

COMMITTEE BUSINESS

Case #1: Consider Vacation of Right-of-way at 14241 Fluorine Street NW

City Engineer Himmer reviewed the staff report and presented the resident's request to vacate a portion of the right-of-way to provide reasonable use of his front yard. If approved, the issue of who pays for the cost can be determined.

Dion McDevitt, 14241 Fluorine Street NW, stated his new garage meets all setbacks and code requirements but the City wants the road to come almost up to his garage, which will eliminate his front yard.

City Engineer Himmer presented a sketch of an off-set cul-de-sac for the park that would fit within the confines. He noted the grades are flat and wetlands are present but this option should work. City Engineer Himmer advised of the need to assure the City maintains not only the cul-de-sac, but also drainage and utility easements so if it is vacated, the City should maintain a 10-foot drainage and utility easement for snow storage.

Chairperson McGlone asked when the new garage addition was built.

Mr. McDevitt stated it was completed two weeks ago.

City Engineer Himmer stated the new garage meets all setbacks and is not an issue. However, the existing structure does not comply with setbacks so it is currently a legal non-conforming structure.

Chairperson McGlone asked whether the legal non-conforming status could be lost if this easement is vacated.

City Engineer Himmer answered that could occur if the lot is squared off.

Chairperson McGlone asked whether the City would be getting enough easement so it is not a later issue.

City Engineer Himmer stated the City needs at least five feet beyond trails for snow storage and access to mow.

Councilmember Elvig asked where the utility services are located.

Public Works Director Olson advised utilities are to the north for that subdivision, which blocked the ability to continue the roadway.

Chairperson McGlone felt, from a planning perspective, a road was constructed without a "bubble" on the end, which showed the future intention of connecting neighborhoods as they

were built. He asked how this failure in planning occurred since it was no longer possible to extend the roadway to connect the northerly and southerly neighborhoods.

Public Works Director Olson clarified it was not a failure in planning but expected to be a future through street. However, during plat approval a number of concerns were expressed by neighbors to the south so the Council made a conscience decision to not extend this roadway to connect the neighborhoods.

Councilmember Elvig acknowledged that the City usually tries to make neighborhood connections.

Councilmember Backous noted that constructing turn-arounds give people the expectation it is to be permanent but when there is not a cul-de-sac, people are aware that something will be happening in the future to extend the roadway. He asked how the City's trail ended up on private property.

Public Works Director Olson explained there should have been a survey when the trail was designed and constructed. He thought this trail was put in as part of the development to the north.

Mr. McDevitt stated the trail was installed about 15 years ago.

Chairperson McGlone indicated he had no issue with the proposal as long as Mr. McDevitt gives the City the trail easement and staff draws the easement lines so it works

Motion by Chairperson McGlone, seconded by Councilmember Backous, to recommend that the City Council undertake a formal right-of-way vacation process.

Further discussion: City Engineer Himmer advised this vacation requires a public hearing process and asked whether it will be City or property owner initiated. Councilmember Elvig indicated he would not support action that results in more costs to extend sewer and water. Public Works Director Olson recommended the City preserve an easement in case sewer and water utilities eventually connect. Councilmember Elvig supported this suggestion, noting they will connect eventually. Mr. McDevitt stated his impression that utilities would come from the Dysprosium side. Public Works Director Olson explained that watermain loops are common. Councilmember Elvig stated he wanted to assure the City preserves what may be needed in the future. Public Works Director Olson explained the City could retain what may be needed in the future to assure the right of the City to extend utilities and the area vacated would give Mr. McDevitt the flexibility needed. He clarified this action would not adjust the property lines. Councilmember Elvig asked when this road will be reconstructed. Public Works Director Olson indicated staff would have to look at the street inventory. Councilmember Elvig noted if the road is reconstruction, utilities would likely be put in the roadway. But, if the road is not constructed for some time, the utilities would probably be located alongside the road. Mr. McDevitt stated the road was reconstructed about 10 years ago and sealcoated more recently. Chairperson McGlone asked if the cul-de-sac could be pushed to the north. City Engineer Himmer explained that the farther north the road is pushed, the greater the wetland impacts.

Councilmember Elvig stated his position that since the City encroached on the McDevitt's property, he would support the City covering public hearing costs. He stated he appreciates the property owner's cooperation and felt this is a good solution as long as it does not result in future problems. City Engineer Himmer stated that staff can process the vacation at the same time it designs the cul-de-sac and look at possible routes for utility extension. Chairperson McGlone agreed this needs to be fixed and since the property owner is willing to cooperate he would support the City initiating the process. Councilmember Backous concurred.

Amendment motion by Chairperson McGlone, seconded by Councilmember Backous, to recommend that the City Council undertake a formal right-of-way vacation process and schedule a public hearing with the City initiating and paying the required fees/escrows.

Amended motion carried. Voting Yes: Chairperson McGlone and Councilmembers Backous and Elvig. Voting No: None.

Case #2: Consider Proposal from Metro Area Repeater Association to Install Skywarn Facilities on Water Tower#2

City Engineer Himmer reviewed the staff report and request of the Metro Area Repeater Association (MARA).

Councilmember Backous stated it sounds like installing this equipment would result in no damage or piercing of the water tower. He asked how often they would need access to the equipment.

Joel Jameson, Northwest Representative from MARA, explained they would initially need access to fine tune equipment settings but after that only if there is equipment failure.

Councilmember Backous asked if this equipment will conflict or interfere with current or future equipment on the water tower.

Public Works Director Olson stated this equipment would not damage the tower if installed correctly but the City would need to inspect the installation to assure there is no damage. He explained that cellular phone providers rent space on the water tower. Currently, Ramsey only has one provider on the water tower and estimated rent of \$1,700 to \$2,000 per month. Public Works Director Olson stated the tower has the ability to co-locate three providers but this is not the same thing because it only has one antenna. He suggest the agreement restrict equipment to assure it does not block another provider.

Councilmember Elvig asked whether radio waves and potential revenue producing cellular waves are compatible.

Mr. Jameson explained the current amateur radio bands (2 meter) currently coexist on multiple towers in the Twin Cities.