



Regular City Council Meeting Minutes
City Hall Council Chambers, 2660 Civic Center Drive
Monday, February 23, 2026

1. Roll Call

Mayor Roe called the meeting to order at approximately 6:00 p.m. Voting and Seating Order: Groff, Bauer, Strahan, and Roe. City Manager Patrick Trudgeon and City Attorney Rachel Tierney were also present. Councilmember Schroeder was absent.

2. Pledge of Allegiance

3. Approve Agenda

- b. Councilmember Strahan requested the removal of Item 10F (Approve Agreement with J&M Display for Fireworks for Rosefest Party in the Park on Saturday, June 27, 2026) for separate consideration.

Groff moved, Strahan seconded, approval of the agenda as amended.

Roll Call

Ayes: Groff, Bauer, Strahan, and Roe.

Nays: None.

4. Public Comment

Mayor Roe called for public comment by audience members on non-agenda items.

Mr. Mike Gregory, 1945 Sharondale Avenue

Mr. Gregory spoke about the community response in Roseville to the impacts of Operation Metro Surge. He shared that residents, nonprofits, and faith organizations have come together to support families experiencing fear, food insecurity, and housing instability. More than 350 volunteers are helping provide food to families who are afraid to leave their homes or send their children to school, and 252 volunteers are stationed at bus stops to provide support and reassurance. On February 2, representatives from nine religious organizations met to address concerns about rising housing instability and potential evictions.

Mr. Gregory explained that, as a result, St. Michael's Lutheran Church agreed to serve as the fiscal agent for the newly created Roseville Housing Stability Fund. The fund distributes donations based on referrals from city and school social workers. Payments are made directly to landlords and creditors, not to households. So far, more than 60 families have received assistance, and organizers expect the need to continue through at least April.

Mr. Gregory emphasized that the initiative reflects the community's commitment to caring for its residents during a difficult time. He also noted that donations can be made to the

Roseville Area Schools Foundation, which is using a similar approach to support students and families within the school system.

Mayor Roe thanked Mr. Gregory for his comments.

5. Recognitions, Donations, and Communications

a. Proclaim Women's History Month

Mayor Roe read the Women's Month Proclamation.

Strahan moved, Bauer seconded, proclaiming March 2026 Women's History Month.

Mayor Roe noted that while the proclamation references "extraordinary women," he wanted to clarify that many women who may not typically be viewed as extraordinary by the broader public have nonetheless made extraordinary contributions. He emphasized that the recognition should include all women whose meaningful efforts and impacts may not always receive public attention.

Councilmember Strahan emphasized the importance of remembering that women's rights must continue to be protected and defended, particularly during times when those rights feel challenged. She expressed gratitude for the many women throughout history who have contributed to civic life, including those who have voted, served as poll workers, led churches, volunteered in schools, and served the community in countless ways.

Councilmember Strahan noted that while women do not exclusively fill these roles, many are, and their contributions often go unrecognized. Echoing the mayor's comments, she highlighted that many ordinary individuals, often women, quietly accomplish extraordinary things through their volunteerism and service to the city.

Mayor Roe added that he wanted to echo earlier comments and noted that women have had significant involvement in recent efforts in Minnesota related to Operation Metro Surge. He highlighted the important role women have played in those ongoing community responses.

Roll Call

Ayes: Groff, Bauer, Strahan, and Roe.

Nays: None.

6. Items Removed from the Consent Agenda

a. Approve Agreement with J&M Display for Fireworks for Rosefest Part in the Park on Saturday, June 27, 2026

At the request of Councilmember Strahan, City Manager Trudgeon briefly highlighted this item as detailed in the Request for Council Action and related attachments dated February 23, 2026.

Councilmember Strahan noted that in recent years, there has been significant public comment regarding the city's fireworks display, particularly from individuals who struggle with the noise and trauma associated with fireworks. She stated that, given the recent difficult season the community has experienced, it may be appropriate to revisit alternative celebration options.

Councilmember Strahan asked whether the parks department staff had explored other possibilities, such as a drone show or other non-firework productions, and whether comparisons in cost and value to the city had been reviewed. She emphasized that she raises this issue annually and wanted to ensure that alternative options had been considered before approving the fireworks plan for the upcoming year.

Parks and Recreation Director Matt Johnson responded that the city reviews alternative celebration options annually, including drone shows. He stated that their most recent analysis indicated a drone show would cost approximately three times as much as the current fireworks display, or around \$60,000.

Mr. Johnson noted that a neighboring community is planning a drone show with a budget reportedly closer to the city's current fireworks budget. However, staff do not yet have details. He said that if the neighboring event is successful, it may warrant future consideration.

Mr. Johnson added that some communities that adopted drone shows early experienced poor results, so the city wants to be thoughtful and intentional in evaluating alternatives. He confirmed that while alternatives have been explored multiple times, drone shows have historically been significantly more expensive than fireworks.

Councilmember Strahan thanked Mr. Johnson for taking the time to answer her questions.

Strahan moved, Groff seconded, approving the attached agreement with J&M Display for the June 27, 2026, Party in the Park fireworks display, pending final legal review.

Councilmember Groff thanked Councilmember Strahan for raising the issue and acknowledged that the community hears about it from time to time. He stated that any change would warrant further study before being implemented, noting that most people he has spoken with enjoy the fireworks display. He described a potential shift away from fireworks as a significant change for the city. He said it would be appropriate to proceed with the current plan this year while continuing to evaluate future options.

Mayor Roe added that the city has a strong track record of using public processes when considering significant changes. He stated that if the city were to move forward with modifying the fireworks celebration in the future, a public engagement process would likely be part of that decision-making.

Roll Call

Ayes: Groff, Bauer, Strahan, and Roe.

Nays: None.

7. Business Items

a. Discuss Cities for Safe and Stable Communities Coalition

City Manager Patrick Trudgeon briefly highlighted this item as detailed in the Request For Council Action and related attachments dated February 23, 2026.

Mr. Trudgeon explained that as the city council and community continue to respond to Operation Metro Surge, staff have discussed potential actions the city could take. He referenced a previous discussion at the February 9 meeting regarding the recently formed Cities for a Safe and Stable Community coalition, a collaborative group of Minnesota cities advocating for public safety approaches that respect constitutional rights while supporting community stability and local governance.

Mr. Trudgeon stated that the coalition originally included 12 cities, including Bloomington, Brooklyn Center, Brooklyn Park, Columbia Heights, Eden Prairie, Edina, Golden Valley, Hopkins, Maplewood, Minnetonka, Richfield, and St Louis Park, and that membership has since grown to more than 30 cities. He noted that the coalition centers on three core principles: safety over partisanship, economic stabilization, and local control and constitutional rights.

Mr. Trudgeon explained that the coalition has hired Momentum Advocacy to assist with messaging and organization. If the city were to join, there may be a cost-share arrangement, likely under \$2,000, depending on the number of participating cities. He stated that the council had expressed interest in further discussion and hearing directly from someone involved in the coalition. He then introduced Richfield Mayor Supple, noting that Richfield was a founding member of the coalition and that she was present to answer the council's questions.

Mayor Roe welcomed Richfield Mayor Supple to the meeting and thanked her for attending. He expressed appreciation for her being present and invited her to share any opening remarks or information she had prepared, or to respond to questions from the council.

Richfield Mayor Supple thanked Mayor Roe and members of the council for the opportunity to speak. She explained that cities joined the coalition to present a

unified voice and ensure that their residents' concerns are heard. She emphasized that the coalition is nonpartisan and that collective action by more than 20 cities has a stronger impact than individual cities acting alone.

Mayor Supple stated that the coalition currently represents more than 500,000 residents and noted that approximately 15 councils are currently discussing participation. She concluded by offering to answer any questions the council had.

Councilmember Bauer thanked Mayor Supple for attending and referenced the coalition's listed core principles. He asked whether the coalition has identified specific current requests and, if so, to whom those requests are being directed and through what channels they are being made.

Mayor Supple explained that the coalition's focus has shifted somewhat following the announcement that the surge is over, though members believe the impacts are ongoing and uncertain. She stated that economic stabilization remains a primary concern, including housing stability and support for local businesses. She noted that some businesses have experienced losses greater than during COVID, with some losing 50 to 100 percent of their operating income.

Mayor Supple said the coalition is reaching out to both state and federal officials to seek assistance for stabilizing communities. She noted planned discussions with Governor Walz, conversations with Senator Smith, and outreach to individual legislators, emphasizing that the effort is intended to be nonpartisan and broad-based.

Mayor Supple also stated that restoring community trust is another key concern, particularly because public safety officials have worked for years to build trust that recent events have significantly impacted.

Councilmember Strahan thanked Mayor Supple for attending and acknowledged that Operation Metro Surge has particularly impacted her city. She expressed support and appreciation for the efforts undertaken in response.

Councilmember Strahan referenced the proposed end date of May 30, 2026, and asked whether that timeline would allow for meaningful progress, particularly given the current legislative session. She questioned whether the coalition's work is intended to be short-term and focused on immediate needs or whether it is expected to continue as a longer-term effort.

Mayor Supple explained that when the coalition was formed, members were uncertain how long it would need to operate. She noted that the proposed end date of May 30, 2026, aligns with the end of the legislative session, and she hoped the state would provide assistance to stabilize impacted cities.

Mayor Supple stated that costs could increase if the coalition continues beyond that date, due to consulting and related services. However, she emphasized that the timeline remains fluid and that coalition members could agree to extend the effort if needed.

Mayor Roe stated that Councilmember Schroeder was not present but had asked him to raise several questions on her behalf. He referenced questions about the coalition's consultant and the scope of its management work, including strategy adjustments based on public sentiment and the use of AI tools to optimize content.

Mayor Roe asked for additional explanation regarding how the consultant supports messaging efforts, how strategy shifts are determined, and how the consultant's work influences the overall impact of the coalition's outreach and communications.

Mayor Supple explained that when the coalition was first formed, the consultant helped participating cities develop consistent core messages. She stated that the messaging was later adjusted following the announcement that Operation Metro Surge was ending to reflect changing circumstances.

Mayor Supple emphasized the importance of maintaining consistent messaging as new cities join, noting that frequent changes could create confusion. She described weekly coordination meetings, including Wednesday morning Zoom calls among mayors and separate meetings among city managers, to guide strategy and messaging. She stated that the goal is to ensure alignment and maximize impact, particularly when mayors speak in media outlets such as Almanac or NPR.

Mayor Roe noted that there was also interest in understanding how the consultant is using AI tools, though he stated he was not able to provide details on that aspect of the work.

Mayor Supple stated that she was not certain how the consultant uses AI tools. She said the consultant develops talking points and messaging materials, and she assumed AI may play a role in assembling those materials. Still, she acknowledged that she does not know specifically how the tools are used.

Mayor Roe clarified that the coalition's governance appears informal, centered on weekly Zoom meetings and consensus-based discussion rather than a highly formalized structure. He thanked Mayor Supple for attending and for helping initiate the effort. He expressed appreciation for her participation and indicated that the city may consider joining the coalition. He invited her to remain available in case additional questions arose and welcomed her to stay for the remainder of the meeting.

Public Comment

Mayor Roe offered an opportunity for public comment, but no one came forward.

Ms. Cari Gelle, Highway 36 and Dale Street

Ms. Gelle spoke in support of the city joining the coalition and encouraged the council to vote in favor of participation. She stated that there would be value in aligning Roseville residents' voices with those of other cities in a unified effort. She suggested that approving membership that evening could allow the city to be included in upcoming discussions with Governor Walz.

Ms. Gelle acknowledged the proposed timeline and noted that while Operation Metro Surge may be drawing down, future crises could arise. She suggested the coalition could potentially continue beyond the current consultancy period and serve as an ongoing support structure for the city in addressing future challenges.

Mr. Andy Johnson, near Acorn Park

Mr. Johnson spoke in favor of the city joining the coalition, stating that it seems like a strong idea and that building a network representing more than 500,000 residents could create a powerful and lasting advocacy voice. He expressed support for the possibility that the coalition could continue beyond the immediate issue and serve future needs.

Mr. Johnson noted that while he understands the emphasis on safety and the economic impact on businesses, he would like to see continued focus on the individuals who are personally suffering and whose lives have been significantly disrupted. He expressed concern for vulnerable residents who may remain fearful even if official operations have ended, suggesting that the emotional and social impacts could extend well into the future. Overall, he encouraged participation in the coalition and hoped additional communities would join.

Mayor Roe asked whether any additional members of the public wished to speak on the item. After seeing none, he closed the public comment period and indicated that the council would move forward with consideration of the matter.

Strahan moved, Groff seconded, approving the City of Roseville to formally join the Cities for Safe and Stable Communities Coalition and authorizing the City Manager to expend up to \$3,000 for the city's membership as part of the coalition.

Council Discussion

Councilmember Groff stated that a coalition of multiple cities is likely to have a stronger voice and greater impact than a single city acting alone. He expressed support for joining the coalition, describing it as a cost-effective use of public funds. He indicated that he looks forward to hearing more from the coalition in the future.

Councilmember Bauer responded to a point raised during public comment and noted that the city also collaborates with broader organizations, such as the League of Minnesota Cities, to advance initiatives that represent cities statewide, not just those in the metro area. He stated that this coalition is particularly appropriate given its targeted focus on metro-area impacts and that he believes it is a good approach for addressing the specific circumstances involved.

Mayor Roe responded to a point raised during public comment, emphasizing that the impact of Operation Metro Surge is deeply personal and affects individuals directly. He noted that when discussing impacts on businesses, many are small operations with one or two individuals, and that employees of larger businesses are also personally affected.

Mayor Roe stated that business impacts are often connected to individuals who are unable to leave their homes or feel safe, which in turn affects their employment. He emphasized that the coalition's advocacy efforts are intended to support people in the community and across the broader Twin Cities area who have been impacted. He concluded by expressing his support for the motion.

Roll Call

Ayes: Groff, Bauer, Strahan, and Roe.

Nays: None

b. Authorization to Proceed with Planning for a Possible Nature Play Addition at Harriet Alexander Nature Center and Acceptance of Donation to Fund Study

Parks and Recreation Director Matthew Johnson briefly highlighted this item as detailed in the Request For Council Action and related attachments dated February 23, 2026.

Parks and Recreation Director Matt Johnson introduced an agenda item regarding the Harriet Alexander Nature Center. He described it as an exciting opportunity that has grown significantly over the past several months. He provided background on the nature center, noting that it is located in Central Park on 52 acres of preserved natural space, receives more than 10,000 visitors annually, hosts more than 100 school field trips each year, supports more than 3,000 recreation program participants, and benefits from approximately 1,600 volunteer hours annually. He emphasized the center's strong foundation in community support and donations, including contributions from Harriet Alexander and the Roseville Central Park Foundation, as well as recent investments in mosaic cairns, monolith wayfinding signs, and exterior building improvements.

Mr. Johnson stated that for several years, there has been a growing interest in developing a nature playground at the site. He explained that a nature playground combines synthetic and natural elements to encourage children to connect with the

outdoors and serve as a counterbalance to technology use and anxiety. He described it as a way to attract children to the site through play while fostering long-term appreciation for sustainability and conservation.

Mr. Johnson explained that in 2024, Friends of Roseville Parks and the Roseville Central Park Foundation approached staff to explore what a nature playground might look like and its cost. Staff toured several nature playgrounds in the metro area, including sites in Fridley, White Bear Township, and Sherburne County, to evaluate different models. He noted that some playgrounds were larger than Roseville would have envisioned. Still others, particularly Graham's Park in Sherburne County, are inspired by a balanced integration of natural materials and carefully designed synthetic elements.

Mr. Johnson explained that initial outreach to traditional playground vendors did not yield a good fit, as many proposals resembled conventional playground equipment designed to look natural rather than to be truly integrated into the environment. After consulting with Sherburne County, staff learned about a design approach that begins with the natural site itself and then incorporates appropriate play elements, rather than inserting pre-designed equipment into the space.

Public Comment

Mayor Roe offered an opportunity for public comment, but no one came forward.

Ms. Cari Gelle, Highway 36 and Dale Street

Ms. Gelle supported the proposed nature play space and expressed appreciation for community members willing to contribute significant private funding toward the project. She raised concerns regarding a parcel of land located north of the Harriet Alexander Nature Center along County Road C.

Ms. Gelle stated that in the past, residential development near parks has disrupted natural sight lines and diminished the overall natural character of those spaces. She suggested that the city consider acquiring the adjacent parcel to preserve the nature center's cohesive, natural environment and avoid investing substantial funds in improvements that could later be affected by nearby development.

Ms. Gelle asked what the parcel is currently zoned for and whether there is a risk or a timeline for purchasing and developing the property in a way that would affect the natural setting of the nature center.

Ms. Amy Perkins, 904 Brenner Avenue

Ms. Perkins stated that she attended the meeting for a later agenda item but wanted to speak in support of enhancing the Harriet Alexander Nature Center. She expressed appreciation for the center's programming and leadership and indicated support for exploring a nature playground.

Ms. Perkins also shared concern about the loss of green space in the community over the past decade, noting that wooded lots near her home have been sold and developed. She stated that one of the qualities she values about Roseville is its natural character and that once green space is developed, it cannot be restored. She urged the city to consider what actions it can take to preserve remaining natural areas and protect pockets of green space for the future.

Mayor Roe thanked the speakers and asked if anyone else wished to comment. Seeing none, he closed the public comment period.

Mayor Roe addressed the parcel along County Road C, stating that it is currently zoned for single-family residential and is designated in the Comprehensive Plan as low-density residential. He explained that any proposal for higher-density housing would require changes to zoning and likely the Comprehensive Plan, which would require a four-fifths vote of the city council. He noted that topographical challenges also affect the developability of those sites, and that the long-standing vision, carried through multiple Comprehensive Plan updates, has supported low-density use.

Regarding the broader concern about preserving green space, Mayor Roe explained that acquiring private property can be challenging because it requires compensating owners who may intend to develop their land. He stated that the city must balance available resources with opportunities to preserve land. He also described the park dedication mechanism, which allows the city to request either land or financial contributions as part of certain development proposals. He noted that in the past the city often accepted financial contributions, but in recent years has accepted land in some cases, including properties such as Sunset Park in western Roseville and land near Lexington north of city hall, acquired through dedication associated with nearby development. He concluded by stating that the city continues to evaluate such opportunities when they arise.

Strahan moved, Groff seconded, accepting the donation of a planning study for a possible nature playground from the Roseville Central Park Foundation (estimated at \$10,000-\$15,000) and authorizing staff to develop and issue a Request for Proposal for the study.

Council Discussion

Councilmember Strahan described the proposal as exciting and acknowledged that while some current parents may wonder how much interest their children will have in a few years, the long-term potential is significant. She expressed confidence in the city's strong volunteer base and stated that the project can continue to evolve, adapt, and grow over time. She indicated hope that it will become a valuable long-term amenity for the city.

Councilmember Groff agreed with prior comments and noted that, while the project is exciting, there may be future costs to residents. He stated that although additional donations are hoped for, he wanted clarification on whether capital improvement plan funds can be used for park renovations and whether those funds could support such a project.

Parks and Recreation Director Matt Johnson confirmed that, based on council guidance, the intention would be to program the project into the capital improvement program. He explained that this would allow costs to be spread over multiple years rather than creating a one-year financial impact. He stated that once the total project cost is determined, staff would be able to calculate the annual impact and plan for future replacement and maintenance through the capital improvement program.

Mayor Roe stated that if the project moves forward, it would be incorporated into the capital improvement plan. He explained that funding for long-term replacement could be managed by setting aside a portion of the total cost each year over an extended period, such as 1/20 each year for 20 years. He noted that this would need to be evaluated alongside other financial commitments and the city's tax levy. He emphasized that the council's immediate decision is whether to proceed with the project.

Roll Call

Ayes: Groff, Bauer, Strahan, and Roe.

Nays: None

c. Hold a Public Hearing and Consider a Request to Approve a Minor Plat (PF26-002)

Senior Planner Bryan Lloyd briefly highlighted this item as detailed in the Request For Council Action and related attachments dated February 23, 2026.

Senior Planner Bryan Lloyd presented a proposal for a minor plat at the corner of Brenner Avenue and Chatsworth Street. He explained that the request is to divide the existing parcel into two residential lots by splitting it east-to-west. He stated that both proposed lots meet the minimum requirements for lot width and area.

Mr. Lloyd noted that the applicant has worked with Public Works staff to design a stormwater best management practice that exceeds the minimum requirements and would improve stormwater treatment in the adjacent public right-of-way. The city would assume ownership and maintenance of the stormwater facility after installation. He also stated that the Parks and Recreation Commission reviewed the proposal and recommended cash-in-lieu-of-land dedication.

Regarding tree preservation, Mr. Lloyd acknowledged that the inventory was not included in the graphic in the council packet. Still, he stated that the majority of significant trees, including the largest on the site, would remain and are located outside the primary construction areas. He indicated that tree preservation would continue to be monitored through the development process.

Mr. Lloyd also shared that a nearby resident had inquired whether the lots could be developed as duplexes or twin homes. He explained that both proposed lots are slightly smaller than the minimum lot size required for that type of housing, and that the applicant intends to build single-family detached homes.

Mr. Lloyd concluded by stating that staff recommended approval of the minor plat, subject to routine conditions related to stormwater management and park dedication.

Mayor Roe thanked Mr. Lloyd and asked whether council members had any questions regarding the proposed minor plat. He also asked for clarification, confirming that both proposed lots exceed the city's minimum lot size standards.

Mr. Lloyd confirmed that the proposed lots exceed the city's minimum dimensional standards. He stated that the minimum lot width requirement is 85 feet, and both proposed lots exceed that requirement. He also noted that the minimum lot area requirement is 9,350 square feet, and each proposed lot is just under 11,000 square feet.

Mayor Roe thanked Mr. Lloyd and clarified that stormwater BMP refers to best management practice. He asked how city ownership of the stormwater facility would be structured, specifically whether it would be handled through an easement or another recorded document against the property, and whether that process has been determined.

Mr. Lloyd responded that the preliminary plat appears to show a stormwater easement encompassing the proposed treatment area. He noted that a dashed line on the plan outlines the excavation area intended for stormwater management, indicating that an easement is proposed for that purpose. He stated that while he has not personally scrutinized the easement details, Public Works staff have been reviewing and tracking that aspect of the plan.

Mayor Roe explained that his question about ownership was raised for two reasons. First, he wanted clarity on how ownership and responsibility for the stormwater facility would be formally defined. Second, he noted that the Metropolitan Council excludes stormwater features from residential density calculations when they are city-owned through mechanisms such as easements, but not when they are maintained solely through contractual arrangements. He stated that while this may

not significantly impact Roseville, it is an important consideration in long-term planning and density calculations.

Councilmember Strahan referenced the site plan and aerial image and noted an existing structure to the north, which she assumed may be a garage associated with the current home. She observed that it appears closer to the proposed lot line on the aerial image than shown on the plan and asked whether the structure would meet the required setback distance from the new lot line.

Mr. Lloyd clarified that the structure in question is the existing house, not a garage or accessory structure. He explained that the home has a Chatsworth Street address, meaning the minimum required side-yard setback from the proposed lot line is 5 feet. He stated that the existing setback from the northern boundary is not relevant to the subdivision approval being considered.

Mr. Lloyd also noted that aerial photos can appear distorted because they are not taken directly overhead, which can make buildings look closer to property lines than they actually are. He stated that it is not unusual for aerial imagery to differ from surveyed plans.

Councilmember Strahan asked for confirmation that the two proposed homes, which appear to mirror one another along the shared lot line, would each meet the required setback standards from that common property line.

Mr. Lloyd responded that, while he did not measure the specific setbacks shown on the concept drawing, he expects they meet the minimum five-foot side-yard requirement. He explained that setback compliance is not formally reviewed as part of the subdivision approval, but is verified during the building permit and construction review process. He added that because the lots exceed minimum size requirements, there should be no difficulty meeting the required setback standards when the homes are built.

Councilmember Strahan inquired who the current property owner was.

Mr. Lloyd stated that he did not have the application in front of him to confirm the applicant's name, but noted that the report for council action indicates the property owner is also the applicant. He stated that he believes the applicant is Cara Builders and clarified that the applicant is not an adjacent landowner but the builder proposing the subdivision.

Mayor Roe reviewed public hearing protocol and opened the public hearing at approximately 7:13 p.m.

Public Comment

Mr. Tim Marass, 988 Brenner Avenue

Mr. Marass, who lives directly south of the subject property on Brenner Avenue, expressed concerns about the proposed lot orientation and potential pedestrian safety impacts. He noted that the builder, Cara Builders LLC, promotes oversized garages, and he stated that the proposed subdivision would result in two closely spaced driveways along Brenner Avenue, closer together than other driveways in the neighborhood.

Mr. Marass explained that the site is located one block south of Emmett D Williams Elementary School and that many students in the area walk to school, particularly along Brenner Avenue, which he described as a quieter side street compared to the busier Chatsworth Street. He also noted that the entrance to a trail leading to Little Lake Josephine is nearby, which increases pedestrian activity in the area.

Mr. Marass cited studies indicating increased pedestrian risk associated with larger vehicles and driveway-related incidents, particularly involving children. He expressed concern that two adjacent driveways could reduce sight lines, especially when vehicles are parked, making it more difficult for drivers backing out to see pedestrians.

Mr. Marass requested that the council consider revising the lot orientation so that one home faces Chatsworth Street and the other faces Brenner Avenue. He stated that this would separate the driveways, improve sight lines along Brenner, and potentially reduce pedestrian safety risks near the intersection.

Mr. Ryan Costello, 3073 Brenner Avenue

Mr. Costello, who lives directly north of the subject property at 3073 Brenner Avenue, stated that he had previously been told that the lot may not meet development setback requirements due to its corner location and proximity to surrounding homes. He explained that when he purchased his home six years ago, he had inquired about buying the adjacent lot, but was told that building a home on the corner lot would be challenging without creating a very narrow configuration or encroaching on neighboring property.

Mr. Costello also expressed concern about tree removal, noting a large maple tree near the property line, hedges along the perimeter, and several large pine trees on the site. He stated that developing two homes would likely require removing many of those trees.

Mr. Costello suggested that only one home be built on the site rather than subdividing it into two lots.

Ms. Amy Perkins, 904 Brenner Avenue

Amy Perkins, who lives at 904 Brenner Avenue, spoke in support of her neighbors' comments. She stated that, based on her review of the plans, including a version

showing tree markings, approximately 15 trees could be removed as part of the development. She noted that the trees on the corner lot are significant and described them as magnificent. She expressed concern about the potential loss of mature trees and stated that she would prefer to see only one home built on the property rather than two.

Ms. Joan Bulfer, 3030 Chatsworth Street

Ms. Bulfer indicated she has lived in Roseville for 36 years and expressed concern about ongoing safety issues along Chatsworth Street. She stated that speeding on the hill has been a longstanding problem and that no effective remediation has been implemented.

Ms. Bulfer noted that many children walk along Chatsworth to reach Emmett D Williams Elementary School. She expressed concern that adding two additional homes could increase traffic and further impact safety. She urged the council to consider pedestrian safety improvements as part of its review.

With no one else appearing to speak, Mayor Roe closed the public hearing at approximately 7:23 p.m.

Council Discussion

Mayor Roe addressed concerns raised during public comment about driveway placement and noted that the city has standards governing driveway locations, particularly regarding property lines. He asked Mr. Lloyd to provide clarification on the applicable standards and their application to the proposed development.

Mr. Lloyd explained that city standards primarily address the minimum distance required between a driveway and a street corner. He stated that although he did not recall the exact minimum distance, he believed it was approximately 20 feet. He noted that if a driveway were proposed close to the Chatsworth intersection, it could raise concerns. Still, because the proposed driveway is on the western side of the lot, it would be farther from the intersection than the minimum requirement.

Mayor Roe asked for clarification on city standards for driveway placement relative to property lines, noting that he believed there may be a requirement for approximately 5 feet of separation between the driveway and the property line.

Mr. Lloyd confirmed that driveways must be set back at least five feet from interior property lines, including the proposed shared lot line between the two parcels. He stated that the same five-foot minimum spacing requirement applies to driveway surfaces along other non-corner property lines, similar to setback requirements for buildings.

Mayor Roe clarified that the driveway locations shown on the plat are illustrative and not formally approved as part of the minor subdivision. He stated that the

council is approving the lot lines and related easements at this stage, and that driveway placement would be finalized later during the building permit review process.

Mr. Lloyd reiterated that the driveway locations shown on the plan are illustrative and are used to estimate potential tree removal and stormwater needs. He stated that the final driveway placement could change and may be adjusted to preserve trees where possible.

Regarding tree impacts, Mr. Lloyd estimated that approximately 10 trees may be removed and around nine may remain, though he noted this was a preliminary count. He explained that tree replacement requirements are based primarily on tree size rather than the number removed. He stated that the two largest heritage-sized trees on the property are located on the far western side and are outside the anticipated construction area, meaning they are expected to remain. As a result, the removals may not trigger a requirement to replace the tree.

Mayor Roe asked for clarification on the subdivision process, specifically whether the minor plat presented to the council represents final approval or whether a final plat would return to the council for additional review at a later stage.

Mr. Lloyd explained that this minor plat represents the council's primary review. If approved, it functions as the preliminary plat. The applicant would then submit a final plat, which would be reviewed administratively to ensure it complies with the council's approval, rather than returning it to the council for further action.

Councilmember Strahan asked that staff respond to Mr. Costello's concerns regarding setbacks and his understanding that development of the lot may not meet required standards. She asked Mr. Lloyd whether he had additional information to clarify those concerns.

Mr. Lloyd stated that he could not speak to the prior conversation referenced by Mr. Costello, but explained that the property is considered a reverse-corner lot. As such, the proposed home along Chatsworth Street would be required to meet a 30-foot setback, consistent with the adjacent front-yard setbacks.

He indicated that, based on the plan shown, the proposed setback along Chatsworth appears to exceed the 30-foot minimum requirement and would meet city standards. He added that the home could potentially be placed slightly closer and still comply with the required setback.

Groff moved, Bauer seconded, adoption of Resolution No. 12215 (Attachment 4) entitled, "Resolution Approving the Proposed Brenner Villas Plat (PF26-002)."

Councilmember Groff acknowledged that neighborhood changes can be frustrating for residents. He stated that based on the information presented, the applicant is meeting the city's zoning requirements, and when those standards are met, approval is generally required. He noted that additional review will occur later in the process as final designs are submitted, but that the current proposal satisfies the minimum requirements.

Councilmember Bauer stated that lot splits can be challenging and acknowledged personal reservations about them. However, he emphasized that the proposal complies with the current zoning code, which the council is obligated to follow. He noted that the upcoming Comprehensive Plan update presents an opportunity to reconsider future lot-split policies, but under current zoning regulations, the proposal meets the required standards.

Councilmember Strahan suggested that if there are ongoing safety concerns in the area, the city could consider conducting a safety study to evaluate options such as stop signs or other traffic control measures. She noted that recent discussions have indicated such measures are not always as effective as residents might hope. She also asked for clarification on whether the nearby intersection is currently controlled.

Mayor Roe clarified that the intersection is controlled, with stop signs on Brenner Avenue requiring traffic to stop before entering Chatsworth Street.

Councilmember Strahan acknowledged that Chatsworth Street slopes downhill and suggested that reorienting traffic control at the intersection be evaluated. She noted that traffic engineering is not her area of expertise, but suggested that staff with appropriate expertise could review the intersection and offer additional analysis if needed.

Mayor Roe acknowledged concerns about pedestrian safety on Chatsworth Street. He noted that while Brenner is stop-controlled, it may be difficult to determine how additional controls on Chatsworth would directly affect safety on Brenner. He stated that concerns about pedestrians on Chatsworth are valid. He said he would review the city's pathway master plan to understand planned improvements better, though he believed the area is not currently a high priority based on traffic counts.

Mayor Roe addressed broader comments about potentially limiting lot splits in a future Comprehensive Plan update, noting that the city faces competing goals of preserving neighborhood character and open space while also providing housing opportunities. He stated that the proposal meets existing zoning standards and that denying it despite compliance could be viewed as arbitrary. He emphasized the council's responsibility to apply adopted standards consistently.

Mayor Roe stated that the proposed lots exceed minimum size requirements and that, in his view, the development is reasonable and not out of character with the broader neighborhood, even if density varies slightly between blocks. He expressed support for the motion, acknowledged neighbors' concerns, and moved toward adopting the resolution approving the minor plat with conditions related to park dedication and stormwater ownership.

Roll Call

Ayes: Groff, Bauer, Strahan, and Roe.

Nays: None.

8. Council Direction on Councilmember Initiated Agenda Items

9. Approve Minutes

The City Council submitted comments and corrections to the draft minutes prior to tonight's meeting, and those revisions were incorporated into the draft presented in the Council packet.

a. Approve January 9, 2026, City Council Meeting Minutes

Groff moved, Bauer seconded, approval of the January 9, 2026, City Council Meeting Minutes as presented.

Roll Call

Ayes: Groff, Bauer, Strahan, and Roe.

Nays: None.

10. Approve Consent Agenda

At Mayor Roe's request, City Manager Trudgeon briefly reviewed the items being considered under the Consent Agenda, as detailed in specific Requests for Council Action dated February 23, 2026, and related attachments.

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

Roll Call

Ayes: Groff, Bauer, Strahan, and Roe.

Nays: None.

a. Approve Payments

ACH Payments	\$600,076.58
114671-114783	1,297,938.30
TOTAL	\$1,898,014.88

b. Approve 1 Massage Therapy Establishment License and 1 Temporary Gambling Permit

- c. Approve Proposal for Construction Materials Testing for the Lexington Avenue Sidewalk Project (25-14)**
- d. Approve Resolution Awarding Contract for the Lexington Avenue Sidewalk Project (25-14)**
- e. Authorize Mayor and City Manager to Execute a Professional Services Agreement with the Saint Paul Area Chamber of Commerce and a Cooperative Funding Agreement with the City of Maplewood Regarding Continued Funding of the Rice & Larpenteur Alliance**
- f. Approve Agreement with J&M Display for Fireworks for Rosefest Part in the Park on Saturday, June 27, 2026**

This item was removed for separate consideration.

- g. Adopt a Resolution Approving MnDOT Cooperative Construction Agreement No. 1061476 – TH 51**
- h. Approve Resolution Approving Easement for MnDOT Parcel 308A**
- i. Approve Metropolitan Council Environmental Services Municipal Inflow and Infiltration Grant Agreement**
- j. Approve Clean Water Fund Grant Agreement Amendment with Metropolitan Council**
- k. Approve a Grant Application for Crisis Response Funds Through the Minnesota Office of Justice**
- l. Approve a Grant Application for the Minnesota Automobile Theft Prevention Program**
- m. Accept Community Crime Intervention and Prevention Grant Funding Through the Office of Justice**

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

City Manager Patrick Trudgeon reviewed the March 2, 2026, City Council meeting, the March 16, 2026, EDA and City Council meeting, the March 23, 2026, City Council meeting, and the April and May 2026 City Council meetings.

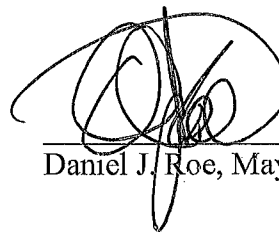
12. Adjourn

Groff moved, Bauer seconded, adjournment of the meeting at approximately 7:44 p.m.

Roll Call

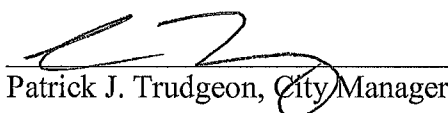
Ayes: Groff, Bauer, Strahan, and Roe.

Nays: None.



Daniel J. Roe, Mayor

ATTEST:



Patrick J. Trudgeon, City Manager