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

The Ramsey City Council conducted a regular meeting on Tuesday, November 23, 2010 at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Bob Ramsey  
Councilmember John Dehen  
Councilmember David Elvig  
Councilmember Matt Look  
Councilmember Colin McGlone  
Councilmember Jeffrey Wise

Members Absent: Councilmember David Jeffrey

Also Present: City Administrator Kurtis Ulrich  
Deputy City Administrator Heidi A. Nelson  
Planning Manager Amber Miller  
Finance Director Dianna Lund  
Fire Chief Dean Kapler  
Public Works Director Brian Olson  
Associate Planner Timothy Gladhill  
City Engineer Tim Himmer  
Development Manager Darren Lazan  
City Attorney William Goodrich  
Councilmember Elect Jason Tossey  
Councilmember Elect Randy Backous

**1. CALL TO ORDER**

Mayor Ramsey called the regular meeting of the Ramsey City Council to order at 7:07 p.m., followed by the Pledge of Allegiance led by Mayor Ramsey.

**2. PRESENTATION**

2011 Legislative Agenda was presented.

Representative Abler summarized the 2011 Legislative update.

City Administrator Ulrich requested the legislature look items which would assist the City.

### **3. CITIZEN INPUT**

None.

### **4. APPROVE AGENDA**

Motion by Councilmember Elvig, seconded by Councilmember Look, to approve the agenda as presented.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Elvig, Look, Dehen, McGlone, and Wise. Voting No: None. Absent: Councilmember Jeffrey.

### **5. CONSENT AGENDA**

Motion by Councilmember Look, seconded by Councilmember Elvig, to approve the following items on the Consent Agenda:

- 5.01 Receive 3<sup>rd</sup> Quarter Fire Report
- 5.02 Note the following Meeting Minutes:
  - a) Board of Adjustment, September 2, 2010
  - b) Environmental Policy Board, October 4, 2010
  - c) Planning Commission, October 7, 2010
- 5.03 Council meeting schedule for December
- 5.04 Consider Amending QDP & JBT Alliance TIF Agreement
- 5.05 Consider Amendment to the Fare Reimbursement Agreement with the Metropolitan Council for the Ramsey Star Express Bus Service
- 5.06 Consider Application for Reissuance of NPDES Phase II Permit
- 5.07 Adopt Resolution #10-11-249 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of November 4, 2010 through November 17, 2010
- 5.08 Adopt Resolution #10-11-250 Authorizing Final Payment to Allied Blacktop for Division A of the 2010 Pavement Maintenance Program
- 5.09 Adopt Resolution #10-11-251 Authorizing 16<sup>th</sup> Partial Payment to Chicago Bridge & Iron (CB&I), Inc. for IP 08-21 Water Tower #3
- 5.10 Adopt Resolution #10-11-252 Authorizing 7<sup>th</sup> Partial Payment to W. Gohman Construction Co. for Contract A Improvement Project #10-23 East Meandering Commons Park

- 5.11 Adopt Resolution #10-11-253 Authorizing 3<sup>rd</sup> Partial Payment to Great Northern Landscapes Inc. for Contract B Improvement Project #10-23 East Meandering Commons Park
- 5.12 Adopt Resolution #10-11-254 Authorizing 1<sup>st</sup> Partial Payment to Rum River contracting for IP 08-34, The Bituminous Paving of 151<sup>st</sup> and 152<sup>nd</sup> Avenues, and Fluorine St
- 5.13 Adopt Resolution #10-11-255 Authorizing Final Payment to Hennen Construction Co. for IP 08-27, 167<sup>th</sup> Avenue Realignment
- 5.14 Adopt Resolution #10-11-256 Authorizing 4<sup>th</sup> and Final Payment to MilCon, Inc. for Ramsey Municipal Center Remodel

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Dehen, Elvig, Look, McGlone, and Wise. Voting No: None. Absent: Jeffrey.

## **6. PUBLIC HEARING**

### **6.01: Public Hearing and Adopt Ordinance Establishing the 2011 Schedule of Rates, Fees and Charges**

Mayor Ramsey closed the regular portion of the City Council meeting at 7:24 p.m. in order to conduct a public hearing.

#### **Public Hearing**

Mayor Ramsey called the public hearing to order at 7:24 p.m.

#### **Presentation**

Finance Director Lund reviewed the staff report.

#### **Citizen Input**

There was none.

Motion by Councilmember Elvig, seconded by Councilmember Look, to close the public hearing.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Dehen, Elvig, Look, McGlone, and Wise. Voting No: None. Absent: Councilmember Jeffrey.

The public hearing was closed at 7:25 p.m.

## **Council Business**

Mayor Ramsey called the regular City Council meeting back to order at 7:25 p.m.

Motion by Councilmember Elvig, seconded by Councilmember McGlone, to Adopt Ordinance #10-16 – 2011 Schedule of Rates, Fees and Charges.

A roll call vote was performed by the Recording Secretary:

Councilmember Dehen	aye
Councilmember Elvig	aye
Councilmember Jeffrey	absent
Councilmember Look	aye
Councilmember McGlone	aye
Councilmember Wise	aye
Mayor Ramsey	aye

Motion carried.

### **6.02: Public Hearing for Request for Vacation of Utility and Drainage Easements in Pine Shadows Subdivision, Outlot A**

Mayor Ramsey closed the regular portion of the City Council meeting at 7:26 p.m. in order to conduct a public hearing.

## **Public Hearing**

Mayor Ramsey called the public hearing to order at 7:26 p.m.

## **Presentation**

Planning Manager Miller reviewed the staff report.

## **Citizen Input**

There was none.

Motion by Councilmember Look, seconded by Councilmember Wise, to close the public hearing.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Look, Wise, Dehen, Elvig, and McGlone. Voting No: None. Absent: Councilmember Jeffrey.

The public hearing was closed at 7:28 p.m.

## **Council Business**

Mayor Ramsey called the regular City Council meeting back to order at 7:28 p.m.

Motion by Councilmember Elvig, seconded by Mayor Ramsey, to introduce an ordinance to vacate certain drainage and utility easements in Pine Shadows Subdivision Outlot A contingent upon the approval of the Final Plat and Site Plan.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Elvig, Dehen, Look, McGlone, and Wise. Voting No: None. Absent: Councilmember Jeffrey.

## **7. COUNCIL BUSINESS**

### **7.01: Introduce Ordinance to Amend City code 117-118 Relating to Front Yard Setbacks in The COR**

Associate Planner Gladhill reviewed the staff report.

Motion by Mayor Ramsey, seconded by Councilmember Wise, to introduce an Ordinance to revise Chapter 117-118 of the City's Zoning Code to update front yard setbacks in The COR.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Wise, Dehen, Elvig, Look, and McGlone. Voting No: None. Absent: Councilmember Jeffrey.

### **7.02: Request for Preliminary Plat Approval of COR ONE; Case of the City of Ramsey Housing and Redevelopment Authority**

Associate Planner Gladhill reviewed the staff report.

Motion by Councilmember McGlone, seconded by Councilmember Wise, to approve the Preliminary Plat, contingent upon compliance with the Staff Review Letter dated October 28, 2010, revised November 17, 2010 and approval of the site plans of Residence at The COR and Suite Living at The COR.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers McGlone, Wise, Dehen, Elvig, and Look. Voting No: None. Absent: Councilmember Jeffrey.

### **7.03: Request for Preliminary Site Plan Approval of Suite Living at The COR**

Associate Planner Gladhill reviewed the staff report.

Motion by Councilmember Elvig, seconded by Councilmember Wise, to approve/deny the preliminary site plan, contingent upon the City Staff Review Letter dated October 28, 2010, revised November 17, 2010.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Elvig, Wise, Dehen, Look, and McGlone. Voting No: None. Absent: Councilmember Jeffrey.

**7.04: Consider Purchase Agreement for The Residence at The COR – Lot 3, Block 1, COR One**

Development Manager Lazan reviewed the staff report.

Stacie Kvilvaug, Ehlers & Associates, summarized the details of the Purchase Agreement.

Councilmember Elvig stated overall he was supportive of it in many ways. He expressed concern about only having 3,000 square feet of commercial. He indicated he wanted to know how much money the developer had in this.

Development Manager Lazan explained the pro-forma.

Jess Fisher, Flaherty & Collins, noted they would be long-term owners. He outlined the Illinois project, which project was very similar to this proposed project, noting that project was fully leased out within 12 months after construction.

Motion by Councilmember McGlone, seconded by Councilmember Wise, to approve the Purchase Agreement.

Further discussion: Councilmember Elvig asked if the Council could direct a larger portion of this development to be mixed use. He stated he liked the idea of subsidizing more commercial and less residential. Councilmember Wise believed once people started getting into the development, it would spur other activity in the area which would include mixed use. Councilmember Look noted in the Illinois development the retail product was minimal and Council had to work with this developer to get as much commercial in it as there was. He expressed concern that in the original plan for Town Center, they had more retail than they had right now. He stated one of the ways to justify the rail stop was to grow and provide riders for that type of transit. He stated there was a risk to the City, but the City was taking a risk building the entire COR and the City had to make this project viable and he believed this was a step in the right direction. He stated he did not mind a break-even scenario on the land taking into consideration the economy of today. Mayor Ramsey stated the 3,000 square feet of commercial was not really what the City wanted to see, but he believed this met market reality in today's market. He indicated the City would have more opportunities as more development came into the area for retail/commercial developments. Councilmember Dehen stated he was opposed to this development because he did not think the City should be in the development and subsidizing business. He did not believe the project could "float" on its own and he expressed concern with the location of the development being along the highway and railroad tracks. He stated the reality was that the rail station would be five trips out and five trips back and this would be a commuter rail only with very limited service. He noted there were huge vacancy rates in the Cities surrounding Ramsey and he believed it was wishful thinking to believe "build it and they will come". He stated he did not want to subsidize the developer on this project. He noted St. Paul was having the same issues in their Lower Town area that Ramsey is having now and this has caused problems as the City was competing in the marketplace. He expressed concern as to where the people would be coming from who wanted to live in this development. He expressed concern with the competition with the townhomes also. Councilmember McGlone stated he

liked it because this was a step in the right direction to getting the property sold and no longer owned by the City. He believed the developer was the right people to make this project a reality. He indicated the City did not own the project, the developer owned it and the developer was taking on the greatest risk. He did not believe there was any competition for this project. He noted people who used to own homes and lost them in the economy would probably not be able to own another home for ten years or more, but instead would be renting. Councilmember Elvig stated he was enthusiastic about the project and he believed this was a good, quality development. He also did not believe this development competed with anyone else in the City and that was one of the reasons he liked this project and felt it would work. He indicated with this project, it would be the only covered transit way for rail riders.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Elvig, Look, McGlone, and Wise. Voting No: Councilmember Dehen. Absent: Councilmember Jeffrey.

**7.05: Consider Development Agreement for The Residence at The COR – Lot 3, Block 1, COR One**

Deputy City Administrator Nelson reviewed the staff report.

Motion by Mayor Ramsey, seconded by Councilmember McGlone, to approve the Development Agreement.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers McGlone, Elvig, Look, and Wise. Voting No: Councilmember Dehen. Absent: Councilmember Jeffrey.

**7.06: Request for Preliminary Site Approval of The Residence at The COR**

Associate Planner Gladhill reviewed the staff report.

Jess Fisher, Flaherty & Collins, was present for any questions from Council.

David Solomon, Urban Works, presented the aesthetics of the project.

Councilmember Elvig stated he liked the aesthetics and amenities of the development. He believed this development would round out “life style” in the City. He stated he had some concern regarding the north side of the building with drainage. He stated he was concerned there would be ice on the north side of the building if a plow could not get in between the steps. He asked if a linear drainage system could be used.

Mr. Solomn responded all of the melt from the roof would be internally drained, so any moisture on the sidewalks would be the snow and rain that would fall on it. He noted the residential area was pulled back a bit and there would be plantings which would handle the drainage. He believed the north side would need more salt put down than the rest of the sides.

Councilmember McGlone asked how would the cars going into the ramp move and not make the mistake of not going into the private side of the ramp.

Development Director Lazan responded a set of way findings would be installed. He stated staff would be working through a lot of these issues with the developer.

Motion by Councilmember Elvig, seconded by Councilmember Look, to approve Preliminary Site Plan of Residence at The COR, contingent upon compliance with the City Staff Review Letter dated October 28, 2010, revised November 17, 2010.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Elvig, Look, McGlone, and Wise. Voting No: Councilmember Dehen. Absent: Councilmember Jeffrey.

**7.07: Authorize Resolution in Support of Transportation Economic Development Pilot Program Grant Application for Armstrong Boulevard/TH10 Interchange Improvement**

Deputy City Administrator Nelson reviewed the staff report.

Councilmember Look stated the County was in support of this and he was happy to see the City was going for grant funding for this.

Motion by Councilmember Look, seconded by Mayor Ramsey, to authorize Resolution #10-11-258 in support of the application for grant funding from the Transportation Economic Development Pilot Program for the TH10/Armstrong Boulevard Interchange.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Look, Dehen, Elvig, McGlone, and Wise. Voting No: None. Absent: Councilmember Jeffrey.

**7.08: Authorize Resolution in Support of Application for Safety and Mobility Interchange Program Grant Funding for an Armstrong Boulevard/TH 10 Interchange Improvement**

Deputy City Administrator Nelson reviewed the staff report.

Motion by Councilmember Elvig, seconded by Councilmember Look, to authorize the Resolution in support of the application for the Safety and Mobility Interchange Program for the Armstrong Boulevard/TH 10 Interchange Improvement.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Elvig, Look, Dehen, McGlone, and Wise. Voting No: None. Absent: Councilmember Jeffrey.

**7.09: Consider Response to November Draft Rules for the Mississippi River Corridor Critical Area (MRCCA)**

Associate Planner Gladhill reviewed the staff report.

Motion by Mayor Ramsey, seconded by Councilmember McGlone, to direct staff to submit the attached letter of the DNR MRCCA rulemaking project.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers McGlone, Dehen, Elvig, Look, and Wise. Voting No: None. Absent: Councilmember Jeffrey.

## **8. MAYOR, COUNCIL AND STAFF INPUT**

- December Council Meeting Schedule Change. Earlier on the Consent Agenda Council changed the regular meeting schedule for December. The Public Works Committee meeting for Tuesday, December 21 has been cancelled. The second Council meeting scheduled for December 28 has been cancelled as well.
- Anoka County Commissioner Dennis Berg's Retirement Celebration. A buffet dinner and program are scheduled for Wednesday, December 8, beginning at 5:00 p.m. at The Fountains of Ramsey to honor Anoka County Commissioner Dennis Berg's 37 years of public service.
- Mayor Ramsey congratulated Commissioner Elect Look to his election to the County Board.

## **9. ADJOURNMENT**

Motion by Councilmember Elvig, seconded by Councilmember Look, to adjourn the meeting.

Motion carried.

The regular meeting of the City Council adjourned at 9:44 p.m.

Respectfully submitted,

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Kurtis G. Ulrich  
City Administrator

ATTEST:

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Jo Ann M. Thieling  
City Clerk

Drafted by Kathy Altman  
*TimeSaver Off Site Secretarial, Inc.*