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**CITY COUNCIL
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

The Ramsey City Council conducted a regular meeting on Tuesday, April 27, 2021, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Mark Kuzma
Councilmember Ryan Heineman
Councilmember Chelsee Howell
Councilmember Debra Musgrove
Councilmember Chris Riley
Councilmember Dan Specht
Councilmember Matt Woestehoff

Members Absent: None

Also Present: City Administrator Kurtis Ulrich
Police Chief Jeff Katers
Parks and Assistant Public Works Superintendent Mark Riverblood
Deputy City Administrator Timothy Gladhill
City Engineer Bruce Westby

1. CALL TO ORDER

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

2. PRESENTATION

None.

3. CITIZEN INPUT

None.

4. APPROVE AGENDA

Mayor Kuzma noted that Item 7.05 will be moved to be considered as 7.09.

Motion by Councilmember Woestehoff, seconded by Councilmember Heineman, to approve the agenda as amended.

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Woestehoteff, Heineman, Howell, Musgrove, Riley, and Specht. Voting No: None.

5. CONSENT AGENDA

Motion by Councilmember Woestehoff, seconded by Councilmember Howell, to approve the following items on the Consent Agenda:

- 5.01: Receive March 2021 Financial Reports – General Fund and Enterprise Funds
- 5.02: Receive Cash and Investments for Period Ending March 31, 2021
- 5.03: Approve the following Meeting Minutes:
 - 1) City Council Work Session dated April 13, 2021
 - 2) City Council Regular dated April 13, 2021
 - 3) City Council Special Work Session dated April 20, 2021
- 5.04: Approve Business Licenses
- 5.05: Adopt Rental Licenses
- 5.06: Note the Following Boards, Commissions, and Committee Meeting Minutes:
 - Public Works Committee Meeting Minutes dated February 16, 2021
 - Planning Commission Meeting Minutes dated March 4, 2021
 - Economic Development Authority Meeting Minutes dated March 11, 2021
 - Park and Recreation Commission Meeting Minutes dated March 11, 2021
 - Environmental Policy Board Meeting Minutes dated March 15, 2021
- 5.07: Adopt the Updated City of Ramsey Strategic Communications Plan
- 5.08: Adopt Resolution #21-116 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of April 8, 2021 through April 21, 2021
- 5.09: Adopt Resolution #21-087 for a Conditional Use Permit for an Oversized Area Identification Sign for the Preserve at Northfork (Project No. 19-147); Case of BK Land Development LLC
- 5.10: Adopt Resolution #21-090 Approving Storyteller Café, Case of Stories Foundation (Project 20-120)
- 5.11: Adopt Resolution #21-102 Approving Code Enforcement Action Plan for 5393 141st Ave NW (Case of Bryan Maki)
- 5.12: Adopt Resolution #21-103 Approving Final Plat and Development Agreement for Wirz Addition (Project No. 21-106); Case of Cynthia Wirz
- 5.13: ~~Adopt Resolution #21-104 Approving Final Plat for Preserve at Northfork Second Addition, Case of BK Land Development~~ Case Moved to Council Business 7.08
- 5.14: Adopt Resolution #21-109 Authorizing Partial Payment #7 to RJM Construction for Improvement Project 20-07 New Public Works Facility
- 5.15: Adopt Resolution #21-110 Approving Development Agreement GiGi's Salon and Spa (Project #20-140)
- 5.16: Adopt Resolution #21-111 Approving Plans and Specifications and Award of Contract for 2021 Pavement Rejuvenation Improvements, Improvement Project #21-11, and Authorize Purchase of Pavement Patching Trailer
- 5.17: Adopt Resolution #210113 Hiring Temporary Interns
- 5.18: Adopt Resolution #21-117 Approving Lease Agreement of 6745 HWY 10 NW (front) with Mille Lacs Motor Sports II

A roll call vote was performed:

Councilmember Heineman aye
Councilmember Woestehoff aye
Councilmember Howell aye
Councilmember Musgrove aye
Councilmember Specht aye
Councilmember Riley aye
Mayor Kuzma aye

Motion carried.

6. PUBLIC HEARING

None.

7. COUNCIL BUSINESS

7.00: Adopt Resolution #21-121 Approving Purchase Agreement Extension for GiGi's Salon

Deputy City Administrator Gladhill reviewed the staff report and recommendation to approve of the extension and to allow the business to bring building materials to the site that have already been ordered and will be ready for delivery prior to the closing.

Councilmember Musgrove asked if this would trigger any additional costs for the City or developer.

Deputy City Administrator Gladhill commented that this would not cost anything to the City and the City is not requesting any additional earnest money from the developer as they intend to move forward fairly quickly.

Motion by Councilmember Specht, seconded by Councilmember Riley, to Adopt Resolution #21-121 Approving Third Amendment to Purchase Agreement with GiGi's Salon and Spa, Inc. and to allow the Mayor and City Administrator to enter into an agreement to allow the business to bring building materials onsite before the formal closing takes place.

A roll call vote was performed:

Councilmember Heineman aye
Councilmember Woestehoff aye
Councilmember Specht aye
Councilmember Musgrove aye
Councilmember Howell aye
Councilmember Riley aye
Mayor Kuzma aye

Motion carried.

7.01: Adopt Ordinance #21-10 Prohibiting Targeted Picketing in Residential Neighborhoods

Police Chief Katers reviewed the staff report and recommendation to adopt Ordinance #21-10.

Councilmember Heineman stated that previously he has shown some apprehension towards adopting this, specifically as it applies to elected officials. He asked the drain on resources for the City police if residential picketing were allowed.

Police Chief Katers replied that it could be a drain on resources. He stated that calls are based upon complaints, therefore if a call is received an officer would respond. He stated that some types of calls would require response from multiple officers. He stated that in neighboring cities there have been larger numbers of officers needed because of larger crowds. He stated that there are always people on both sides and if there are two groups picketing within a neighborhood that would be disturbing to residents in that area. He confirmed that it would be a drain on resources for both Ramsey and the communities that provide mutual aid. He stated that there are places where picketing can occur, but residential neighborhoods are not the proper setting.

Councilmember Howell asked if there were an exemption that would allow someone to say they allow picketing on their property.

Police Chief Katers replied that the ordinance is not written in that way.

Councilmember Howell stated that she supports the spirit of the ordinance and attempt to keep neighborhoods peaceful. She agreed that this would not be a good use of resources. She stated that she would love to see the spirit of this be upheld with other laws and ordinances already in place.

Police Chief Katers stated that part of the reason for this type of ordinance is that while there may be other laws or ordinances that could prohibit this activity, the department would need to wait for a criminal act to occur before stepping in. He stated that this would be a preemptive measure stating that this is not allowed in neighborhoods.

Councilmember Specht stated that he appreciates the feedback and supports the request.

Motion by Councilmember Specht, seconded by Councilmember Musgrove, to Adopt Ordinance #21-10, Creating Section 133 of Ramsey City Code Chapter 34, Article IV, Entitled – Targeted Picketing in Residential Neighborhoods.

Further discussion: Councilmember Woestehoff stated that he appreciates this and that it is targeted at residential areas. He stated that perhaps in the future there could be discussion on creating safe spaces for picketing to allow those expressions within those allowed areas. He stated that picketing makes him nervous within residential areas because of the impact to other residents. Councilmember Musgrove stated that she supports creating a safe space for people picketing and

this ordinance would also provide a safe space for people to be with their families without the fear of picketing near their home. She stated that people can voice disagreement at a Council meeting, which is a public setting. She stated that neighbors should not have to be subjected to residential picketing simply because they live near an elected official or someone else that has been targeted.

A roll call vote was performed:

Councilmember Heineman	aye
Councilmember Woestehoff	aye
Councilmember Specht	aye
Councilmember Musgrove	aye
Councilmember Howell	nay
Councilmember Riley	aye
Mayor Kuzma	aye

Motion carried.

7.02: Adopt Resolution #21-106 Accepting Bids and Awarding Contract for Business Park 95 Street Reconstructions, Improvement Project #21-03

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #21-106 accepting bids and awarding a construction contract for Business Park 95 Street Reconstructions, Improvement Project #21-03, to North Valley Inc. for the total bid in the amount of \$942,685.58. Awarding the base bid plus bid alternate A will provide the greatest level of safety to the traveling public, to private commercial trucks that use the east end of McKinley Street, including trash collection trucks and semis, and to City vehicles including snowplows and public safety vehicles. Constructing the cul-de-sac will allow these vehicles to safely turn around using the cul-de-sac, which is located fully within City owned right-of-way, instead of backing up. Awarding bid alternate A will also allow the City's utility vehicles better access to the sanitary sewer trunk line located just east of the proposed cul-de-sac.

Councilmember Musgrove referenced the comments from the business owners related to the extension area. She asked if that is a street where there is an edge/ditch for drainage or whether that is flat land where the cul-de-sac is proposed.

City Engineer Westby replied that the City would extend the street to build the cul-de-sac in a manner where it would accommodate drainage, both on and off road.

Councilmember Musgrove asked if that area is more flat, therefore larger vehicles would have room to turn around without having a cul-de-sac.

City Engineer Westby replied that he did not personally speak with that business owner. He stated that the business owner sent an email, but his business is not fronting on McKinley or the cul-de-sac. He stated that the right-of-way on McKinley is 80 feet wide and a cul-de-sac is 120 feet wide. He stated that in the wintertime the additional area outside of the street is not plowed and therefore there is not sufficient space for vehicles to turnaround.

Councilmember Heineman asked how often City vehicles or emergency vehicles have to back out of that street.

City Engineer Westby replied that he does not have the number. He stated that during snow events, the plows make sure to plow far enough to provide access to all the driveways, which pushes snow past the gravel area and then backup and turn around using Radium Street.

Mayor Kuzma commented that it is difficult to see behind when backing up a snowplow and therefore safety is a concern.

Councilmember Woestehoff asked if this process would remove the gravel and add a bituminous bib to the end property. He commented that would seem to be a benefit as that seems to be a well-used access.

City Engineer Westby confirmed that the bib and bituminous driveway would be part of the project.

Councilmember Musgrove commented that there were a few recommendations to complete a two- or 2.5-inch mill and overlay and asked if that would be done in lieu of a full replacement in some areas.

City Engineer Westby replied that he believed there were three boring locations where a mill and overlay could be completed. He stated that there is a benefit to completing the reconstruction on all the areas within the project at the same time as the bids will be better for one fluid project rather than bidding different segments. He stated that would require more time and coordination and would typically increase the cost as well. He stated that this method also places the entire area on the same maintenance schedule rather than having different segments within an area on different schedules.

Motion by Councilmember Musgrove, seconded by Councilmember Woestehoff, to Adopt Resolution #21-106 Accepting Bids and Awarding Contract for Business Park 95 Street Reconstruction, Improvement Project #21-03.

A roll call vote was performed:

Councilmember Heineman	aye
Councilmember Woestehoff	aye
Councilmember Specht	aye
Councilmember Musgrove	aye
Councilmember Howell	aye
Councilmember Riley	aye
Mayor Kuzma	aye

Motion carried.

7.03: Adopt Resolution #21-107 Accepting Bids and Awarding Contract for 2021 Neighborhood Pavement Overlay Improvements, Improvement Project #21-04

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #21-107 accepting bids and awarding a construction contract for 2021 Neighborhood Pavement Overlay Improvements, Improvement Project #21-04, to North Valley Inc. for the total bid in the amount of \$421,410.74.

Councilmember Heineman commented that it is proposed to award the contract to the same business that was awarded the previous contract. He asked if the business has the capacity to complete both projects and asked for details on the timeline for the projects.

City Engineer Westby replied that the business has the ability to complete all the projects as bid.

Motion by Councilmember Woestehoff, seconded by Councilmember Heineman, to Adopt Resolution #21-107 Accepting Bids and Awarding Contract for 2021 Neighborhood Pavement Overlay Improvements, Improvement Project #21-04.

A roll call vote was performed:

Councilmember Heineman	aye
Councilmember Woestehoff	aye
Councilmember Specht	aye
Councilmember Musgrove	aye
Councilmember Howell	aye
Councilmember Riley	aye
Mayor Kuzma	aye

Motion carried.

7.04: Adopt Resolution #21-108 Accepting Bids and Awarding Contract for 2021 MSA Pavement Overlay Improvements, Improvement Project #21-05

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #21-108 accepting bids and awarding contract for 2021 MSA Pavement Overlay Improvements, Improvement Project #21-05, to North Valley Inc. for the total bid in the amount of \$206,395.58.

Councilmember Riley commented that on previous overlay projects on Sunwood they ran out of pavement and had to make adjustments. He asked if the ground penetrating radar indicates that these roadways would be appropriate for mill and overlay.

City Engineer Westby replied that the data supports that mill and overlays would be successful on these roadways.

Motion by Councilmember Heineman, seconded by Councilmember Musgrove, to Adopt Resolution #21-108 Accepting Bids and Awarding Contract for 2021 MSA Pavement Overlay Improvements, Improvement Project #21-05.

A roll call vote was performed:

Councilmember Heineman	aye
Councilmember Woestehoff	aye
Councilmember Specht	aye
Councilmember Musgrove	aye
Councilmember Howell	aye
Councilmember Riley	aye
Mayor Kuzma	aye

Motion carried.

7.05: ~~Approve Items Related to Bunker Lake Industrial Park Third Addition, Case of PSD LLC (Project #21-109)~~ Item moved to be considered as Item 7.09

7.06: Award Contract for the Design and Construction of Exterior Finishes to Pump House No. 3

Parks and Assistant Public Works Superintendent Riverblood reviewed the staff report and recommendation to proceed with the completion of the exterior of Pump House No. 3, awarding the contract to American Liberty Construction, Inc. At this time, staff is recommending City Council approve this project at a not to exceed amount of \$147,500, understanding that the project will likely be completed at approximately +/- \$132,500.

Councilmember Howell stated that Elmcrest Park was mentioned. She asked how long the bidding window is open.

Parks and Assistant Public Works Superintendent Riverblood replied that typically there are two weeks of advertisement in the paper. He noted that many companies monitor the City's capital improvement schedule. He noted that five companies bid on this project and he also sent the proposal to RJM, but that company declined to bid.

Councilmember Musgrove asked if the other proposals were received late and this was the only proposal received on time.

Parks and Assistant Public Works Superintendent Riverblood replied that the other firms chose not to bid on the project. He explained that there is a lot of construction activity out there and he was appreciative to receive one bid from an established firm with a great reputation.

Councilmember Musgrove commented that two weeks ago there was approval to go out for RFP and found it interesting that this already came back. She commented that in her opinion this is a very expensive project for a pump house. She asked if the estimated cost within the CIP is for a larger scale project, while this would only include siding.

Parks and Assistant Public Works Superintendent Riverblood replied that this project would include exterior finishes. He stated that the CIP worksheet was done a few years ago and there have been increases in the cost of construction. He believed this to be a reasonable cost.

Councilmember Musgrove commented that this is an update to a pump house. She stated that while people inside The COR may appreciate an updated look, those outside of The COR might prefer to have a lesser cost and funds to be spent on roads.

Parks and Assistant Public Works Superintendent Riverblood replied that the funding for this comes from the municipal water utility and therefore could not be used on roads. He stated that he would not qualify the finishes as extravagant and is not a redo but finishing of the pump house which is a raw concrete building. He stated that these architectural standards are what the City has required that the neighboring property owners meet through their developments and therefore the City would be holding itself to the same standard it places on others.

Councilmember Howell stated that she will be voting against this action tonight. She stated that the City has the water treatment plant upcoming which uses the municipal water utility. She stated that this is a beautiful proposal but believes that the funds could be spent more practically. She stated that perhaps this be revisited after the water treatment plant, as this is more decorative in nature.

Councilmember Heineman asked if there were previous plans to include restrooms that had been scaled down to exterior finishes

Parks and Assistant Public Works Superintendent Riverblood replied that the restrooms would be a separate building to the side and would be considered separately at another time. He stated that this would only address the exterior finishes of the pump house which were originally postponed.

Councilmember Heineman asked what the original cost estimate of \$240,000 included that this proposal does not include.

Parks and Assistant Public Works Superintendent Riverblood replied that the original cost was an estimate as they conceived of the project which included a concrete apron that would have gone around the building and other treatments such as a canopy for shade and turf irrigation. He stated that the amount shown on the CIP worksheet are estimates. He confirmed that the remaining estimate could be used to address the other items that are not proposed at this time.

Councilmember Riley stated that he would like to see this get done as the building has sat unfinished. He commented that the City made a good decision not to finish it 20 years ago, but the time to finish this is now. He agreed that the price point is high and asked if there are any cost savings that could be gained. He stated that there have been comments about the exterior of this building from adjacent property owners.

Mayor Kuzma commented that the City has a design standard that it holds others to for development and the City should hold itself to the same standard.

Parks and Assistant Public Works Superintendent Riverblood commented that he does not have any ideas to decrease the cost without the building looking cheaper. He stated that this is a homely building in a very visible location with land available for sale around it. He stated that this material would provide a lifespan of 50 years versus the 20 to 30 years of plywood and would be a long-term investment. He stated that the majority of the cost is related to materials and he does not anticipate those costs decreasing. He recognized that the architectural standards within The COR are the highest the City has, and the neighboring properties would expect similar materials and appearance for City owned structures.

Matt Kuker, PSD, stated that he has been working with staff on this project for quite some time. He stated that when he started looking at putting in the Sapphire Apartments, he asked what would be done with the pump house. He stated that he constructed a \$19,000,000 building next to the pump house and Affinity constructed an even more costly project with the understanding that the pump house would be addressed. He stated that the size and cost of the developments and buildings in this area are in the millions and does not compare to the proposed cost for this project. He reviewed the different standards that they met through their development that added cost and expects the City to meet its own standard. He stated that the sidewalk on Center Street is not finished and the west end of his building suffers because the streetscape is unfinished. He stated that no one will want this pump house in their backyard as it stands, and the improvement would help to attract additional development. He noted that he completed his project with the understanding that this building would be improved to meet the City standards.

Councilmember Woestehoff asked if there is an opportunity to look at this project more holistically and finish the sidewalks at the same time.

Deputy City Administrator Gladhill stated that the contractors that do roads and utilities are different than those that do siding and therefore it makes sense to complete those separately. He stated that the Center Street Framework provided that holistic view. He believed that moving this forward now will allow it to be completed more quickly while still attempting to address the remaining elements separately.

Councilmember Woestehoff asked if the remaining elements could be completed for the remaining \$100,000.

Deputy City Administrator Gladhill commented that while the remaining \$100,000 could go a long way, there would need to be additional discussion as to the scale of the project.

Parks and Assistant Public Works Superintendent Riverblood commented that the City Engineer is finalizing the plans for the sidewalk adjacent to the Sapphire project. He stated that there is an opportunity for the private sidewalk to be done with the other sidewalk. He agreed that the projects should go forward separately as they use different contractors and funding sources. He stated that the Council does not have to do the building now, but he believes that this is the time to complete this work.

Councilmember Musgrove asked if there is a way to have additional options that would still meet City Code. She recognized that some materials are not available but perhaps there are other alternatives.

Parks and Assistant Public Works Superintendent Riverblood stated that the cedar siding specified in the RFP was unavailable and for that reason the bidder substituted a plywood siding that came close in appearance but provided another alternative of a heat-treated ash product that looks great and is durable. He stated that staff suggested adding that alternate at a cost of \$15,000 because of the appearance and longer lifespan. He stated that the Council could provide a not to exceed amount and staff could continue discussions to determine if there are less costly material options. He stated that if the goal is to complete this prior to Happy Days, it should move forward quickly as contractor schedules are very full.

Councilmember Musgrove asked if the City Code specifies how high the stone must go and if there could be a decrease in cost if less stone is used.

Parks and Assistant Public Works Superintendent Riverblood replied that staff could review that but did not anticipate much savings as there is only a small band proposed around the base of the building.

Councilmember Musgrove commented that it is difficult when there are other larger projects going on to approve more extravagant siding for a pump house. She understood that there are standards within The COR and asked if those apply to every utility building. She stated that while she would like the building to look nice, there appear to be limited choices in order to make a good financial choice.

Parks and Assistant Public Works Superintendent Riverblood commented that staff looked to a much lower cost stone material than was used on City Hall in order to meet the standard at a lower cost.

Motion by Councilmember Woestehoff, seconded by Councilmember Heineman, to approve entering into a contract with American Liberty Construction, Inc. in a not to exceed amount of \$134,000 for the Design and Construction of Exterior Finishes to Pump House No. 3 excluding the alternate wood siding.

Further discussion: Parks and Assistant Public Works Superintendent Riverblood commented that the \$134,000 cost would include the heat-treated wood siding. Councilmember Woestehoff asked if excluding that material would then equate to \$120,000.

Councilmember Woestehoff withdrew his motion.

Motion by Councilmember Woestehoff, seconded by Councilmember Heineman, to approve entering into a contract with American Liberty Construction, Inc. in a not to exceed amount of \$120,000 for the Design and Construction of Exterior Finishes to Pump House No. 3 excluding the alternate wood siding.

A roll call vote was performed:

Councilmember Heineman	aye
Councilmember Woestehoff	aye
Councilmember Specht	nay
Councilmember Musgrove	nay
Councilmember Howell	nay
Councilmember Riley	aye
Mayor Kuzma	aye

Motion carried.

7.07: Motion to Adopt Resolution #21-118 Modifying the Water Efficiency Grant Program to Include a Separate Commercial/HOA Rebate Category

Deputy City Administrator Gladhill reviewed the staff report and recommendation of the Environmental Policy Board to amend the Water Efficiency Grant Program to create a separate rebate category specifically for commercial/HOA properties.

Councilmember Musgrove asked if the City municipal share portions are reimbursed through the SCORE funds.

Deputy City Administrator Gladhill replied that SCORE funds are for solid waste type reductions and therefore cannot be used for this purpose.

Councilmember Musgrove asked the method in which water savings for an HOA would be determined.

Deputy City Administrator Gladhill replied that there are manufacturer specifications that are followed. He stated that a traditional irrigation system is based on a timer regardless of the weather, whereas smart irrigation systems use a moisture sensor in the ground that prevent the system from turning on when not necessary.

Councilmember Musgrove referenced the spending cap for individual residents and asked if the EPB recommended a limit for an HOA or commercial property.

Deputy City Administrator Gladhill replied that the overall cap is \$700. He recognized that the \$700 would likely not cover the entire cost but would be a good rebate.

Councilmember Howell stated that she would be interested in seeing the funds available to smaller purchasers rather than increasing the cap so early for larger users such as HOAs. She stated that perhaps the increase occurs in six months for those larger users.

Deputy City Administrator Gladhill stated that the City anticipated being much further along with individual homeowners at this time. He noted that the funds must be used by June 2022.

Councilmember Woestehoff asked if there has been much promotion about this program and whether the City expects a better response from commercial or HOA properties because there would be more interest.

Deputy City Administrator Gladhill commented that the City has attempted to market the program better with more repetition. He stated that the program has been advertised multiple times throughout the past year. He believed that more residential customers would come in, but not enough to fill the remaining \$20,000.

Councilmember Riley commented that this is a great program, noting that he did utilize the program. He stated that this money helps to save the City money and resources later. He stated that he does like the idea of making one more push for individual residents and then opening it to commercial and HOA properties, as those properties would also provide a savings through larger irrigation areas.

Deputy City Administrator Gladhill suggested a three month pause, which would allow initial advertising and then time for commercial and HOA properties as well. He stated that staff will promote this hard before opening it up.

Councilmember Howell commented that sounds like a great strategy.

Councilmember Specht commented that this is a great program. He stated that his issue has been trying to find a company that knows which items would be best. He stated that perhaps this program could be advertised to landscaping businesses as well.

Motion by Councilmember Howell, seconded by Councilmember Woestehoff, to Adopt Resolution #21-118 to Modify the Water Efficiency Grant Program by Creating a Separate Rebate Category for Commercial/HOA Properties beginning in 90 days.

A roll call vote was performed:

Councilmember Heineman	aye
Councilmember Woestehoff	aye
Councilmember Specht	aye
Councilmember Musgrove	aye
Councilmember Howell	aye
Councilmember Riley	aye
Mayor Kuzma	aye

Motion carried.

7.08: Adopt Resolution #21-104 Approving Final Plat for Preserve at Northfork Second Addition, Case of BK Land Development

Deputy City Administrator Gladhill reviewed the staff report and recommendation to adopt the resolution approving the Final Plat for The Preserve at Northfork Second Addition.

Councilmember Riley stated that he requested that this item be pulled as he was previously opposed to the makeup of the neighborhood and wanted to remain consistent and oppose the item. He stated that before the Council was told by the developer that it would be difficult to sell the 80-foot lots but noted that when he drove past the property, ten of the larger lots are under construction while only three of the small lots are under construction.

Luke Konewko, BK Land Development, stated that the builder for the large single-family homes, Capstone, follows a different business model and frames up as many units on spec as they can regardless of sale to keep units on the market, whereas the custom home builder for the smaller lots follows a different business model and builds custom to the buyer. He stated that they have more sales of the detached villa units than they do in the larger single-family homes.

Councilmember Musgrove asked if there is a change in location for one of the stormwater ponds.

Deputy City Administrator Gladhill noted that was a change that previously occurred with the previous phase. He stated that staff reviewed the plat and found it consistent with the already approved Preliminary Plat.

Motion by Councilmember Woestehoff, seconded by Councilmember Musgrove, to Adopt Resolution #21-104 Approving the Final Plat for The Preserve at Northfork Second Addition.

A roll call vote was performed:

Councilmember Heineman	aye
Councilmember Woestehoff	aye
Councilmember Specht	aye
Councilmember Musgrove	aye
Councilmember Howell	nay
Councilmember Riley	nay
Mayor Kuzma	aye

Motion carried.

7.09: Approve Items Related to Bunker Lake Industrial Park Third Addition, Case of PSD LLC (Project #21-109)

Deputy City Administrator Gladhill reviewed the staff report and recommendation to approve of the project and Resolution #21-089.

Mayor Kuzma commented that thus far this has been a great project with great looking buildings.

Matt Kuker, PSD, provided details on the building colors for this building and within the industrial park thus far. He noted that this would be the largest of the four buildings.

Motion by Councilmember Howell, seconded by Councilmember Musgrove, to Adopt Resolution #21-089 Granting Site Plan and Final Plat Approval of Bunker Lake Industrial Park 3rd Addition and Building 4 and introduce Ordinance #21-12 Vacating Right-of-Way and Drainage and Utility Easement Onsite.

A roll call vote was performed:

Councilmember Heineman	aye
Councilmember Woestehoff	aye
Councilmember Specht	aye
Councilmember Musgrove	aye
Councilmember Howell	aye
Councilmember Riley	aye
Mayor Kuzma	aye

Motion carried.

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Ulrich announced upcoming meetings and events.

9. ADJOURNMENT

Motion by Councilmember Musgrove, seconded by Councilmember Howell, to adjourn the meeting.

A roll call vote was performed:

Councilmember Heineman	aye
Councilmember Woestehoff	aye
Councilmember Specht	aye
Councilmember Musgrove	aye
Councilmember Howell	aye
Councilmember Riley	aye
Mayor Kuzma	aye

Motion carried.

The regular meeting of the City Council adjourned at 8:49 p.m.

Respectfully submitted,

Kurtis G. Ulrich

City Administrator

ATTEST:

Katie M. Schmidt
Deputy City Clerk

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

A recording of this meeting is available for viewing online at www.qctv.org
<<http://www.qctv.org>>. Recordings are available for 36 months after the date of the meeting.