

**WORKSESSION OF THE ANOKA CITY COUNCIL
ANOKA CITY HALL
CITY COUNCIL WORKSESSION ROOM
MARCH 27, 2023**

1. CALL TO ORDER

Mayor Rice called the worksession meeting to order at 5:05 p.m.

2. ROLL CALL

Present at roll call: Mayor Rice, Councilmembers Scott, Skogquist, Weaver, and Wesp.

Staff present: City Manager Greg Lee; Community Development Director Doug Borglund; Police Chief Eric Peterson; Communications and Recycling Manager Pam Bowman; Finance Director Brenda Springer; Assistant City Engineer Ben Nelson; Public Services Director Mark Anderson; Public Services Administrator Lisa LaCasse; Streets Supervisor Jon Holmes; and City Attorney Scott Baumgartner.

Absent: None.

3. COUNCIL BUSINESS and/or DISCUSSION ITEMS

3.1 Discussion; Anoka County Jail Expansion Project.

City Manager Greg Lee shared a staff report with background information stating at the February 21, 2023, meeting City Council voted to appoint Councilmember Skogquist and Councilmember Weaver as the City's representatives to the Anoka County Jail Expansion Committee. The discussion this evening is for the City Council to develop a platform and talking points for Councilmember Skogquist and Councilmember Weaver to follow while participating in the committee meetings.

Councilmember Wesp referred to activity that had occurred downtown this weekend involving an inmate released during the day who requested use of a phone at an establishment and was angry when refused which is the antithesis of what will happen if the expansion occurs and impacts to downtown Anoka businesses and that the Council needs to share this with Anoka County. He explained how inmate release without a solid transportation plan can result in people sleeping outdoors as they do not have a way to return to their home. He said the proposed plans include taking over 4th Avenue which the County is pushing and said any plan has to fit the community as a whole. He noted while the County offers bus tokens for released inmates to use when they are released overnight and buses are not in operation there needs to be a plan to help facilitate getting them back to their homes.

Mayor Rice said we need to acknowledge that we are the County seat but an expansion will only add to these activities and behaviors if we are adding to the current number of inmates.

Police Chief Peterson shared how there is only 36 hours allowed by law from arrest to charge which can end during the night and while released inmates are offered bus tokens not many use them but noted they are allowed to use County phones before release to contact someone for a ride.

Councilmember Weaver said we need to review what City code allows and doesn't allow as that is important and if expansion is not allowed that's where we start. He said we have to be firm because the expansion proposal is 650 beds and we need clear direction from staff on what is allowed, including closing Van Buren Street and if eminent domain would be allowed.

Councilmember Skogquist spoke about the parking ramp on Jackson Street and the jail expansion and courthouse use itself which are two separate issues and asked if the current ramp has to be under a certain height and if the County would need variances for any changes. Community Development Director Doug Borglund said there are code restrictions for height and setbacks but staff has not analyzed this yet to see if variances are required as no plans have been submitted. He said staff did a cursory review of potential plans and said the parking structure is a permitted use on grade but would have to be constructed within code standards.

Mr. Lee said the County is requesting to meet with their construction consultant and City staff to begin discussions on construction of the parking ramp.

Councilmember Skogquist said it would be helpful to have these answers prior to meeting with the County. Mr. Borglund clarified any construction would still require review by Planning Commission and City Council and could require some height adjustments but that this cannot be determined until plans are submitted.

Councilmember Skogquist asked if the jail is not an allowed use within current zoning. City Attorney Scott Baumgartner responded about the authority locals government has on jail location and that Statute just refers to the jail needing to be in the County seat. He said while that law may have made sense in the past it is his opinion that it is no longer necessary and has reviewed case law and Attorney General opinions but has not found anything to confirm either way so will continue to review other states. He noted the County will likely have support from the Minnesota Department of Corrections and the State of Minnesota on the need for expansion and whether there's some legal position Anoka can take regardless of need he will have to look for outside Minnesota.

Councilmember Weaver said he believed City code stated the footprint cannot be expanded upon. Mr. Borglund said since the jail itself is not a permitted use there

is an allowed use for government offices and expanding a nonconforming use is not allowed but could be rebuilt.

Councilmember Weaver said Anoka County Chairperson Matt Look spoke once about replacing the jail in the same location and not expand across Van Buren Street for example and asked how the City felt about option.

Councilmember Wesp asked how Anoka County expanded the facility in the past. Mr. Borglund said the expansion was done in the 1980s and that laws have changed over time regarding the ability to expand.

Mr. Lee added the original facility was 144 beds so the current size has remained the same but they added bunk beds to increase capacity.

Councilmember Weaver confirmed the County could tear down the existing facility and build it back in the same location it just cannot be expanded in footprint or height.

Mayor Rice asked if the overall goal is to prevent the project altogether or get some wins and compromises first in the event eminent domain could result in its construction anyway. Mr. Baumgartner said he and the County Attorney have identified the first meeting as a broad start to narrow strategy and suggested specific discussions not occur at the first meeting but instead allow for an opportunity to come to the table. He said the agenda will likely include a tour of the current facility and suggested members have an open mind and listen more than speak to hear the County's position and opinions before casting objections and obstacles.

Mayor Rice said the committee formation is a positive step and will involve a larger group later for more input and agreed we should see how open everyone is in the proposed plans.

Councilmember Weaver asked if the footprint stays the same does that limit expanding below grade to lessen visual impact. Mr. Borglund confirmed if adding square footage that would still be expanding the building.

Councilmember Skogquist said the County realizes the importance of the City's relationship and partnership going forward and that this process has not been the best and agreed the first meeting will be a good opportunity to listen and work to build trust and allow them to show us their information for consideration.

Mayor Rice noted a larger jail is good for the community but it has to be defined where. He said some alienation has occurred in the past and agreed we do not want that to continue and that we need to amicably come together.

Mr. Baumgartner shared an opportunity he had to share with the County the City's frustrations that the City had not been invited to the table in the beginning

to discuss this expansion and that when he and the County Attorney discussed the upcoming Committee meeting they agreed about the need to amend the relationship between the two local authorities. He said he shared that Council was strong in their frustrations about not having input in the process and that everyone was looking for the opportunity to have a good discussion.

Councilmember Scott agreed any project needs to be good for the entire community and that we need to anticipate the release process no matter where the jail is ultimately located and have a solid plan in place for inmates to get back to their locations in a dignified way.

Mayor Rice suggested rideshares be offered instead of bus tokens that will actually get inmates to their locations. Mr. Baumgartner stated Sheriff Wise has some suggestions about inmate release but noted the County has little leeway on when they can be released as outlined by law but hopes to create different programming possibilities while still staying within required parameters outlined in Statute.

Chief Peterson said he also had a conversation with Sheriff Wise and trusts he will be able to provide some ideas on inmate release plans.

Ed Evans, 1186 Benton Street, shared a story regarding a former barbershop owner who offered money to inmates if they worked first then shared he was on the Anoka County Corrections Advisory Board and had not heard about the jail expansion until shared with their chair and how this entire plan has been kept very quiet.

Councilmember Wesp said if the County gets what they want it will change the entire dynamic of the area and that the City has offered realistic alternatives such as Andover and other areas. He said while some alternatives may not work he does not think our representatives should back off as inmate release doesn't change the size or scope of the proposed development and would like to see us work towards the alternatives already in place and push this elsewhere. He said the jail should be by the Sheriff's Office with an alternative center in Anoka, adding he did not want to see it located by the State Hospital as it is closer to Anoka High School but instead should be closer to the 911 center and compost site, adding while there are some homes there it could be done. He said the County affected the City 30 years ago when they constructed the Government Center and closed off Jackson Street as this is a very large building that took up many private homes and businesses and asked if this is what the City wants for its dynamic the next 50-100 years.

Mayor Rice agreed the City has housed the jail for more than 100 years and asked when should we work with other partners to contribute to that responsibility and while we understand the need for a jail in the County there are other options.

Mr. Baumgartner noted inmates can serve their time in other counties so it does not mean the jail is a holding facility but could be two different structures.

Councilmember Weaver said the County may be considering leasing space to other agencies such as the Department of Corrections and if so, does not need to be in downtown Anoka. Mayor Rice agreed, stating Sherburne County currently does this for federal inmates which provides revenue.

Councilmember Wesp noted Sherburne County moved their facility away from the downtown area as well as Wright County so a precedent has been set.

Mayor Rice noted those communities are not fully developed, which is even a better argument, unlike Anoka. Councilmember Weaver added Anoka's current location is 12 acres while Sherburne County's jail location is 100 acres which is important to note too.

Councilmember Skogquist referred to the land use and parking concerns along with prosecution and operation activities and if the Council has changed their position on any of already established talking points. Councilmember Weaver said those points should be included in the second meeting discussion.

Mr. Baumgartner said while he takes exception to some of the County's responses, he agreed we should listen. He shared his disagreement with their proposed transportation costs of \$1 million as many inmates will just walk across the skyway upon release and that we need to see costs State-wide. He added even if a holding facility was outside Anoka that would solve their transportation costs.

Mayor Rice noted part of the cost came from the lease of space from Wright County and that there would be little cost if this was only a holding facility anyway.

Mr. Baumgartner suggested it would be good to meet with Councilmembers Skogquist and Weaver to meet prior to the Committee meeting.

Council consensus was to present the following discussion platform and talking points for presentation at upcoming Anoka County Jail Expansion Committee meetings:

- Has to be good for the entire community and not degrade the City
- Have to create a solid transportation plan for inmates prior to their release
- While the City acknowledges being the County seat and understands certain activities will result from the jail being present, expanding the number of inmates will only add to those activities and behaviors
- Need to understand what current City code allows and doesn't allow regarding expansion

- Need to determine parking ramp construction requirements, including potential variances
- Need to come together amicably and partner together towards a solution and change the trajectory of City/County relationship
- Have housed the County jail for more than 100 years and when is it time to work with other partners within the County regarding the jail location and its resulting impacts.
- The proposed location is in a fully developed community while other agencies' jail locations are not.

For discussion at the 2nd committee meeting: Land use and parking concerns along with prosecution and operation activities.

3.2 Discussion; Restaurant Pad North of City Hall.

Councilmember Weaver said he would be abstaining from discussion due to a conflict of interest.

Mr. Borglund shared a staff report with background information stating on March 6, 2023 the Council heard a presentation from interested parties in the restaurant pad, Mike Briggs/Briggs Properties, and Jesse Hauf/10K Brewing. After the presentations Council directed staff to have the EDC and Park Board review the proposals and provide their input at their next regular meeting. He summarized the EDC's input that included favor of the smokehouse proposal because of the full price offer, menu, larger customer base/family friendly, expanded hours of operation, and because the project would be fully built and not phased. The EDC did not believe the restrooms should impact the selection if both parties are offering that element. He shared the Park Board's summary that included a 7-1 vote to remove their recommendation to include a public restroom as part of the restaurant pad development and build a separate facility or include with the dam modification project. The Board stated concern for public/private partnership and issues that could create if the current owner sold in the future, shared concern regarding vandalism and/or vandalism that could cause damage or loss of business, and did not think the 10K proposal for restrooms were large enough anyway and did not like the access. He said the Board felt there was a better option with the potential dam project if we have to construct a powerhouse building or other related infrastructure and this location would serve river users as well. Mr. Borglund said the Board had concerns that if an agreement for a public restroom was compromised or canceled then the City is out the investment and there would be need a separate restroom building anyway. He said the Board did not think it made sense in this application to add public bathrooms and felt it would be a different scenario if it was a multi-tenant building and not a single proprietor.

Mr. Borglund said since the last meeting the following questions were brought forward by a Councilmember for the interested parties' response: what is your

cost estimate for the building and please show how you planning on financing the entire project; will you provide public bathrooms, maintain them, and how much would this add to you previous proposed building size and costs; can you provide some data as to your prior bar/restaurant experience, your role and timeline with these projects and some general financial data that would help the Council gauge your experience opening a startup in a high-profile location, please be specific. He shared other questions asked of staff since the last meeting that included how many years were left in the NCBD TIF district, valuation and tax revenue to the City be, were there any estimates of value and taxes on the parcel across the street that were proposed by Gaughn regarding an apartment with commercial on the main floor, annual debt service payment on the parking ramp downtown, how much longer do we pay for that, and what is the estimated cost for a fourth level. He said City Council could discuss the value of the property, if the restaurant pad will be in the social district, and public restrooms as part of their consideration.

Councilmember Skogquist referred to questions for Mr. Briggs and requested a response regarding financing of the project as this was a very public site and he wanted to ensure the City was comfortable with the proposal going forward.

Dr. Evans asked if the City has decided to sell the land yet. Mayor Rice confirmed the City has been actively marketing the site for eight years and while it takes four members to approve sale of property selling the site has been the general direction.

Mike Briggs, Briggs Properties, shared his banker's contact information with Council who would better respond to funding and financing questions.

Councilmember Skogquist asked about cost estimates of the building and plans of the entire project. Mr. Briggs explained the cost estimates at the time of the architect meeting were very rough and that there would be changes to exterior materials, colors, etc., adding size could be flexible but thought he would construct 3,000-5,000 square feet at \$250-\$300 per square foot, adding the space would be more with kitchens and increasing costs and could likely be \$325 per square foot. He said he felt the site location was best to allow maximum parking and avoid the sewer and snowmobile easement, adding he learned setbacks were more flexible and may change. He said he would love the building to be closer to the building 10K proposed but said parking is always a concern and his design would have minimal impact to preserve the most parking. He said he would like to have a larger deck for 60-70 people and that the rooftop was fair and the simultaneous build on the lot across the street with condos would be best, although not contingent.

Councilmember Skogquist asked how public restrooms would affect the project. Mr. Briggs said public restrooms would make the project much more complicated overall as well as for any future owners with regard to maintenance and other elements. He said while he would prefer not to include restrooms he would if

required and estimated the cost to be \$300 per square foot but would need details such as how many stalls, women's and men's, and if there was flexibility such as just completing the shell while the City completed the rest as well as maintenance, cleaning, etc. He shared his extensive experience with food and beverage operations, including Arlington Texas baseball stadium and hotels including Marriott and Hickory House, similar to what he wants to do in Anoka.

Councilmember Scott inquired about the adjacent parking ramp across from the restaurant pad and if the area would be commercial or condos. He spoke about how that would work with the City's exclusive social district and would change the downtown feel and if Mr. Briggs planned to be the general manager going forward. Mr. Briggs responded they could do multi-use or include a laundromat or dry cleaner but said that was not the best idea for that space and suggested possibly a coffee shop or similar use. He said he would not want to do two restaurants and noted he would likely not be the general manager but instead have a kitchen manager and front and back of the house managers, adding he would not have to be there daily with a good general manager.

Councilmember Scott said he wanted to get a feel for staying power as one proposal is for an existing customer base and the other is for a new customer base. Mr. Briggs noted Gary Serum is not onsite at Serum's very often and the operation is still going well then stressed the importance of hiring the right people. He said he would still have oversight and control overall and was proud of buildings and reputation he built which would continue in Anoka.

Mayor Rice noted Mr. Briggs had a lot of history in buildings he did not own and asked about his business and plan to build, sell or keep. Mr. Briggs said he currently owns all his buildings and planned to use Minnesota Firearms and this restaurant for his future retirement in hopefully 20 years. He shared how his brother had sold some buildings and regretted it and how he has been talking about this concept since 1997 then shared his current business plan for Minnesota Firearms that resulted in paying off the building and borrowing to create a new gun range which is close to operating itself once the road construction is complete. He said the timing is right for the restaurant because of the lot availability, adding he was a local business person investing \$3 million in Anoka and if this project doesn't work, he's not sure he'll pursue another one because he wants this lot as part of his vision.

Councilmember Scott asked about the proposed closing and build for July 2024. Mr. Briggs said that was the City's dates and that he did not have a timeline yet for construction completion as it would depend on the architect, construction, and the potential simultaneous build which was ideal.

Councilmember Skogquist referred to the other lot and the many opportunities in the City that he did not want to go away, adding he felt 10K's proposal made sense in this location and would it be possible to build the restaurant across the

street and have commercial in the other location for an ideal mixed use project. Mr. Briggs responded the problem with moving the restaurant across the street is the loss of what's most attractive of the site which is the park, river, and rooftop and large patios. He said they wanted to incorporate live country music and a free-standing building would be best for their vision and not part of the downtown developed area. He suggested the other lot may be good for 10K as their brewing equipment could be placed underground.

Resident said he was representing the condo owners who did not want smoke from the restaurant coming into their condos and restrict use of their patios. He also spoke about traffic impacts and people leaving messes when using the restrooms.

Mayor Rice noted 10K brews beer and asked if there was odor from that process. Jackie Young, MaGillyCuddy's, said she believed most beer was brewed onsite then asked about the Empire Room business that failed. Mr. Briggs responded that business was the same plan now but that the partnership did not go through then explained how smoke would not affect the full community.

Resident shared how there have been no complaints with Q Fanatics which is a similar business then referred to Mr. Brigg's letter about their plan to fill the streets with the smell of smoked meats and shared concerns about smoke emissions and the agents they contain and potential carcinogens and how residents will be upwind of the smokehouse and not be able to enjoy their patios due to a smoke-filled downtown from the smokehouse, fireplace, and pizza oven.

Resident spoke about smelling smoke near Q Fanatics and how she would be upset if that was happening all the time.

Mr. Briggs said he was not aware of concerns with Q Fanatics, Jelly Bean and Julia's, Famous Dave's, or Big Boar but did not want to upset the community but just provide a draw to the City and its residents with a good menu. He said if there was a concern, hey could address it such as gearing it towards a steakhouse instead or smoking the meat offsite.

Councilmember Scott asked if Mr. Briggs knew the nearby restaurant owners and many events that occur and if he intended to be a good community partner, adding he wanted to see a vibrant area and was not proposing to do something in direct competition. Mr. Briggs said he would certainly be a good partner for events and other things and did know many of the owners already and did not want to put something in that would compete with current restaurants but instead complement the area.

Dr. Evans asked about odor concerns with the current brewing and if everyone understood the TIF financing and all the ramifications and advantages to the buyers through fixed taxes, benefits, and development costs and said he would be

disappointed if the land was sold at the current offer price. He said the County Assessor usually assesses property and asked why the City assessed this site instead. A resident stated said she has never smelled odors from 10K Brewery.

Mayor Rice explained how TIF was a redevelopment tool that provided benefits to the City and how we hired an independent assessor to best establish the property value. Dr. Evans asked what happens if the restaurant were to go bankrupt the building would not sell for a profit and could result in loss of money then asked why Mr. Hauf was not present this evening.

Mr. Briggs commented that a \$500,000 sale price was not accurate as the lot was not lakeshore or riverfront and that the appraisal had supporting costs which is why he offered almost full price of \$155,000. He noted the lot sold once for \$37,000 but did not close and that 10K has been trying to buy the lot for \$1 and has never moved from that offer.

Jackie Young said the goal was to make an offer on the land then move forward.

Resident asked if outdoor restrooms are not included won't customers just use their restrooms. Mr. Briggs said he intended for customers to use the restaurant restrooms his concern was people from the park using his restrooms as public use, adding his past location had some challenges with homeless and those with mental illness and the challenges of them using restrooms. He shared concerns about damage, using the space for sleeping or drug use, and potential problems for any future buyers, including possibly his daughter, as well as affecting customers enjoying the patio. He stated while he sees concerns with the public restroom, he will construct them if it is required, noting there are portable restrooms in place now and this activity is currently happening at this location.

Resident said people will feel entitled to use their restrooms and if they buy food, they should be able to use the restrooms. Mr. Briggs said that is why the square footage of the patio and deck is as proposed but extended because the restroom has to be bigger then asked about park capacity.

Mr. Lee said the City was planning on constructing restrooms already but recognized it would be cheaper if someone else did it. He said they were just trying to save the City money but were prepared to build restrooms on the site to be more cost effective. Mr. Briggs said the concern was not about the money but the use and experience at the restaurant if attached to the restaurant as well as SAC/WAC and size of restrooms based on parking.

Resident said he would support the City and spoke about people using boat slips using the restrooms. Mr. Briggs suggested the City do their own restrooms and then can place them wherever they felt it would work best.

Resident said there are already public restrooms near the bridge that people can use but noted she did not want to use the public restrooms as they were not clean

or appropriate and suggested placing them at the Dam and not affect the community restrooms.

Resident said 10K wanted to do live music as well and selling the lot for a \$1 was not going to expand enough for offerings of vegetarian meals, adding the business could fail. He said Mr. Briggs' concept would work much better as the meal business model was much more attractive.

Resident said there were already many smokehouses in the area but not many vegetarian restaurants.

Mr. Briggs said ribs and brisket were a small part of the proposed menu which would also include flatbreads, steaks and other items as well as breakfast at some point in the future.

Councilmember Scott noted there have been no concerns with homelessness use of restrooms at Aiken Riverside Park, adding it is difficult to help young children in portable restrooms and a restroom would be an extra amenity for 10K for large events.

Mayor Rice shared comments about his experience with not being able to use Aiken Riverside Park restrooms because they were not clean.

Councilmember Wesp inquired about the EDA and Park Board's comments. Public Services Administrator Lisa LaCasse explained the Park Board voted to remove the restrooms because of the impact on the business, concerns about resale, and forcing them into a public/private partnership. She said they suggested restrooms be incorporated with other projects such as the dam modification or other locations and the restrooms as proposed would not be sufficient and would need additional portables anyway.

Resident asked about the public restrooms being a fixed structure which is different than in a high-density area as it could attract those who are homeless or those experiencing drug issues or activities such as washing clothes or bathing.

Councilmember Skogquist said he was willing to entertain both proposals but would prefer negotiating with 10K Brewing first and offer the lot across the street for condos or the smokehouse.

Dr. Evans inquired about the ability to sell property with Councilmember Weaver abstaining. Mr. Baumgartner explained the 4/5 vote requirement was of the remaining four members would be four in this case.

Mr. Briggs stated he was not interested in the site across the street for a restaurant but may be interested in still building condos, adding his proposal for this lot made sense for him and thanked the Council for their time.

Councilmember Wesp said this became a campaign issue last year and agreed that Mr. Hauf should pay more than a \$1. He said while he supported 10K as they do a lot for the community Mr. Hauf was in a for-profit business and only offering \$1 was not sufficient when we had two other offers more than a \$1. He said while we did not move forward with one, Mr. Briggs' offer is the best as it uses almost the full property, provides full build out where Mr. Hauf cannot, and while 10K does great we would be short-sighted giving it to him, adding the restrooms were not a big concern to him.

Councilmember Scott said we had two offers and asked why we would dissuade people from coming to the community. He said this needs to be a good fit and this business will be here or not and felt it would be great to explore both entities and still get a building. He said he was not sure if 10K would relocate if not given the lot and that he would love to have both, adding 10K's current \$3.5 million building is present with the condo being even more and the use adds people to the downtown area which benefits businesses. He said he supported 10K for the restaurant pad and offering Mr. Briggs the lot across the street.

Mayor Rice said we could leave both offers on the table and respond when we reach consensus. Councilmember Skogquist disagreed, stating that would waste everyone's time.

Councilmember Scott agreed we should leave the options on the table and get back to both parties.

Resident said she appreciated the Council but said there is a possible compromise that Mr. Briggs does the smokehouse on the river and 10K goes underneath with condos on top to ensure no odors with 10K and both uses are accommodated. She said with the restroom removed 10K's offer would still include a restroom that they would take care of so why was this still being discussed. Mayor Rice said that could be a viable option if Mr. Hauf agreed then spoke about the parking ramp and social district impacts which would be a valid concern for someone wanting to do business in the City.

Councilmember Scott noted Mr. Hauf was not present to answer our questions. Resident commented on how Mr. Hauf's absence could speak to his indifference overall.

Council consensus was to continue to consider both proposals.

3.3 Discussion; 2023 Farmer's Market.

Ms. LaCasse shared a shared a staff report with background information stating until 2021, the Anoka Farmers Market was solely organized and operated by the Anoka County Growers Association (ACGA). For several years, ACGA has had

issues attracting vendors to their Anoka market location (they also operate markets in Coon Rapids and Blaine). Until 2021, the market was located at the Lyric Arts parking lot with an inconsistent number of vendors, and therefore it was becoming a struggling market. ACGA was required to apply for a license through the City annually; the license process was arduous for the organizers. In an effort to revive and enhance the market, staff was directed to work with the market organizers to select a new location for 2021 season. In addition, the license requirement was replaced with the Anoka Farmers Market Manager Agreement making ACGA the official manager of the market. The new agreement allowed staff to work with ACGA to select a new location (municipal parking lot at 2nd & Harrison Street), in addition, the City provided additional marketing support, a portable toilet, signage, garbage/recycling, and monitored their success throughout the season. ACGA provided feedback to staff that challenges recruiting vendors and customers continued at the new location siting inadequate and confusing customer parking, lack of visibility (too far off Main Street), challenges with adjacent businesses, and dusty conditions for vendors. In an effort to enhance the market for the 2022 season, the Rockin on the Rum concert series was moved to Tuesday evening (same night as the market), the City added lime rock to the parking lot to control dust/mud, and worked through parking issues with adjacent business owners. ACGA had only two vendors signed up to sell in Anoka, noting they didn't have interest from their group to sell here. The City received complaints from the public that the market didn't have enough vendors and wasn't worth visiting so in late summer, the City terminated its agreement with the market organizer. After terminating the agreement, staff solicited for vendors in an effort to manage on its own to sustain the market through the end of the summer. This was difficult mid-season due to lack of customers and lack of vendors; complaints from both continued. Staff understands that there is community desire and Councilmember support to have a thriving and successful farmers market comparable to the markets operated in neighboring communities such as, Elk River, Andover, Ham Lake. She said staff has been visiting area markets, speaking to market organizers, meeting with community members about their ideas/experiences, speaking with vendors, and learning what others identify are the key factors in the success of these area markets as well as spent several months talking to the St. Paul Farmers Market (organizer of the market in Andover at Round Lake / Bunker Lake Blvd) in an effort to recruit them to host a market in Anoka but to date no agreement has been reached.

Communications and Recycling Manager Pam Bowman reviewed key factors to market success in detail then suggested possibly doing two to three pop up markets for this year at either Lyric Arts, Eagle Brook Church, St. Stephen's or Bridge Square and rebuilding for 2024. She said they would need to hire a manager and secure 10 vendors who would provide produce, cottage foods and crafts or possibly just produce and baked goods. She spoke about seeking partnerships and donations or collaborate with an existing market with the vendor who operates Andover's.

Councilmember Skogquist asked how this endeavor would be successful. Virginia Loudon, 559 Logan Street, shared comments about past events and lack of other vendors and that they were looking forward to doing this weekly this year. She said she may not be able to do next year as she did not want to be too saturated, adding there were many other cottage vendors in the area and could offer different products. She suggested 3-7 hours would be best and correlate with music in the park and have it closer in.

Councilmember Weaver said he supported weekly farmers markets and knew that while it was failing last year, he enjoyed the market. He said we had to change our ordinance to allow for cottage goods and supported the dirt lot location next door and the need to build consistency with the customers and vendors.

Ms. Loudon suggested if the market was held to offer space to Anoka-based cottage vendors first.

Ms. LaCasse shared about possible others to partner with, stating she was unsure why St. Paul was no longer interested but there may be other cities who used organizations to assist with their markets and would keep checking.

Ms. Loudon spoke about laws regarding cottage growers and the difference in State laws and offered the suggestion to partner with Minnesota's Cottage Growers Association.

Mayor Rice agreed inviting the cottage grower's industry to partner for Wednesday night markets with the concerts would be great, adding we might outgrow the space as there is need for more parking. He said we could do this for 2023 at the agriculture or vacant lot then regroup for 2024 and help it grow. He suggested inviting others who have interest so that word spreads and asked if we could afford to put the market on the empty lot, become successful, then relocate it when needed and if it will remain successful.

Discussion was held on different vendors last year and others that could join.

Michelle Olson, 956 Crosstown, said she was passionate about the market and that many travel to different ones then shared benefits of other markets in the area. She spoke about hours of other markets and their benefits and the lack of market activity in Anoka and how to address, stating the northeast market is operated by many individuals on a volunteer and board basis and comprise many farms in the community. She said she was surprised Anoka did not have a market and said it should be an event where the shops would stay open longer to accommodate the traffic a market would bring.

Ms. LaCasse spoke about ways to make the market successful and how we move forward with teams and boards of people as it has to be more than one staff member. She said because a market was a 12-16-week series staffing was a

concern, especially with the impending social district and special events that will result.

Councilmember Skogquist said it will be important to be smart about how to manage this as they recognized this was a lot of work during off hours and if we want it to be bigger will take work, but said he was interested in an interim market while we grow. He noted that he preferred more of farmer's market feel and less of a craft fair.

Discussion was held on potential vendors to invite. Ms. Olson shared a list of potential vendors and discussed not holding the market too soon in the season until the produce is ready, such as mid-July.

Ms. Louden suggested the same time/location and to work with five others to help with traffic and priority in the beginning and focusing on not offering the same thing as well as better signage.

3.4 Discussion; Emergency Street Mill and Overlay Project.

Assistant City Engineer Ben Nelson shared a shared a staff report with background information stating due to the freeze thawing over the winter and spring, City roads are showing an increase in deterioration in the road surfaces. Staff is anticipating one of the worst springs for the local roads and is preparing for emergency street repairs if initiated by City Council. He shared street maintenance options for Council to consider, outlined cost estimates in detail, potential funding mechanisms, then asked for direction on options and street selections for consideration, adding the City currently has an advancement availability of \$3,159,458 and could utilize State Aid funds to finance a portion of the cost for the resurfacing of Harrison Street.

Councilmember Skogquist shared Coon Rapids' willingness to do joint projects for mill and overlay in the future, especially if bid in January.

Mr. Nelson said staff met with Allied Blacktop who provide some great pricing on ways to address concerns through patching then reviewed streets and estimates in further detail and asked which streets were the most important to address.

Mayor Rice said 2nd/Harrison was only needed at Jefferson and asked if the repairs will settle once spring is over. Streets Supervisor Jon Holmes explained reasons for the frost heaves which were due to clay and would continue.

Councilmember Weaver said the City has conducted SSIP projects with no assessments for a long time but asked if we should now look at assessment to leverage funds further. Mr. Lee said that was possible but noted we could not get a project together until fall.

Mr. Holmes explained how with less frost this winter the large amount of snow and moisture got into the pavement and froze and popped streets several times, resulting in lots of deterioration.

Dr. Evans suggested repairing one street very really well and address the others later so people have a place to drive safely, either Benton or Park.

Councilmember Skogquist spoke about the MSA funds we can draw from. Mr. Nelson explained if all funds goes to McKinley how do we pay the \$5.4 million then spoke about using MSA for Park, 6th Avenue, and the industrial park.

Mr. Lee noted State aid fund projects would not be done this year either.

Councilmember Skogquist said McKinley is an SSIP project in two years and asked how we pay. Mr. Nelson said we could finance a portion of that project from MSA funds.

Mayor Rice suggested the State could be more flexible on releasing funds because of current poor road conditions everywhere.

Councilmember Weaver asked if any planned CIP projects could be delayed. Public Services Director Mark Anderson said staff could review those projects and bring them back for Council input.

Mr. Nelson spoke about using general fund money as well as other funds from unallocated land sales and using Allied's estimate for patching and MSA funds for Harrison while we wait for the Highway 10 project portion completion.

Councilmember Wesp said Harrison is a primary fire truck route which has to take priority and if we just patch what could happen to the emergency vehicles. Mr. Holmes said poor road conditions are hard on springs and can result in potential maintenance, driveline, and steering issues.

Mr. Nelson noted the fastest City project could be done in June.

Councilmember Skogquist said Harrison is in such poor condition that it has to be mill and overlay as patching will not work.

Councilmember Weaver said if we have a City street used as a detour, we need to receive funds from other agencies to repair the streets, such as Cutters Grove and Harrison for Highway 10 detours.

Mr. Nelson have to do competitive bidding because above \$175,000. Mr. Lee could advertise on a square footage basis and work out details after.

Mayor Rice asked if we should wait until 2024 as we have roads everywhere in need of repair which could have a funding source in one year. He said we should temporarily repair for \$8,000 and have two funding sources next year instead.

Councilmember Weaver noted the MSA funds could be used for other areas too.

Discussion was held on condition of several roads and if current materials are more inferior resulting in increased wear or due to chemicals. Mr. Nelson said traffic usage and heavier vehicles also contribute to wear and asked if the street listing provided was one to pursue then asked about funding.

Mr. Lee suggested moving forward and keeping Council updated while working with Finance to divide the projects into smaller ones.

Council consensus was local funding for Harrison Street for 2024 and consider amending assessment policies going forward as well as other ways to make repairs better and last longer.

Councilmember Weaver commented if there is a pattern to wear based on contractors who are doing the work. Mr. Holmes noted the patching will not hold and next year will be even worse.

Councilmember Skogquist said he would like to gear the SSIP program and do the emergency fixes and start the procedure next year.

Mayor Rice noted anything over \$175,000 has to be let through competitive bid.

Councilmember Weaver said it would be difficult to assess residents when a road is still falling apart.

Councilmember Wesp said it was critical to do Harrison and noted the City does not have to accept the bid if too high. Councilmember Weaver agreed, stating in that event it could still be patched. Mr. Lee agreed but noted the road would then be ripped up for nothing.

Councilmember Skogquist said he did not want to put this off any longer as there is \$100,000 in assessments available and costs are only getting higher because we are not bidding in winter season.

Mayor Rice said if we have the funds put them into Harrison to address the concerns for now.

Council consensus was to place a bid for street repair for Harrison for authorization at the next meeting, use Allied Blacktop for mill and overlay, and ask if they can wait for bid process to be complete.

**UPDATES/REPORTS/COUNCIL SUGGESTIONS FOR TENTATIVE
FUTURE AGENDA ITEMS**

Dr. Evans commented on the parking lot by 201 with trash, cigarette butts, etc., as well as sidewalks and asked who was responsible for clean-up. He shared concerns with this going forward, especially with the upcoming social district. Mr. Holmes said with the amount of snow now melting trash is being revealed and that staff will clean up, adding snowplowing is currently the priority.

4. ADJOURNMENT

Motion by Councilmember Scott, seconded by Councilmember Wesp to adjourn the Worksession at 8:46 p.m. Motion carried.

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

Approval Attestation:

Amy T. Oehlers, City Clerk