utility rates.

Mayor Roe noted there were no proposed changes in the resident tiers.

Ms. Kvilvang indicated that was correct.

Councilmember Willmus asked when looking at the capital projects, particularly the stormwater capital projects there are a number of areas, primarily of County roadways that do not have any type of stormwater infrastructure and from a planning perspective is the City looking at that aspect of things and is there a potential to develop a number and look at some capital plan going forward for that. When looking the entire dollar need and improvements, he was wondering if some of those areas are affected.

Mayor Roe thought the Council could get a follow-up on that after this session. He wanted to clarify that it seemed to be alluded to the fact that the proposed water usage rates attempt to take into account some sort of recovery of the underbilling or did he mishear that.

Ms. Vogt explained they do assume a portion of the underbilling to be recouped but not one hundred percent.

Mayor Roe thanked Ehlers for the presentation.

b. Discuss Draft Tenant Notification Ordinance

Regular City Council Meeting

Monday, October 17, 2022

Page 3

Community Development Director Janice Gundlach briefly highlighted this item as detailed in the Request for Council Action and related attachments dated October 17, 2022.

Councilmember Willmus wondered in the purpose statement if the City should be more clear as to what this does or does not apply to. He was thinking about the language related to five or more units. He knew this was spelled out in the definitions and perhaps elsewhere but he wondered if that makes sense to add into the purpose statement.

Mayor Roe thought that made sense.

Ms. Gundlach indicated that could be added for the Council's next consideration.

Councilmember Willmus asked related to the notice to the City of a proposed sale, what are some of the mechanisms the City has in place to employ and what is the City going to act upon and how.

Ms. Gundlach explained the single biggest tool the City has in order to preserve affordable housing is affordable housing tax increment financing. The City also has some other funds through the HRA that could be used separately from affordable housing TIF but the affordable housing TIF is the single biggest tool that is available to staff.

Ms. Gundlach reviewed the different affordability tools the City has including AMI, and affordable housing TIF. She noted staff felt using eighty percent AMI was a more restrictive standard to provide greater protection for the tenants of the City's rental housing. If the Council would like to use sixty percent it can be changed. She explained the Housing Justice Center provided the template ordinance.

Mayor Roe indicated the representative mentioned the issue that seemed to be the most acute was the ability for tenants to have advance notice of eviction and that is not something that is a part of this and not something that the EDA or City Council has even taken up at this point. It seems the City has a lot of older buildings that are naturally occurring affordable and there is always the potential for a sale. He thought it made sense to have something like this on the books to give the City an opportunity to look at preserving it and certainly that additional notification for the tenants. He also noted he had some conversations with staff offline about the potential that the City could collect some of the information that is being requested as a part of this ordinance and the licensing process each year that the owners and landlords are undertaking to maintain their licenses. Certainly, that does streamline and simplify the process and he would think at that point, it also gives the City the ability to at least, based on that data, make a designation of a property as affordable by this definition so the owner already knows ahead of time, if the City gets the

notice of a sale, that they qualify to provide that notice to the City under this ordinance. He asked if that made sense from a process point of view and something that could be looked at and adjusted in terms of the language of the ordinance and any of the other ordinances that may require that.

Ms. Gundlach explained the concern was that some of the owners and managers had talked about getting rid of that notice to the City of a proposed sale. The owners do not like having to wait ninety days before actually putting a property up for sale. That requirement only applies to affordable housing as defined in the Ordinance. The owners felt this seemed overly burdensome to them and the manager group. What staff talked about as a solution was when owners and managers fill out their annual license application, the City would add a question to the license application that asks the owner/manager to disclose what their rent ranges are and how many units are in the buildings. Staff would frame that question up based on what the HUD limits are for affordability at or below eighty percent AMI. That way the ownership group is not put in a situation where they need to provide the City really detailed information about rents, which the City does not want or need.

Mayor Roe thanked staff for the presentation and work that has been put into this.

c. Set Date to Canvass General Election

City Manager Patrick Trudgeon briefly highlighted this item as detailed in the Request For Council Action and related attachments dated October 17, 2022.

Willmus moved, Strahan seconded, to set date for a special meeting to canvass the general election results for 12:30 p.m. on Wednesday, November 16, 2022.

Roll Call

Ayes: Strahan, Groff, Willmus, and Roe.

Nays: None

8. Council Direction on Councilmember Initiated Agenda Items

9. Approve Minutes

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 17, 2022 and related attachments.

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

Roll Call

Ayes: Strahan, Groff, Willmus, and Roe.

Regular City Council Meeting

Monday, October 17, 2022

Page 5

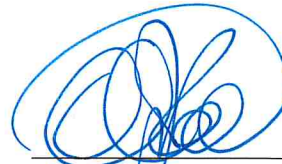
Nays: None.

- a. Approval of Temporary Gambling Permit**
 - b. Approve General Purchases and Sale of Surplus Items in Excess of \$10,000**
 - c. Removed for separate consideration.**
- 11. Future Agenda Review, Communications, Reports, and Announcements – Council and City Manager**
City Manager Trudgeon reviewed the October 24, 2022 City Council meeting, November 7, 2022 EDA and City Council meeting and the November 28, 2022 City Council meeting.
- 12. Adjourn**
Groff moved, Willmus seconded, adjournment of the meeting at approximately 6:56 p.m.

Roll Call

Ayes: Strahan, Groff, Willmus, and Roe.

Nays: None.



Daniel J. Roe, Mayor

ATTEST:



Patrick J. Trudgeon, City Manager