

**REGULAR MEETING OF THE ANOKA CITY COUNCIL
ANOKA CITY HALL
CITY COUNCIL CHAMBERS
JANUARY 21, 2020**

1. CALL TO ORDER

Mayor Rice called the meeting to order at 7:05 p.m., followed by the Pledge of Allegiance.

2. ROLL CALL

Present at roll call: Mayor Rice, Councilmembers Barnett, Freeburg, and Skogquist.

Staff present: City Manager Greg Lee; Police Chief Eric Peterson; Community Development Director Doug Borglund; Associate Planner Clark Palmer; Golf Course Manager Larry Norland; Public Services Administrator Lisa LaCasse; and Public Services Director Mark Anderson.

Absent at roll call: Councilmember Wesp.

3. COUNCIL MINUTES

3.1 Minutes of the January 6, 2020, Regular Meeting.

Councilmember Barnett noted Electric Director Greg Geiger was not present at the January 6 meeting and requested a correction on Page 3, Paragraph 2; "...paid to ~~Anoka Electric~~ Anoka-Champlin Fire".

Motion by Councilmember Skogquist, seconded by Councilmember Barnett, to waive the reading and approve the January 6, 2020, Regular Meeting minutes as corrected.

Vote taken. All ayes. Motion carried.

4. OPEN FORUM

4.1 Police Activity Update.

Police Chief Eric Peterson shared an update on the ice jam on the Mississippi River and subsequent flood warning that occurred on January 13. He said the river forecast was based on an ice jam downstream from the Ferry Street bridge and that expectations from the National Weather Service was that water levels would reach 13 feet. He said the river rose 7-8 feet within 24 hours and spoke about the equipment staging, monitoring, and communications efforts to the community that followed and the intent to provide sandbags to homeowners

should needed. Chief Peterson said the last time the river rose to this level was in 1952 and today the level was 11.9 feet due to ice. He then shared an update on the police reserve units and their important work and the challenge to train and equip individuals for future police work and how Captain Youngquist was doing a great job spearheading this effort.

Councilmember Skogquist asked if the ice jam occurred in Coon Rapids. Chief Peterson explained it occurred upstream from the Coon Rapids Dam and said reasons for the jam was due to the increased warming and cooling season making river ice unstable which then made the ice break and flow naturally.

Councilmember Barnett spoke about the many announcements regarding the river levels on social media and news outlets and said she was pleased with the communication efforts then asked for an update on the hands-free law and if police have seen a decrease in cell phone use while driving. Chief Peterson said they did not have any statistics as to the numbers yet but his personal opinion was that people were trying but just not there yet, adding the department is issuing more warnings instead of citations in order to educate the public on the impacts of distracted driving.

OTHER INFORMATION UNDER OPEN FORUM

Steven Martin, St. Louis Park, said he will be moving to Anoka soon and has leased space in Anoka to open a business called Chillin' Café. He shared his medical history and how music cafes helped his recovery and his goal of opening a similar café in Anoka. He spoke about creating a meeting place for all people including those experiencing recovery and homelessness then explained he was denied a building permit based on his being a recovery center and asked what steps he needed to do to be able to obtain a permit and remain a non-profit organization. He spoke about zoning law, approved uses, and the color of law and promised he would never provide recovery services from this location.

Community Development Director Doug Borglund explained Mr. Martin's application for a café at 1922 1st Avenue which was zoned EM-1 Historic District and allowed for coffee/dine-in restaurants but staff's interpretation that the use was focused on recovery and rehabilitation services. He reviewed in detail the submitted business plan which was listed as a recovery café and Mr. Martin's funding request for a portion of the work and contact information at the Anoka Regional Treatment Facility. Mr. Borglund said staff believed Mr. Martin's intent appeared to have a heavy focus on recovery and rehab and was not a typical café or restaurant then shared the zoning letter sent to Mr. Martin that outlined where this use could be instead in the north part of the City and appropriately zoned, adding the City recently spent \$3 million to relocate a recovery center from this area to Highway 10.

Mr. Martin explained the café services would include art and music therapy and would not provide recovery services and said he had not received direction on what he needed to submit in order to comply then referred to the color of law and how it did not allow the City to dictate who can use the café, adding he was wrongfully being denied a building permit.

Mayor Rice explained the limitations in Open Forum and Council direction then shared his review of Mr. Martin's proposed website for the café and the need to support the City's zoning and communication and encouraged Mr. Martin to meet with staff again to review options.

Mr. Martin said he believed this was not a miscommunication and would be filing complaint paperwork with the FBI if necessary, adding he has been incorrectly categorized as an onsite recovery center and that needs to be changed.

5. PUBLIC HEARING(S)

None.

6. CONSENT AGENDA

Motion by Councilmember Skogquist, seconded by Councilmember Freeburg, to approve Consent Agenda 6.1 through 6.2.

6.1 Approve Verified Bills.

6.2 Revising and Setting Council Calendars.

Vote taken. All ayes. Motion carried.

7. REPORTS OF OFFICERS, BOARDS AND COMMISSIONS

7.1. Golf Course Items

7.1.A. Golf Summary Update.

Golf Course Manager Larry Norland shared a review of the last 14 years of projects and improvements in the Green Haven Golf Course operation as well as a review of financial results of 2019. He shared a summary of where we were, where we are, and where we are headed and said he began in 2006 with a goal to increase customer service and return Green Haven to what it once was. He outlined steps that included a new staging area, improved bunkers by removing those on the left but retaining those that added to the challenge and hole, improved Holes 2 and 4 and a fairway project that benefited slab town at the same time. He shared about the new main level entrance created and the 18th green stormwater pond project instead of the originally-planned underground retention

system and enhanced the hole and resulted in additional funding by the developer. Mr. Norland shared other projects that included new ladies' tee and senior tee, crushed rock cart paths, fencing, trees, signage, and scoreboard and garden improvements then highlighted league and group play. He shared that in 2019 Green Haven had 31,339 rounds making it one of the top 10 busiest courses per hole in Minnesota with over 120,000 guests with over 90,000 from outside Anoka. He shared in 2019 Green Haven took in over \$956,000 in revenue with an operating loss of \$258 in spite of being the rainiest year and fourth snowiest year in Minnesota history. He spoke how golf supported the City's general fund and the community by supporting cross country skiing, running, and Anoka Halloween then shared dollars per round in 2006 of \$28.06, 2010 of \$27.10, and now \$30.31.

Councilmember Freeburg said he was on the panel that helped hire Mr. Norland and was proud of his work since then. He said the reputation of a public course can be difficult to improve and said staff has done a great job at Green Haven.

Mayor Rice said the course contributes to the City and our community through each visitor at Green Haven which enhances our community as well and thanked Mr. Norland and his team for their work.

Councilmember Barnett asked for a preview of upcoming projects. Mr. Norland outlined plans for improved cart paths, bunkers, and aesthetics then spoke about perceived value with improved views and a successful full-service restaurant.

7.2. Park Board Items

7.2.A. 2019 Park and Recreation Board Annual Report.

Parks and Recreation Advisory Board Chairperson Steve Nelson shared their annual report highlighting 2019 park projects and recreation programs that included field orientation of Enloe North baseball field, George Green and Sunny Acres tennis courts, and Station Park dredging then outlined events and activities such as Winterfest, concerts in the park, Rockin' on the Rum at Riverfront Memorial Park, End of Summer Bash, Waterfowl for Warrior and Youth Waterfowl Hunt, Gruesome Twosome Pickleball Tournament, Reading at the Pool and in the Park Program, WRRB Pumpkin Smash at Sorenson Park, Antique Sleigh Rehabilitation, Tree Lighting Event, and several community service projects and donations. He thanked the public services team for their hard work and shared Winterfest 2020 will be held on February 8th at George Enloe Park. He spoke about their goals that included aquatic center fees for an increased budget to do even more and thanked the City for their support.

Public Services Administrator Lisa LaCasse shared an update on the sled dog ride.

Councilmember Skogquist spoke about the number of special events compared to 10 years ago and said how great these were for the City, adding while we are blessed with natural resources already the investment of staff time is great and private events help seed City events too and provide activities for both young and old. He said he was proud of the City and staff for their energy and work. Chair Nelson shared the work Public Works staff does especially in the spring when other work is needed.

Councilmember Freeburg said the Park Board does a great job making Anoka a great place to live and thanked staff for their work especially Ms. LaCasse, Public Services Director Mark Anderson, and Streets Supervisor Jon Holmes for their hard work.

Mayor Rice thanked former Councilmember Jeff Weaver for his work on the waterfowl events and City Hall tree lighting ceremony.

7.3. Planning Items:

None.

8. PETITIONS, REQUESTS AND COMMUNICATION

None.

9. ORDINANCES AND RESOLUTIONS

9.1 RES/Adopting Legal Nonconformities Resulting from the US Highway 10 Improvement Project.

Mr. Borglund shared a background report stating the 2021-2023 US Highway 10 Reconstruction Project will require the acquisition of certain land for right-of-way from property owners that abut US Highway 10. The acquisition of land may create or increase nonconformities related to yards, setbacks, or off-street parking for the remnant property that remains. It would be an act of goodwill on behalf of the City to assure property owners who are impacted as a result of the acquisition of their land because of the US Highway 10 Improvement Project may continue to occupy and use their properties in the same lawful manner as their property was being used prior to any acquisitions of their property as a result of the US Highway 10 Improvement Project. Any nonconformity resulting from or increased as a result of the right-of-way acquisitions for the Project shall be deemed legal nonconformities and shall be subject to Anoka Zoning Ordinance and State Statute and taking action on this item memorializes existing enabling state law and existing local land use regulations as they exist today. If approved, the resolution could be shared with property owners during negotiations, adding at this time staff does not anticipate any creation of new nonconformities.

Motion by Councilmember Skogquist, seconded by Councilmember Barnett, to adopt a resolution adopting legal nonconformities resulting from the US Highway 10 Improvement Project.

Upon a roll call vote: Mayor Rice, Councilmembers Barnett, Freeburg, and Skogquist voted in favor. Motion carried.

9.2 ORD/Purchase Agreement; City's Sale of 7th Avenue and Bunker Lake Boulevard Site.
(1st Reading)

Mr. Borglund shared a background report stating the City has been in discussions with Ryan Companies US, Inc. regarding property known 7th Avenue and Bunker Lake Boulevard commercial development site. The property is zoned B-5 Highway Regional Business District and made up of one parcel equaling 14.2 acres in size. The plan is to build a master planned commercial center meeting the City's design requirements. The City has received an offer of \$3.28 per square foot, \$142,857.00 per acre, or a total of \$2,000,000 for the 14.2-acre parcel contingent upon the City Council's approval to enter into a purchase agreement. The City Attorney is satisfied with the purchase agreement and the buyer plans to submit Planning Commission review as soon as possible. Mr. Borglund shared the proposed schedule with first reading this evening and second reading on February 3, 2020, with closing to be determined. He said the sale of the property is subject closing cost and broker commission fees.

Patrick Daly, Ryan Companies, thanked staff for their work and shared they had the same vision for this site which was best served as a grocery-anchored development. He said they hoped to announce a grocer soon along with the site's uses.

Motion by Councilmember Skogquist, seconded by Councilmember Freeburg, to hold first reading of an ordinance to convey real estate property to Ryan Companies US, Inc.

Councilmember Freeburg said he had a vision for this site 24 years ago when he became a Councilmember that included preserving 200 acres for recreation but still developing part of the area for homes and commercial which is occurring now and wished the applicant the best in their work.

Upon a roll call vote: Mayor Rice, Councilmembers Barnett, Freeburg, and Skogquist voted in favor. Motion carried.

9.3 RES/Westgate of Anoka Final Plat.

RESOLUTION

Associate Planner Clark Palmer shared a background report stating on January 6, 2020, the City Council approved the Westgate of Anoka Preliminary Plat for the property located at the northeast corner of Reed Avenue/Cutter Street including 511 Cutter Street. The plat relates to a proposed assisted living and memory care development. The applicant is proposing a Final Plat of the subject property, equaling 1.969 acres and creating one new lot and as part of the plat, the City is requiring dedication of right-of-way (ROW) in the amount of 25 feet along the west property line. This will increase the Reed Avenue ROW from 25 feet to 50 feet. The plat also dedicates drainage and utility easements surrounding the property. Parkland dedication was also discussed at the January 6 meeting and Council provided direction to staff that a reduction in parkland dedication was appropriate based on the proposed use. Staff advised the City Council that formal action on a reduction in parkland dedication would be taken at the meeting for the final plat and reduction in parkland dedication was reflected in the resolution under recommended conditions of approval.

Motion by Councilmember Barnett, seconded by Councilmember Skogquist, to adopt a resolution for approval of Westgate of Anoka final plat.

Councilmember Skogquist spoke about getting funds in this neighborhood after a long period of time and how the upcoming highway project will be good for this area as well.

Mayor Rice said it was nice to see dedicated park space and to have a park that close to the area for people to walk to and enjoy green space.

Councilmember Barnett asked as we sell parcels, do we hold insurance for each. Mr. Borglund explained all City assets are covered by the League of Minnesota Cities Insurance Trust.

Mr. Lee noted platting for ROW does not affect insurance as ROW is not owned by the City but by the public.

Upon a roll call vote: Mayor Rice, Councilmembers Barnett, Freeburg, and Skogquist voted in favor. Motion carried.

10. UNFINISHED BUSINESS

None.

11. NEW BUSINESS

None.

12. UPDATES AND REPORTS

12.1 Tentative Agenda(s).

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

12.2 Staff and Council Input.

Mr. Lee said a Citywide open house will be held January 23 at Green Haven Golf Course to discuss organized solid waste collection and gather feedback from residents on this topic.

Councilmember Freeburg said resident Marge Anderson shared that Ruth Franklin passed away recently. He said Ms. Franklin worked for Anoka for 14 years in utility billing and was the second woman elected to Council and served from 1975-1979.

13. ADJOURNMENT

Councilmember Freeburg made a motion to adjourn the Regular Council meeting. Councilmember Barnett seconded the motion.

Vote taken. All ayes. Motion carried.

Time of adjournment: 8:47 p.m.

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

Approval Attestation:

Amy T. Oehlers, City Clerk