

Nowthen City Council
Open House – 181st & Baugh St Proposal
Minutes
August 23, 2021

Meeting Opened at 6:00

Council Members attended: Mayor Pilon, Councilmember Alders, Councilmember Blake, Councilmember Greenberg, Councilmember Rainville

Planning & Zoning Commission Members attended: Chairman Dale Ames, Martin Bies, Dan Haapala, Rob Schiller, and Harold Jorgensen

Also in attendance: City Clerk/Treasurer, Lori Streich; City Planner, Liz Stockman

OPEN HOUSE began at 6:00 PM. – no sound on recording until Planner Stockman began speaking at 6:07.

Planner Stockman presented the Rademacher proposal. 110 acre parcel is being purchased by Rademacher from Kent Roessler. 100 acres are planned as residential low density, with parks and trails included. 10 acres on the corner of 181st Ave & Baugh St. are proposed to be rezoned commercial for the purpose of building a Bill's Gas Station and Convenience Store and G-Will Liquors. This differs from the 2017 concept in several ways – 74+ acres were proposed to be rezoned commercial in comparison with the current proposal to only rezone 10 acres. Only 11 Single family homes with higher density/townhomes were proposed before, compared to 20 at 5-acre density, averaging in the wetlands, in this proposal.

In order to plan a city, all the impacts and neighboring concerns regarding a particular site are taken into consideration. Met Council policies and requirements also have an impact. The Land Use Plan need to match Zoning Ordinances and the Zoning Map. Nowthen's 2040 Comprehensive Plan was just adopted last year, 2020. Comp Plan Amendments have a particular process, which requires approval by the Met Council before a site can be rezoned. The City Council would have to adopt a Resolution to request approval from Met Council to rezone a particular site. Written policies are reviewed and considered regarding the advantage and impact on the city and adjoining developments. Modifications need to prove that they are in the best interest of the community. All development is analyzed on an individual basis to determine the most appropriate uses. The use needs to add value to not only the local residents, but also serve the broader regional market.

If the City Council agrees to move forward the proposed plan and the Met Council approves the 10-acre change to a commercial designation in the Land Use Plan, then the applicant would need to make application for rezoning to the C1 Commercial zoning district. That is what limits the particular uses within that zone. With this proposal, there is only one business/user, as opposed to having open-ended or unknown users like in the previous proposal with such a large designation. If this proposal would move forward, the City Council would enforce the standards that are in place to present a high quality and attractive commercial development. The City Council determines its own path using the Comprehensive Plan and Zoning, and controls development consistent with the Comp Plan. Compatibility with the neighboring areas can be attained with well-planned streets, proper design, screening, landscaping, and parking, loading and lighting limitations. Those are all called Performance Standards and are part of the Zoning Ordinance.

Please NOTE that this is not a "Done Deal" because the Commercial portion of the plan is not moved forward. However, the 100 acres does meet the current Comprehensive Plan and Zoning designation. The City Council will determine rezoning for their community on a case-by-case basis. Residents should ask themselves if this is a reasonable request with a rational bases for it based on the fact of current increased traffic and busy roads, adjacent land uses growing incompatible with increase traffic, etc. Though it is currently not in agreement with the 2040 Comprehensive Plan, is there potential for separation for separation of uses. Stockman believes there is potential for separation of uses by the existence of a very busy road and also potential establishment of buffers or transition areas. Council also needs to consider long-standing effects in setting precedence with any decision. Discussed Spot Zoning, which often benefits one owner to the detriment of other owners in the area

Residents were invited to present positive factors and negative aspects as well, and requested to indicate whether they were in favor or against this development proposal – all of it or just part of it, identify concerns, and state what they would like to see in regard to the residential development. Most important to consider the facts of the request, the characteristics of the land, size of the parcel (in this case 10 acres), the degree of public benefit, and how is the City treating similarly situated lands.

Mr. Grant Rademacher, Rademacher Families, LTD; 15920 St Andrews Lane, Ramsey, MN

Rademacher said that the 2017 proposal created a lot of the resentment and negativity based on the unknown of so many acres that were not determined by Mr. Roessler, as there were a lot of moving parts. Rademacher came back to this project determined to purchase the whole 110 acres. He is not a home builder, but he has friends that are builders and do a nice job. The Company plan is to develop within the City Zoning regulations, but they need to know if they can proceed or if they should look elsewhere. He wants honest feedback and input in order to make a sound decision. If the proposal doesn't move forward at this time, they will try again in 4 years. The plan is to move the Commissary up here out of Oak Grove and move the Corporate office out of Andover. The company needs larger facilities so they can close the Brooklyn Park facilities and move out here. He has lived in Ramsey and raised his family there, and the goal is to move the corporate operations up north to this area. The Concept he presented had 19-20 improved driveways, still to be determined based on City Regulations, horse trails around the perimeter of the property with berms and landscaping to tie into the horse trails that are on the east side of the road. Details yet to be worked out. Buildings depicted would match the other stone & brick buildings in other Bill's locations. He is proposing a 2nd liquor store as it is what people want, and that decision is up to the city and its residents. He showed the Concept Plan with Bill's Superette, the commissary where the food items are made, a warehouse, and a corporate daycare center for their employees. It has been difficult to find daycare availability since COVID, and Rademacher Families want to help their employees be able to keep working and provide a safe area for their children. Gas canopies would be on the east and the liquor store on the west side of the property.

Resident Input:

Clayton Connolly – 9030 184th Ave NW

Connolly asked Rademacher if diesel pumps would be included, and Rademacher responded yes. Connolly asked regarding the current moratorium and how this affects this plan. He thinks there is commercial space already zoned where this plan could go. Pilon said that the moratorium in effect was to study and advise on design and aesthetics of the community as well as the function of the business. There are provisions within the moratorium that if applicants are meeting the intention of the moratorium, it could be waived. Changes like this take time, subject to the review and approval/comment from Met Council and neighboring cities. Connolly supports Rademacher's business, but he is opposed to this proposal because it goes against the current Comprehensive Plan. He chose his home location based on that and doesn't want another gas station and liquor store. His biggest concern is police coverage.

Julie Johnson, 8863 184th Ave NW

Johnson asked if these residential lots were going to be 5 acres lots or averaging 5 acre lots. Response, current proposal is that most lots are 2.5 acres to 3.98 acres, with none over four acres. Stockman said that the average is five acres, using the previously mentioned formula to determine the average: Gross acreage (100 acres) divided by 5 (minimum acreage allowed) = 20 lots available. Johnson asked if this averaging thing was new, because when she moved to Burns Township it was 5 acre minimums. In many planned developments and plats there may be a variation of lot sizes within the plat or development, based on wetlands and buildability requirements. Johnson does not approve of this proposal, when she can drive to another Bill's Gas station within 2 miles.

Lynn Seacord, 8783 190th Ave NW

Seacord thanked Rademacher for his presentation, as it helped him understand some of the information. Generally he thinks this presentation is just a remake of the 2017 plan. Does not approve of the lot sizes, as they are too small to have horses to use the horse trails that are planned, and horses cannot cross Baugh St safely. He does not think a gas station and liquor store are compatible with housing development. Creating 2.5 acre lots under a major power line on the border of the city is not a good look. The pending Hwy 169 development project will push traffic right into this neighborhood, and he is concerned about current road conditions. He is aware of plans to widen 181st and Hwy 22 and possibly making it concrete. He asked if Rademacher had donated campaign contributions to any of the members present, and he said probably, but he doesn't remember. When Seacord watched the July 27, 2021 Planning & Zoning Commission meeting it seemed like toward the end of the discussion there were some members that were falling all over each other with thinking this is a great idea. Seacord does not agree. He thinks the spot zoning will open the door for anyone to do anything in Nowthen.

Becky Hagan, 9525 187th Ave NW

Hagan lives on the border on the north side, so this proposal doesn't directly impact her lot. Her family is fully invested in the city and she is speaking on behalf of her husband and children. The Comp Plan does not allow for this commercial zoning, and she wants the city to follow the Comp Plan. A plan without action is a dream. If action is not taken to make the City desired to come true, then why have the plan? Hagan agrees with much of what Seacord stated. She can view the

area under the power lines that is wetland and doesn't understand how it can be considered for a park, and she said it feels wrong to include that in the 5-acre lot sizes.

Dan Valerius, 9500 187th Ave NW

He just moved into the area last June, and his backyard abuts the north edge of the proposed Concept plan. They moved here because they grew up in the country, and wanted a country living experience for their family. This proposal will create a house for him to have to look at from his back yard instead of watching deer, turkeys, etc. That is not what he expected 15 months ago.

Planner Stockman clarified regarding the lot sizes. There is some misunderstanding. Any plot that is platted, the lots are allowed to go down to go down to 2.5 acres, as long as the overall average is 5 acres. This is not being treated any differently than any other plat in the city, including the current developments (Breyens Bend), and open spaces or wetlands are averaged into the total. Even though that corner is designated as park, that does not mean the City will accept it as park land. The City most likely would not accept that as park land as it is so wet, but it still can be averaged into the overall acreage.

Ron & Randy West, 17960 Ermine Blvd, Ramsey

The Wests have lived there since 1972 and have seen lots of changes, some good, and some not so good. The traffic on 181st and Baugh has increased tremendously. People blow through the stop signs all the time. His opinion is that the best use for that land is single family homes. He would approve the 2.5 acres to 5 acres per lot in a heartbeat. That corner for a gas station has no city sewer, water or city services, and they want to put in a daycare, and all the businesses listed. He thinks that is wrong. He thinks this is the wrong location for a gas station, and suggested moving it north more to allow traffic to flow in and out. He complimented Rademacher on Bill's Superette doing a great job with great people.

John Lyrenmann, 9360 181st Ave NW, Ramsey

Lyrenmann said they are directly across the road from the proposed gas station. He spoke in 2017 against the last proposal and still against it at this time. He would approve the residential area development. Commercial areas in the other parts of the city is where this should be kept. All the amenities this would provide are available within 5-10 minutes. His neighbor sent a letter, which he read:

Matt & Heidi Habben, 9390 181st Ave NW, Ramsey

Dear Mayor and all City Council Members,

I am writing regarding the Open House you are having tonight regarding the Rademacher Companies' proposal. I regret not being able to attend in person. That said, Matt Habben, and I very much oppose a proposal and any rezoning. We support you terminating the project. There is not need for a gas station, commissary or liquor store in this area. There is gasoline and liquor available 3.4 miles north in Nowthen, 2.5 miles west in Elk River, and 5.5 miles south at Hwy 10. IN addition, a liquor store and gas station in this area are not a good fit, as everything around it is residential. People look at City zoning and future plans when they purchase their property. They move into areas not expecting a liquor store and gas station with the additional traffic to be put in next door. My husband and I are against this and encourage you to terminate this project.

Sincerely, Matt & Heidi Habben

Brandon Ebert, 9157 Burns Parkway.

Most of his questions are probably to Mr. Rademacher himself. He asked if he were planning to purchase the 100 acres whether this concept goes through or not. Rademacher responded that it is yet to be decided. There has been no determination yet as to whether this is a feasible project or not, as he is not a house builder. Rick Nelson is his house builder in Oak Grove. It could very well happen. Ebert commended Rademacher on his quality business, but he is worried about the City getting sued if it doesn't bend to the developer's wants. Rademacher said no. Ebert asked him if the purchase doesn't go through, the city would still have to deal with Kent Roessler. Rademacher said he doesn't speak for Roessler. Ebert asked if there has been a study of service station vs high voltage power lines, as this is the 3rd largest KVA line in the state. He has concern for electric interference, etc. Rademacher said they contacted the power company and they said that as long as they stay way from their easement, which is 150 feet, they would be fine. No additional study has been done regarding that. Ebert is against the commercial side of it, but definitely is in favor of the residential side. He doesn't necessarily favor the 2.5 acre lot sizes and giving swamp land as park land, as that would be tax revenue lost for the city. He asked if it will be private streets and park preserve. Rademacher said that has not been determined. In Oak Grove, Rademacher Families built them, and the City owns and maintains them. Ebert asked about the trail plan, if it would encompass the whole 100 acres. Rademacher demonstrated on his illustration that the trail and 80 foot easement is around the entire perimeter and then comes up and across the power line easement and then back down to Baugh St

on the south side. Ebert said it would be nice to also add trails between the properties, and to add some sort of impervious surface to the trails so they hold their shape. The concept shows the entrance to Bill's very close to Baugh St, and he wondered if it would be moved. Rademacher agreed and would move it to the west to get more of a turning radius. The concept is not precise. Ebert summarized that he is against the commercial part, and for the residential part if they can keep the trails and park designated areas as part of the tax base.

Andrea Buettner, 9115 Burns Parkway

Buettner is happy to see that the change has brought in some residential. She didn't move to Nowthen for conveniences, but for the country. She is willing to drive 20 minutes to a gas station, but it is available within 5 minutes. She and her children actually walk down Baugh. She also is concerned that corporate headquarters would be located there, as that would assume items needing to be trucked from there, which would increase the noise to the residents. She does not agree that commercial designations are attractive, as she doesn't want to look out her window and see that. She would rather look at a barn. Services should maintain health and welfare to the residents, and she doesn't think this concept fits that requirement. Spot zoning will begin to set a precedence, and there have been other properties that have come up for sale that have tried to be rezoned commercial. This is a horse community. She would be more than happy to support residential instead of rezoning to commercial.

Rosina Christie, Ramsey

She is not really in favor of this, but her main concern is that if you do decide to go ahead with it, the traffic is already bad. She does not want a stop light at that corner. She would like to see a plan for a round-about, and have the space there, even if you can't install it right away. It would make it much safer. Right now, it is hard to get through that intersection with the current traffic levels.

Mike Stimart, 8960 184th Ave

Stimart is for the residential side of things, but he has a couple questions regarding land use. In the initial plan there was area was designated for park area. He read through the City Code, and read Chapter 10-3-8, subset i. "Wetlands, ponding areas, and drainage ways accepted by the city shall not be considered in the park land and or cash contribution to the community." That area is already defined as a wetland so should not be proposed as park land for the city. On the commercial side, he is against the rezoning. The 2040 Comp Plan was put into place for a reason. This area was not important enough to be included when the Comp Plan was created. Stimart stated that Mayor Pilon had requested residents to bring data to tonight's discussion for rezoning that area for the proposed land use, but he asked for the data supporting the need for rezoning the area. Any direction you travel in the city, there is a convenience store located on any of those routes, so he thinks there is no need there. He does love Bill's and loves the Royalton Bill's as well.

Chad Jerzak, 9063 Burns Parkway

Before he began, he wanted to state that his thoughts were exactly in agreement with all that has been stated against this rezoning request. At the same time, he wanted to recognize Mr. Rademacher as being a fine businessman, and he runs a great business that Jerzak frequents often. The problem with this plan is not with Mr. Rademacher whatsoever. It is a problem with the way that it is set up. One thing that has not been mentioned is his concern regarding property values, taxes, and the desirability of this area in the future. In addition to the simple fact that it is completely not in agreement with the 2040 Comp Plan. He also brought up potential runoff consideration, especially taking into consideration the proposals for Hwy 22 and Baugh as far as widening and traffic issues. He doesn't think the applicant doesn't have enough information to make an informed decision.

Grant Rademacher

Rademacher thanked residents for their positive comments and the negative input as well. He stated that if it was the same traffic, he would not be looking at this corner. For six years he has looked at traffic counts, sat at this intersection and counted cars and trucks. He has talked with trucking firms from Powel to fuel companies. It is a different traffic base. If it was the same cars, he wouldn't be proposing building here as it would do them no good because it would be the same customers from his other stores. The traffic that comes across Viking Blvd continues straight west to the roundabouts. 85% of that traffic goes straight west and does not come south. The traffic that comes through this intersection comes from County Rd 5 and Armstrong Blvd to the south, and then it funnels into Elk River. Rademacher Families bought 168 acres in Oak Grove last fall. They are proposing a Bill's Superette on that corner, as well as for future development. They have sold 14 of the 28 lots to those neighbors, knowing that there is a Bill's Superette going in on that intersection. He showed some of the homes that were built by Mr. Nelson, present at the meeting also, and he controls the design that would be approved.

Shirley Matuseski, 8840 181st Ave NW

The exact reason Rademacher just stated for wanting to build there is the reason the neighbors do not want him to build the commercial at that intersection. Shoulders on 181st Ave are minimal. They do not want to invite additional trucks on the road. Light pollution is also a consideration, and she does not want to be in an atmosphere with all the bright lights. She would much rather see houses than commercial buildings.

David Johnson 8863 184th Ave NW

Johnson said that the difference between the Oak Grove plan and this proposal is that people there are buying the houses knowing there will be a Bill's there, as opposed to the Nowthen landowners living here and then adding the Bill's. If the Council allows the Commercial to move forward, they care nothing about the residents, because this is the 3rd time they are here protesting this.

Mark Tokar, 9067 194th Lane NW

He is happy that Rademacher wants to do business within Nowthen but thinks he should stay within the existing Commercial zones. Tokar is against the proposed zoning change to commercial. No recommendation by the Planning Commission has been made to date. Council wanted to hear what the residents had to say and proposed the Open House. No decision has been made, as this is purely a Concept Plan at this time. Public Hearings will still be required for this application to move forward.

Glenn Yoder, 9163 184th Ave NW

Yoder spoke on behalf of Bobby Reedy and Jeannie Herbst, one of the reasons they moved up to Nowthen a year and a half ago was to get out of the city and get into the country. He grew up on a farm, and he would rather not sit out by the fire and hear, "Go ahead pump four..." They can hear the traffic from the corner. Regarding the horse trail – great concept. That horse trail on the right side of the road does not have an entrance to cross over the road. There is a fence that goes around the property. It would be dangerous to have horses on that road. Yoder agrees with the concept of putting houses in but thinks the lots are too small, especially if the goal is to have a horse community. The lots do not lend themselves to barns and adequate space for animals. He is opposed to the commercial part of this concept.

Catherine Master, 8783 190th Ave NW

Her only question to Rademacher was, "Why this property? Why do you want to come where the residents are so passionately opposed?"

Grant Rademacher

Rademacher's answer to that question was that the customers that he has spoken to at Bill's Superette are not against this idea. He follows the traffic. Baugh St. has been semi-funded by the County and that is already going to be in the works, roundabouts to Armstrong and Alpine. The road infrastructure is coming this way, whether you like it or not. He just follows the traffic. Rademacher Families started in Brooklyn Center 50 years ago, and now they are up in this area because they follow the traffic and the homes and schools. That is what they do. Someone said that doesn't make it right, and he agreed saying that the residents have the right as citizens to express their thoughts. If they say no, then Rademachers go some place else.

Ladonna Hartack, 18825 Iman St

Hartack agreed that property owners have the right to develop their own land. She is not in favor of a gas station there, and is concerned about light pollution and sound pollution. She is not in favor of a roundabout at this intersection because of the lights on them and the jake braking from large trucks, etc.

Greg Peterson, Old Viking Blvd

Peterson said there is one thing that no one has mentioning regarding this. What happens if Mr. Rademacher decides to go across the street to the corner of Ramsey? What happens if he buys Gordon's Gardens 15 acres? What happens if he buys the house behind it with 30 acres and goes to Ramsey? Ramsey will welcome him with open arms. Maybe he will do more than a gas station. Maybe he will build a commercial park and start building more buildings. Residents need to think about the big picture here. He's looking for a gas station, but what if he goes across the street to Ramsey? Ramsey will offer him whatever he wants, Peterson guaranteed. He has no vested interest in what happens here, but he encouraged residents to look at the other side of things. If he goes across the street to Ramsey, you will still have lights and traffic, but what you don't have is the tax revenue. It is pretty simple business. You can deny him and he will take his money and go somewhere else. Food for thought.

Brandon Ebert

Ebert said that Ramsey's 2040 Land Use plan has no intention of having commercial industrial on that corner. He has talked with many of the residents there who are not interested in selling. Ebert said that if Rademacher offered him millions of dollars he would sell his land to him, but Rademacher said he was not on the right corner. Regarding the comment about following traffic studies, Ebert asked if Rademacher was also following future traffic studies once 169 and 22 are redefined. Rademacher said they can only guess at this point, as the state, county and city are all involved. Changes to Hwy 47 and Cty Rd 22 have been discussed for 25 years and each election the rules change. They try to plan five to seven years in advance, and it takes 2-3 years to get through city procedures. That is where they are now, and he said they follow schools and homes mostly, along with traffic studies. Ebert suspects the traffic counts will go down once the Hwy 10 and 169 road projects are finished, so he asked if Rademacher will close the store. Rademacher responded that they have never closed a store in 50 years, and he does not plan on it. This proposed store is a Royalton – 12,000 sq ft store and a mini grocery store. They will most likely sell the one in Brooklyn Park, but he said he is not a fortune teller to predict future success or failure.

Councilmember Jason Alders asked how big the Bill's in Nowthen is currently. Rademacher said it is 7,000 sq ft. and Oak Grove is 10,000 sq ft. The new proposal is 12,000 sq ft. A resident asked about paved area on the site, and Rademacher responded that parking lots must meet certain requirements – one parking stall for each 150 feet of sales floor.

Chad Jerzak, 9063 Burns Parkway

Jerzak also asked about plowing and drainage. Rademacher said they have bonding for those issues and take them into consideration in the site plan. Pilon said most of those concerns are regulated by state law and City Code. The biggest decision is the Comp Plan change at this time. Jerzak asked about the effect on property taxes. City of Nowthen takes the least percentage of property taxes per resident. The city gets a larger proportion of commercial taxes than it does from residential properties.

Grant Rademacher

Rademacher addressed the concern regarding the wetland and/or park area and larger lot sizes to accommodate horses. His 19-lot concept plan showed larger parcels on the top edge of the plan with 10.69 acres, 18.49 acres, and 9.54. Some of the changes that were requested in the last meeting were incorporated in this revised concept. They still have the horse trail and easements going around the perimeter, but those are horse-size, and he doesn't know what they require. One of the lots goes up to 19.5 acres.

Mark Tokar

Tokar asked Rademacher if he had considered moving his corporate office and processing facility to some other portion of Nowthen that is already designated commercial/industrial. Rademacher said no, and that if it does not go on this location, it will be going to Oak Grove. That building will be built. It's designed to work together so they can leave the southern facility.

Dale Ames, Planning & Zoning Chairman

Ames reminded the residents present that the 30 people present at this meeting are a small percentage of the entire population of Nowthen. What the Planning Commission and the City Council need to do is take the whole city into consideration. This is a big decision the Council has to make, and it is very important. The City Code is in place to address most of the concerns mentioned at this meeting. Spot zoning is something that can be done anytime, even though it was not included in the Comprehensive Plan. Any landowner can request what Mr. Rademacher has requested. Met Council is not easy to deal with and may approve or deny this request. Whenever something comes up in the city that affects a resident directly, they show up at a meeting, and have every right to be there. There have been some good things pointed out tonight, and they could be incorporated into the plan if it goes through. Things have changed a great deal in the 57 years since he has lived here – some changes he likes and some he doesn't like. He does not want to lose Mr. Rademacher's business to Oak Grove.

Nowthen currently has 4,500 homes and 4,536 residents according to the most recent Census.

Yvonne Lyrenmann, 9360 181st Ave NW, Ramsey

Lyrenmann said that fewer people at this meeting may be due to it being an Open House, and thinks that the percentages would still be not in favor of the commercial, even taking into consideration the entire population of Nowthen.

Chad Jerzak, 9063 Burns Parkway

Jerzak again commented that the 2040 Comp Plan would be disregarded if this zoning were changed.

Ron West, 17960 Ermine Blvd, Ramsey

West had two comments: He has seen City of Ramsey police in that area a number of times, but never has seen Anoka County Sheriff there. His house backs up to Elk River, across the street is Nowthen, and he is in Ramsey. A call to the Fire Department gets lost because they all don't know who should come. He also reiterated his suggestion to move the gas station north instead of right on the corner.

Planner Stockman reiterated that this proposal is still in the Concept Plan Review stage. No decision at all has been made. Resident and City governing body thoughts are just input for the applicant to use in deciding if he will move forward with an application. Whomever comes forward with an application, the City is required to hear it. Also, the City of Nowthen has had other Comprehensive Plan Amendments that have been approved by the City Council – she can think of 2 or 3 that have been approved. Discussion about the Comp Plan Amendments that have been approved in the past.

Clayton Connolly – 9030 184th Ave NW

Connolly requested to open the discussion to the City Council to give a fair shot to Mr. Rademacher regarding their support or lack of support. The traffic increase is due to the weigh scale on Hwy 10, according to his law enforcement background experience. He recommends having commercial vehicle inspection to increase traffic enforcement revenue for Nowthen. He also commented regarding the number of Sheriff squad cars at Bill's recently.

Councilmember Mary Rainville responded that the City receives nothing from traffic enforcement revenue. Regarding the four squads that were at Bill's, the sheriff reported that a vehicle was towing a vehicle and the towed vehicle was halfway off. It was a moving violation, not a criminal offense. Sheriff reports regularly, and Rademacher encourages Anoka County Sheriffs to frequent his business to discourage criminal activity.

Mayor Jeff Pilon responded that the purpose this meeting was to collect data, and to ask the Council to weigh in publicly on this proposal was premature. City Attorney instructed the Council that they not express their opinions publicly before all the information has been presented, as his job is to keep the City out of court. A public Open House is not the place to state their opinions, and they do not even have the current information available.

Brandon Ebert asked about the proposed Anoka County Sheriff contract. It includes 12-hour coverage, 7 days a week, 50% more coverage; conditions stay the same for all the cities they cover; advantage of housing a car within the City of Nowthen increase coverage time and helps coordinate between all the public safety services; not purchasing a squad car. Ebert asked Rademacher if he would consider housing the sheriff squad car at his proposed facility, and Rademacher responded, "Absolutely!" Ebert stated that if the Council decides to go ahead with this project, it would be great to have Anoka County Sheriff sitting right across the street from his house.

Appreciation expressed for the participation and comments. Meeting Dismissed at 7:55 PM

Respectfully Submitted by:

Lori Streich, City Clerk/Treasurer

Jeff Pilon, Mayor