

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, April 26, 2011, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Bob Ramsey  
Councilmember David Elvig  
Councilmember Colin McGlone  
Councilmember Jason Tossey  
Councilmember Jeffrey Wise

Absent: Councilmember David Jeffrey  
Councilmember Randy Backous

Also Present: City Administrator Kurtis Ulrich  
Deputy City Administrator Heidi A. Nelson  
Finance Officer Diana Lund  
Public Works Director Brian Olson  
Fire Chief Dean Kapler  
Police Chief James Way

**CALL TO ORDER**

Mayor Ramsey called the City Council Work Session to order at 5:51 p.m.

**APPROVE AGENDA**

Mayor Ramsey suggested Item #3 be changed to Item #2 on the agenda to accommodate presenters of that item. The agenda was approved as submitted.

**COUNCIL TOPICS FOR DISCUSSION**

**1) Consider an Agreement with Metropolitan Council for Service Expansion**

Public Works Director Olson reviewed the Staff report.

Metropolitan Council Representative Arlene McCarthy reviewed a PowerPoint presentation. She noted that four metro cities have executed service expansion agreements with the Met Council since 2001. She explained the Met Council has set up express service between Minneapolis, Forest Lake and Columbus. A similar Transit Service Plan would be used for Ramsey and made more specific to the City.

Public Works Director Olson explained this is a schedule created by Himle Horner, who is leading the project management team and would not use federal funds. The project opening is proposed for December 2012.

Mayor Ramsey questioned when groundbreaking would be in this schedule.

Public Works Director Olson responded it would be in April 2012.

Met Council Representative McCarthy noted they understand the timing issue and the consideration of the Ramsey Express Bus Service. Once the rail operation is in service, the bus service would not continue. She explained there is a June 30 deadline in order to have a levy implemented next year. She stated it will be difficult until the funding comes in place. She emphasized given the issue with the bus service, the Met Council understands the City would not want to pay for both services. This would require more discussion. She indicated the Metro Transit officials have heard from train riders that they would like more times and services. The Met Council is looking into how to provide more services.

City Administrator Ulrich noted there will be revenue from the riders to help offset the costs as well.

Councilmember Elvig clarified the \$300,000 coming in from TIF is only for capital investments.

Met Council Representative McCarthy replied that is correct and some of the operational dollars would need to be absorbed.

Mayor Ramsey mentioned there is a stop for an MTC bus at the Anoka Hennepin Technical College. He asked if it could come farther into Ramsey.

Met Council Representative McCarthy replied that this has been mentioned and must be discussed. She noted that all the agreements they have signed states the Council reserves the right to make service changes based on ridership.

City Administrator Ulrich pointed out that in order to get the 2013 levy on January 1, 2013, a decision will need to be made by next year at this time.

Metropolitan Council Representative McCarthy explained if the Council wanted a commitment sooner, the decision would need to be made by June 30 for next year.

## **2) Discussion Regarding the City's Policy on Employee Probationary Periods**

Mayor Ramsey explained there are concerns that there may not be sufficient time to evaluate an employee's performance in 6 months for some positions.

Discussion took place regarding a change in the time frame to 12 months for new hires.

Councilmember McGlone pointed out some projects take over 18 months, and even 12 months may not be fair.

City Attorney Goodrich suggested a discussion take place in the near future to define probation.

City Administrator Ulrich stated research will be conducted and brought to a future meeting to discuss changing the policy.

### **3) Proposed Lease Agreement for 7039 Hwy 10 by RM Golf Carts**

Economic Development/Marketing Manager Backman reviewed the Staff report.

Mayor Ramsey stated his support to approve the agreement, stating this helps retain a good business, and puts a property on the tax roll.

Discussion took place regarding the amounts of the lease proposal and the payments to the City.

Economic Development/Marketing Manager Backman acknowledged the first year revenues would not be as much due to the fact that the business owner has a significant outlay in cash to move in. The owner is aware that he is taking a large risk. He also noted the plan was always to structure the payments to cover the taxes. He noted it is hard to know what amount the assessors will place on that land and the owner is planning to cover all his insurances.

Councilmember McGlone suggested language be added to the agreement to the effect that “the lease payment would never be less than the taxes owed.”

City Administrator Ulrich suggested adding a 3-year provision to the agreement in case this property needs to be purchased for the highway. He said he does have a concern that the taxes could exceed the rent.

Mark Kaufman, property owner, agreed that language could be added to the agreement regarding the amount of rent to cover taxes.

Consensus was reached to recommend the City Council consider approving the proposed five-year lease, noting the taxes will not exceed the lease payment at any time, with RM Golf Carts, Inc.

Councilmember Wise suggested adding language to make sure the lease covers the taxes plus a 2% buffer to cover any administrative fees.

Mayor Ramsey stated he could see the point of this suggestion, though having the property utilized is worth more than the 2% language.

City Attorney Goodrich indicated he would add to the agreement that the owner can have access starting May 1 to begin upgrades, and not pay rent until June 1.

**MAYOR, COUNCIL AND STAFF INPUT**

None

**ADJOURNMENT**

The Work Session of the City Council was adjourned at 6:45 p.m.

Respectfully submitted,

---

Kurtis G. Ulrich  
City Administrator

ATTEST:

---

Jo Ann M. Thieling  
City Clerk

Drafted by Chris Moksnes  
*TimeSaver Off Site Secretarial, Inc.*