



Regular City Council Meeting Minutes
City Hall Council Chambers, 2660 Civic Center Drive
Monday, May 18, 2020

Pursuant to Minn. Stat. 13.D.021, City Council members, City Staff, and members of the public participated in this meeting electronically due to the COVID-19 pandemic.

1. Roll Call

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

2. Pledge of Allegiance

3. Approve Agenda

City Manager Trudgeon requested addition of Items 5d (Mounds View School District High School Senior Recognition Day Proclamation), 5e (Roseville School District High School Senior Recognition Day Proclamation) and 5f (Concordia Academy High School Senior Recognition Day Proclamation) to the agenda.

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

Roll Call

Ayes: Willmus, Groff, Etten, Laliberte, Roe.

Nays: None.

4. Public Comment

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

5. Recognitions, Donations, and Communications

a. Asian and Pacific Islander Heritage Month

Mayor Roe read the Asian and Pacific Islander Heritage Month Proclamation.

Laliberte moved, Groff seconded, proclaiming May 2020 Asian and Pacific Islander Heritage Month.

Roll Call

Ayes: Willmus, Groff, Etten, Laliberte, Roe.

Nays: None.

b. Mental Health Awareness Month Proclamation

Mayor Roe read the Mental Health Awareness Month Proclamation.

Etten moved, Willmus seconded, proclaiming May 2020 Mental Health Awareness Month.

Roll Call

Ayes: Willmus, Groff, Etten, Laliberte, Roe.

Nays: None.

c. Older Adults Month Proclamation

Mayor Roe read the Older Adults Month Proclamation.

Willmus moved, Etten seconded, proclaiming May 2020 Older Adults Month.

Roll Call

Ayes: Willmus, Groff, Etten, Laliberte, Roe.

Nays: None.

d. Mounds View School District High School Senior Recognition Day Proclamation

Mayor Roe read the Mounds View School District High School Senior Recognition Day Proclamation.

Etten moved, Laliberte seconded, proclaiming June 1, 2020 Mounds View School District High School Senior Recognition Day.

Roll Call

Ayes: Willmus, Groff, Etten, Laliberte, Roe.

Nays: None.

e. Roseville School District High School Senior Recognition Day Proclamation

Mayor Roe read the Roseville Area School District High School Senior Recognition Day Proclamation.

Groff moved, Etten seconded, proclaiming June 1, 2020 Roseville School District High School Senior Recognition Day.

Roll Call

Ayes: Willmus, Groff, Etten, Laliberte, Roe.

Nays: None.

f. Concordia Academy High School Senior Recognition Day Proclamation

Mayor Roe read the Concordia Academy High School Senior Recognition Day Proclamation.

Willmus moved, Groff seconded, proclaiming June 1, 2020 Concordia Academy High School Senior Recognition Day.

Roll Call

Ayes: Willmus, Groff, Etten, Laliberte, Roe.

Nays: None.

6. Items Removed from Consent Agenda

Councilmember Etten indicated he needed to leave the meeting and will hopefully return.

Councilmember Etten left the meeting at 6:25 p.m.

7. Business Items

a. Receive Update on COVID-19 and Impact on City Operations

City Manager Trudgeon briefly highlighted this item as detailed in the Request for Council Action and related attachments dated May 18, 2020.

Assistant Fire Chief David Brosnahan updated the Council on COVID-19 Emergency Preparedness.

Mr. Trudgeon continued with the COVID-19 presentation regarding city operations.

Mayor Roe reported he received an inquiry from the public about the city playgrounds and he believed those are still not available for use.

Mr. Trudgeon indicated that was correct and staff will continue to look at the possibility of when the parks can open again.

b. Public Hearing to Consider Resolution Approving the Vacation of Heinel Drive Sewer Easement and Accepting New Easements

City Engineer Jesse Freihammer briefly highlighted this item as detailed in the Request for Council Action and related attachments dated May 18, 2020.

Mayor Roe reviewed public hearing protocol and opened and closed the public hearing at approximately 6:47 p.m. for the purpose of receiving public input on the above-referenced vacation of Heinel Drive Sewer Easement and accepting new easements; with no one indicating a desire to speak.

Willmus moved, Groff seconded, adoption of Resolution No. 11696 entitled, "Resolution Approving the Vacation of a Portion of Sewer Easement at 511 Heinel Drive." and adoption of Resolution No. 11697 entitled, "Resolution Approving the Vacation of a Portion of Sewer Easement at 513 Heinel Drive."

Roll Call

Ayes: Willmus, Groff, Laliberte, Roe.

Nays: None.

Willmus moved, Laliberte seconded, adoption of Resolution No.11698 entitled, "Resolution Approving Sewer Easement at 511 Heinel Drive," adoption of Resolution No.11699 entitled, "Resolution Approving Sewer Easement at 513 Heinel Drive," adoption of Resolution No.11700 entitled, "Resolution Approving Sewer Easement at 515 Heinel Drive," and adoption of Resolution No. 11701 entitled, "Resolution Approving Sewer Easement at 3065 Sandy Hook Drive."

Roll Call

Ayes: Willmus, Groff, Laliberte, Roe.

Nays: None.

c. Consider Approving Resolution Approving the Vacation of Easements Related to the Lexington Woods Plat

City Engineer Jesse Freihammer briefly highlighted this item as detailed in the Request for Council Action and related attachments dated May 18, 2020.

Mayor Roe reviewed public hearing protocol and opened and closed the public hearing at approximately 6:57 p.m. for the purpose of receiving public input on the above-referenced vacation of easements related to the Lexington Woods Plat; with no one indicating a desire to speak.

Willmus moved, Groff seconded, adoption of Resolution No. 11702 entitled, "Resolution Approving the Vacation of Easements for Sewer Purposes and Right-Of-Way over Certain Property Located in the Plat of the Lexington, Ramsey County, Minnesota, and over Certain Property Located in the Plat of Roseville Heights No. 2, Ramsey County, Minnesota."

Roll Call

Ayes: Willmus, Groff, Laliberte, Roe.

Nays: None.

d. Consider Adopting a Resolution Approving the Lexington Woods Preliminary Plat and a Subdivision Variance to Subdivide the Subject Property into 32 Lots for a One-Family, Attached Townhouse Development Along a Private Cul-De-Sac Street

Senior Planner Bryan Lloyd briefly highlighted this item as detailed in the Request for Council Action and related attachments dated May 18, 2020.

Councilmember Willmus asked what the city has received from the developer on this project.

Mr. Lloyd indicated the developer has done a phase one and phase two with fill of various sorts. He noted the Pollution Control Agency does not require cleanup for

any of the materials but there are certain threshold of activity or construction beyond which anything besides dirt has to be cleaned up.

Councilmember Willmus asked if the developer has provided environmental documentation.

Mr. Lloyd believed the developer had. He has not looked at any of the environmental documentation, but it has been provided to the public works staff as well as the parks and recreation staff.

Councilmember Groff asked on the street extension from five hundred to five hundred forty feet, does the Fire Department feel like it can get their trucks through safely, make the turn in the cul-de-sac, and not block traffic to other buildings.

Mr. Lloyd believed that was correct.

Councilmember Groff noted people were concerned with construction hours and he wondered if the city has any way of limiting the hours.

Mr. Lloyd explained the Council could take some action to do exactly that but there is not anything in the normal Code standards that allows for blanket shortening of hours.

Councilmember Groff understood there was a concern with the neighbors about privacy fencing and some might want it and are willing to work something out with the developer.

Mr. Lloyd indicated that fencing and screening requirements are in the Zoning Code between high- and low-density developments. He was sure it did not rise to the level of a six-foot-high privacy fence that one might prefer to install in their backyard, but the developer has been in contact with some of the homeowners abutting the property.

Mayor Roe indicated on tree preservation, he thought the information showed trees remaining in place on the southern portion that may or may not be park dedication and it seemed like potentially the landscape plan that is being proposed could address the actual sites that are being disturbed be replaced according to the tree replacement analysis that has been done.

Mr. Lloyd thought that was correct. In the calculation that was provided with the total, the tree preservation information included Outlot B. With the trees that were there, there was perhaps an obligation to replant half a dozen trees but that did not include any existing trees that would remain on three lots south of Judith. He indicated the landscape plan proposed is quite robust.

Mayor Roe explained as he looked at the grading plan, it appears there is a fair amount of grade change on the eastern edge between the properties along Churchill and the pads for the townhomes. It looked like it could be as much as ten feet or more.

Mr. Lloyd indicated he has not scrutinized the grading plans but there is a lot of elevation difference between the primary development grade and higher grounds to the east where existing homes are located.

Mayor Roe thought there might need to be a retaining wall installed because it looked like there was a steep incline and change of elevation. He indicated one thing that occurred to him while watching the Planning Commission meeting is the units on the eastern side, which are slated to front to the east, there might be a way to look at those fronting the street, to the cul-de-sac. Then it would be backyard to backyard between those units and properties on Churchill. He noted this is not something he is prepared to require as a condition, but he wanted to note that option. Mayor Roe believed the setback from the pads on the south end, from that east property line, appear to be something along the order of thirty-six feet.

Mr. Lloyd indicated the distance between the lot corner is thirty-seven feet to the eastern property boundary.

Mr. Matthew Pavek, applicant, addressed the Council. He noted the building setback from the property line will be forty-five feet. The slope is a two-and-a-half to a three-foot slope and will be a naturally vegetated slope with trees in the area for green screening between this development and the existing neighborhood.

Councilmember Willmus explained there has been some concerns from neighbors in regard to noise, etc. and he wondered what their estimated construction calendar was at this point.

Mr. Pavek explained they plan to start construction right after the final plat approval, hopefully in June or July. Development activities will be done a couple of months after that and home construction would probably start in October or November.

Mayor Roe offered an opportunity for public comment.

Public Comment

Mr. Allen Carrier, 1040 County Road C2

Mr. Carrier commented that his concern is with traffic and how there will be a lot more traffic from this development coming out onto County Road C2. He thought there was only going to be one exit but felt there should be another exit out of the development for the number of homes being built. He noted the speed

of traffic on County Road C2 is also pretty fast based on posted limits and he did not know what could be done to reduce the speed of traffic on this road.

There was no additional public comment.

Willmus moved, Groff seconded, adoption of Resolution No. 11703 entitled, "Resolution Approving the Proposed Lexington Woods Preliminary Plat and Subdivision Variance," based on deliberation of the city Council, Planning Commission discussion and the four conditions in the Request for Council Action of May 18, 2020.

Council Discussion

Councilmember Willmus indicated he has been pleased to see the response from this developer with the neighbors and was not looking to expand upon Condition 4, but encouraged the developer to continue to work with the neighbors regarding screening, etc.

Councilmember Groff agreed with Councilmember Willmus and was impressed with the discussion at the Planning Commission meeting. He thought maintaining the canopy of the trees and some natural area was important as well as possibly having some pathways or play area and adding a little bit of a buffer to some of the homes to the east. Overall, he was very pleased with this development.

Councilmember Laliberte concurred and was pleased with all of the engagement between the developer and people in the area. She liked that the developer responded well to the residents, was willing to work with everybody, and she was supportive of the conditions.

Mayor Roe agreed the process seemed to work as intended and designed by the city. He thought in respect to the traffic, that it is certainly an issue at that intersection especially during rush hour with back-ups. He noted that over time, there will be a dispersion of traffic in that area as people find a preferred way to get around. He thought that would help mitigate that condition.

Roll Call

Ayes: Willmus, Groff, Laliberte, Roe.

Nays: None

- e. **Consider Approval of an Amendment the Centre Pointe Planned Unit Development Specific to the Veritas Campus Plan at 2815 Cleveland Avenue**
City Planner Thomas Paschke briefly highlighted this item as detailed in the Request for Council Action and related attachments dated May 18, 2020.

Councilmember Groff asked if this plan increased or decreased the greenspace and water absorption on this site.

Mr. Paschke explained the storm water on the site would have to be mitigated according to city Code as well as the Watershed, the PUD requires an overall twenty-five percent. He noted this site would create additional greenspace than what would have been there in the overall development.

Mr. Mark Davis, applicant, addressed the Council.

Mayor Roe offered an opportunity for public comment with no one indicating a desire to speak.

Laliberte moved, Groff seconded, approval of the concept plan amendment to the CP-PUD modifying the Veritas Master Site Plan by eliminating two office buildings, four stories in height totaling 122,000 square feet and replacing it with a single office building on a separate lot, three stories in height and 55,000 square feet in size, making way for Final Plan review.

Council Discussion

Councilmember Laliberte explained she was looking forward to something happening in this area. She indicated she was familiar with the Davis Group, who do exceptionally good work and attract great tenants. She thought this would be good for the people who work and live in the community.

Councilmember Groff echoed those comments and noted that with some of these areas that have been left for a number of years, it is time to get something in there and this sounds like a really good project. He stated it was a good fit for Roseville and the residents will appreciate having it in the city.

Roll Call

Ayes: Willmus, Groff, Laliberte, Roe.

Nays: None

f. Consider Approval to the Issuance of Multifamily Housing Revenue Notes on Behalf of Roseville Leased Housing Associates I, LLLP (Dominium)

Finance Director Michelle Pietrick briefly highlighted this item as detailed in the Request for Council Action and related attachments dated May 18, 2020.

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

Groff moved, Willmus seconded, adoption of Resolution No. 11704 entitled, "Resolution Approving the Issuance and Sale of Multifamily Housing Revenue Refunding Note (Twin Lakes Family Apartments Project), Series 2020 Pursuant to Minnesota Statutes, Chapter 462C."

Council Discussion

Councilmember Groff thought the city has been working on this for quite some time and this is a step to move this forward, so he was in support.

Roll Call

Ayes: Willmus, Groff, Laliberte, Roe.

Nays: None

g. Receive Civic Campus Master Plan Project Update

Public Works Director Marc Culver briefly highlighted this item as detailed in the Request for Council Action and related attachments dated May 18, 2020.

Mr. Bruce Schwartzman, BKV Group, made a presentation to the Council on the Civic Campus Master Plan Project.

Councilmember Willmus indicated when he reviewed the packet and designs, he was disappointed especially with options A and B and how disjointed the operation would be. When the city entered this process, he really wanted to see a more visionary approach to what things could potentially look like. He thought at this stage, all options really need to be on the table and let the Council take a look at some things. He felt it was particularly important to reach out and have those conversations with the VFW, but he did not think it stopped them from potentially planning what some options might look like. With respect to Woodhill Drive and a potential rerouting of Woodhill, he believed that should remain on the table. He thought Woodhill and Lexington could be a new entrance to the campus. Councilmember Willmus stated it seems there has been a little too much about what the city cannot do versus, at this stage, being a little more visionary and conceptual with attempting to maximizing the space and efficiencies. That is the direction he was hoping to go and ultimately obtain. He really wanted to stay away from the split campus and minimize leased space needs in the future. He asked how the pandemic was going to affect not only the actions within existing office spaces but potentially operations like the license center. He asked Mr. Schwartzman if he sees a transition to a model that is appointment based or some other modified center.

Mr. Schwartzman thanked Councilmember Willmus for his feedback.

Mayor Roe was not sure if closing off Woodhill was what he was looking at but maybe more of a realignment of Woodhill. He thought it still needed to pass through.

Councilmember Groff explained he would really like to see this expanded more on possibilities and as budgets come in, there will need to be a narrowing down. But this is the part of the process and he would like to see the architects go as far as possible with ideas. He thought connectivity was really important in keeping the campus connected and did not see a plus with separating it. He thought it was interesting with COVID-19 that things will change just like it did with 911 and may affect how much office space is needed.

Mr. Schwartzman indicated regarding the space, his team is circling back with all of the departments to discuss how much space is really needed.

Councilmember Etten returned to the meeting at 8:31 p.m.

Councilmember Etten indicated a question he had when talking about standards for office space and how the world is changing, he thought there needed to be a broader approach to this but also thought there did not need to be a jump in thinking that this will be the new normal. He thought some departments have different space needs.

Mr. Culver indicated Mr. Schwartzman has shown the Council more than expected at this stage but there is still a lot of additional detail that would need to go into the level of analysis that Councilmember Etten is talking about. He indicated the architects are trying to find out the general deficiencies in each department.

Councilmember Laliberte explained she would like to see how the traffic will work and how it will flow, especially with moving equipment around. She was hoping at this stage to see the most imaginative options, knowing that step by step the city will continue to pare it back to what can be done. She added when talking about internal spaces and efficiencies, everyone is moving towards collaborative space which may be changing as well.

Mayor Roe explained he wanted to make sure the VFW is part of what is planned. He was envisioning a potential leased space as a part of what is done, if not their own standalone property, depending on how that layout works. One of the things the city needs to be conscious of, is buffering along the residential area to the west on the north side of Woodhill. When he looked at Concept C, one of the things in terms of the demolition of the north end of the existing maintenance facility, it is almost about the same size as the area for the IT/License Center. He asked if that is potential space that could be repurposed instead of demolishing it and building new.

Mayor Roe indicated in regard to the IT piece, the city is still trying to work out what the relationship is going to be between the City of Roseville and an IT providing service and personnel. So, whatever is done regarding IT space, has to be modular in order to be put in or taken out depending on the need. Potentially, some of

these types of uses could abut the maintenance building as opposed to being separate to use the space better and provide as much flexibility as warranted

Mr. Schwartzman stated this feedback was great and he has been writing notes to adjust the plans. He indicated this is a challenge to him and will be engaging all of their creative personalities to work through this.

Ms. Coal Dorius presented the neighborhood and community outreach plans and next steps with the Council.

Mayor Roe thanked Ms. Coal for her presentation, and observed that in some engagement work he has seen there was effective use of physical blocks or other representations of buildings, etc., for participants to arrange on the site and see how the impacts look in 3 dimensions rather than just on flat paper, and would encourage creative ways to use that approach.

Councilmember Laliberte indicated she would be curious to know about the walkabouts because the city did those with the Comprehensive Plan process, and it proved challenging.

Councilmember Etten liked the idea of having people outside with a tour. He would worry about them having a series of blocks where everyone gets to touch them, but he liked the idea of the 3D piece that captures the shape of things and shows some graphics of how people and vehicles would move throughout the space.

Councilmember Willmus agreed that outreach engagement is an important component of what the city is doing as a municipality. When it comes to the detail and function of what, for example, the maintenance facility needs, he wants to make sure they are putting Mr. Culver and his staff at the forefront of this effort and making sure to capture different perspectives as well. He thought the city needed to have that buy in from the community but from the onset, the city also needs to have what will be a functional plan as well.

Councilmember Groff echoed Councilmember Etten's thoughts and felt public input was important but of course the public is not designing these spaces and giving feedback on how it would affect their lives.

Mr. Schwartzman appreciated the feedback from the Council and will look at all of the suggestions.

h. Consider Adopting a Resolution Memorializing the Twin Lakes Station EAW Record of Decision

City Planner Thomas Paschke briefly highlighted this item as detailed in the Request for Council Action and related attachments dated May 18, 2020.

Mayor Roe offered an opportunity for public comment with no one indicating a desire to speak.

Willmus moved, Etten seconded, adoption of Resolution No. 11705 entitled, "Resolution Memorializing the Twin Lakes Station Environmental Assessment Worksheet (EAW) Record of Decision, Making a Negative Declaration on the Need to Conduct an Environmental Impact Statement (EIS)."

Roll Call

Ayes: Willmus, Groff, Etten, Laliberte, Roe.

Nays: None

8. 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 27, 2020 and May 4, 2020 City Council Meeting Minutes

Groff moved, Etten seconded, approval of the April 27, 2020 and May 4, 2020 city Council Meeting Minutes.

Roll Call

Ayes: Willmus, Groff, Etten, Laliberte, Roe.

Nays: None.

9. 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 May 18, 2020 and related attachments.

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

Roll Call

Ayes: Willmus, Groff, Etten, Laliberte, Roe.

Nays: None.

a. Approve Payments

ACH Payments	\$397,196.50
96391-96537	244,539.80
TOTAL	\$641,736.30

b. Approve Annual Variance Board Appointments

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

d. Adopt a Resolution Approving an Extension of the Validation of the Approval of the Midland Legacy Estates Final Plat

- e. **Approve a Memorandum of Understanding with NFP for a Benefit Administration System**

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

City Manager Patrick Trudgeon reviewed the June 8, 2020 EDA and Council meeting and June 22, 2020 Council meeting with the city Council.

11. Adjourn

Willmus moved, Etten seconded, adjournment of the meeting at approximately 9:09 p.m.

Roll Call

Ayes: Willmus, Groff, Etten, Laliberte, Roe.

Nays: None.



Daniel J. Roe, Mayor

ATTEST:



Patrick J. Trudgeon, City Manager