

TABLE OF CONTENTS

1. CALL TO ORDER ..... 2

2. PRESENTATION..... 2

3. CITIZEN INPUT ..... 2

4. CONSENT AGENDA ..... 3

5. APPROVE AGENDA ..... 3

6. PUBLIC HEARING ..... 3

7. COUNCIL BUSINESS..... 3

    7.01: Review Potential Map Amendments to City’s Ward Map Following Completion of Minnesota Redistricting Process..... 3

    7.02: Adopt Ordinance No. [redacted] to Amend City Code Section 117-118 Entitled The COR 4

    7.03: Consider Membership in Twin Cities Gateway Convention & Visitors Bureau (CVB) ..... 4

    7.04: Update on Sunwood Realignment Project Funding and Discussion of Right-of-Way Acquisition for Sunwood Realignment and Future Armstrong Interchange (Portions of this case may be closed to the public) ..... 5

8. MAYOR, COUNCIL AND STAFF INPUT ..... 6

9. ADJOURNMENT ..... 6

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

The Ramsey City Council conducted a regular meeting on Tuesday, February 28, 2012 at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Bob Ramsey  
Councilmember Randy Backous  
Councilmember David Elvig  
Councilmember Colin McGlone  
Councilmember Sarah Strommen  
Councilmember Jason Tossey  
Councilmember Jeffrey Wise

Members Absent: None

Also Present: City Administrator Kurtis Ulrich  
Deputy City Administrator Heidi A. Nelson  
Public Works Director Brian Olson  
Economic Development/Marketing Director Aaron Backman  
City Clerk Jo Thieling  
Fire Chief Dean Kapler  
Police Chief James Way  
Finance Officer Diana Lund  
Parks Supervisor Mark Riverblood  
Senior Planner Timothy Gladhill  
Planning Intern Patrick Brama  
City Attorney William Goodrich  
Development Manager Darren Lazan  
Landform Project Principal and Planner Kendra Lindahl

**1. CALL TO ORDER**

Mayor Ramsey called the regular meeting of the Ramsey City Council to order at 7:04 p.m., followed by the Pledge of Allegiance led by Mayor Ramsey.

**2. PRESENTATION**

None.

**3. CITIZEN INPUT**

None.

#### **4. CONSENT AGENDA**

Motion by Councilmember Wise, seconded by Councilmember Backous, to approve the following items on the Consent Agenda:

- 4:01 Approve Community Business Event Participation
- 4:02 Adopt Resolution #12-02-XXX Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of February 9, 2012 through February 23, 2012
- 4:03 Adopt Resolution #12-02-XXX Authorizing Partial Payment to Knutson Construction for IP 10-22 Ramsey Municipal Parking Facility Phase II
- 4:04 Adopt Resolution #12-02-XXX Authorizing Partial Payment to Knutson Construction for IP 10-22 Ramsey Municipal Parking Facility Phase II
- 4:05 Adopt Resolution #12-02-XXX Authorizing Acquisition of Tax Forfeit Property for Park Purposes

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Wise, Backous, Elvig, McGlone, Strommen, and Tossey Wise. Voting No: None.

#### **5. APPROVE AGENDA**

Motion by Councilmember Strommen, seconded by Councilmember Tossey, to approve the agenda as presented.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Strommen, Tossey, Backous, Elvig, McGlone, and Wise. Voting No: None.

#### **6. PUBLIC HEARING**

None.

#### **7. COUNCIL BUSINESS**

##### **7.01: Review Potential Map Amendments to City's Ward Map Following Completion of Minnesota Redistricting Process**

Senior Planner Gladhill reviewed the staff report.

City Clerk Thieling indicated an election would not be triggered as a result of the redistricting. She explained a public hearing is not mandated; however, one will be scheduled and three public notices of the redistricting will be published in the official newspaper.

The consensus of the City Council was to accept the draft Ward Map and direct staff to prepare the necessary public hearings for the Ward Map amendment and to draft an ordinance for the City Council's consideration.

**7.02: Adopt Ordinance No. [redacted] to Amend City Code Section 117-118 Entitled The COR**

Senior Planner Gladhill reviewed the staff report.

Motion by Councilmember McGlone, seconded by Councilmember Wise, to waive the City Charter requirement to read the ordinance aloud and adopt Ordinance No. [redacted], An Amendment to Chapter 117 which is known as the Zoning and Subdivision of Land Chapter of the City Code of Ramsey, Minnesota, An Ordinance Amending Section 117-118 “The COR Districts” of Chapter 117 of the City Code of Ramsey, Minnesota.

A roll call vote was performed by the Recording Secretary:

Councilmember Strommen	aye
Councilmember Tossey	aye
Councilmember Backous	aye
Councilmember Wise	aye
Councilmember McGlone	aye
Councilmember Elvig	aye
Mayor Ramsey	aye

Motion carried.

**7.03: Consider Membership in Twin Cities Gateway Convention & Visitors Bureau (CVB)**

Economic Development/Marketing Director Backman reviewed the staff report. He explained statute mandates involvement of the municipality for a lodging property to collect the three-percent sales tax. If the lodging property is not a member, it has to pay a ten-percent referral fee. Economic Development/Marketing Director Backman indicated there is a six-month notice requirement should the City decide to withdraw. If approved, the hotel would cut a check to the City once a month and the City would then cut a check to the CVB.

The Council debated the merits of the CVB and each stated their position for or against. Consensus was reached that it would prefer this program operated similar to a chamber of commerce without government involvement; however, that is not an option under the statute.

Mayor Ramsey and Councilmembers McGlone and Tossey stated their intention to oppose membership and resulting additional tax, seeing it as another layer of government and intrusion into the private sector. Rather, they preferred the hotel increase room rates by 3% to generate enough money to do its own advertising.

Councilmembers Backous, Elvig, Strommen, and Wise spoke in support of CVB membership, though acknowledging it is a difficult decision. Support was expressed because it would provide the City’s hospitality industry with another tool/opportunity to attract business and remain competitive, Ramsey’s surrounding communities are members, and the owner of the one hotel in Ramsey supports CVB membership.

Economic Development/Marketing Director Backman indicated if approved, the City would need to adopt a resolution or ordinance to implement this CVB tax.

Motion by Councilmember Elvig, seconded by Councilmember Strommen, to approve membership in the Twin Cities Gateway CVB and direct staff to develop a draft ordinance to be considered in March of 2012.

Motion carried. Voting Yes: Councilmembers Elvig, Strommen, Backous, and Wise. Voting No: Mayor Ramsey, Councilmembers McGlone and Tossey.

**7.04: Update on Sunwood Realignment Project Funding and Discussion of Right-of-Way Acquisition for Sunwood Realignment and Future Armstrong Interchange (Portions of this case may be closed to the public)**

Councilmember Wise recused himself at 7:41 p.m. due to a potential conflict of interest.

Deputy City Administrator Nelson and City Engineer Olson reviewed the staff report.

The Council noted the funding scenarios differ from what had been presented in January, most significantly the EDA contribution. Deputy City Administrator Nelson explained that as staff worked through the process it was found the remnant land would have redevelopment potential. In addition, it was found there were not significant dollars in the Storm Water Management Fund, but those funds would still be included.

Councilmembers Strommen and Backous expressed concern with allocating the vast majority of EDA dollars (75% of its reserve) since it would not allow dollars for other projects and the EDA has not yet discussed this allocation. Another concern was that the City only had a certain amount of tax increment so it must be careful in where to make that investment.

Councilmember Elvig noted it was originally presented as a \$3.5 million project; however, now discussion includes whether to purchase all three properties on the west side of Armstrong Boulevard. He questioned whether this project was “right sized,” if there was a need to purchase all three properties, in total, at this time, and that these expenditures may not count towards the City’s match. Councilmember Elvig supported taking enough time to assure the project is properly sized and does not stretch the City’s finances.

City Administrator Ulrich stated staff is tracking all of the expenses as a portion of the City’s contribution towards the interchange, a \$33 million project.

Councilmembers McGlone and Tossey indicated they would not object to use of EDA funds towards this project since the road project will result in economic redevelopment and the EDA would have an asset in land for redevelopment.

Mayor Ramsey and Councilmember McGlone supported moving forward to acquire properties sooner rather than later, noting there is the potential for one property to move into The COR and build, resulting in creation of increment to help pay for this project.

City Attorney Goodrich advised that under Minnesota Statutes, the meeting can move into closed session to discuss confidential or non-public appraisal data and acquisition negotiations. He indicated closed session discussion will relate to three specific parcels and specific purchase prices for those parcels: 14590 Armstrong Boulevard, 8019 146<sup>th</sup> Avenue NW, and 8020 147<sup>th</sup> Avenue North.

Motion by Councilmember Elvig, seconded by Mayor Ramsey, to move to closed session to discuss acquisition negotiations.

Further discussion: Councilmember Elvig asked whether the City Council can, during closed session, discuss cash flow. City Attorney Goodrich advised the City Council can discuss the purchase price and how it can be paid for.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Elvig, Backous, McGlone, Strommen, and Tossey. Voting No: None. Absent: Councilmember Wise.

The City Council meeting moved into a closed session at 8:13 p.m.

The City Council meeting reconvened in open session at 8:56 p.m.

City Attorney Goodrich reported the Council held discussion of acquisition of three parcels and consensus was reached to move forward subject to the City Council providing clear direction on financing of those parcels. This topic will be presented to the EDA at its March 1, 2012, meeting and the City Council will consider financing at its next regular meeting.

Councilmember Wise returned to the meeting at 8:58 p.m.

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

City Administrator Ulrich reported the fiscal 2011 year ended with an excess of \$129,700, thanked Legislators Jungbauer and Abeler for introducing a funding bill for the Highway 10/Armstrong Boulevard interchange, and announced upcoming meetings and events.

City Administrator Ulrich announced that Deputy City Administrator Nelson has submitted her resignation in order to accept the position of Wayzata City Manager.

Mayor Ramsey announced he was able to return to work in Ramsey as of this week and the Mayor's Town Hall meeting schedule will remain on the second Monday of each month.

## **9. ADJOURNMENT**

Motion by Councilmember Wise, seconded by Mayor Ramsey, to adjourn the meeting.

Motion carried.

The regular meeting of the City Council adjourned at 9:02 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 Carla Wirth  
*TimeSaver Off Site Secretarial, Inc.*