

TABLE OF CONTENTS

1. CALL TO ORDER 2

2. PRESENTATION..... 2

3. CITIZEN INPUT 3

4. CONSENT AGENDA 3

5. APPROVE AGENDA 4

6. PUBLIC HEARING 4

7. COUNCIL BUSINESS..... 4

 7.01: Authorization of and Adopt Resolution #12-04-XXX Accepting Proposal on Sale of \$7,420,000 Taxable General Obligation Tax Increment Bonds, Series 2012B, Providing for their Issuance, Pledging Tax Increments for the Security Thereof and Authorizing Execution of Pledge Agreement..... 4

 7.02: Adopt Resolution #12-04-XXX Supporting a Tax Credit Application for a Fifty Unit Work Force Housing Multi-Family Project and Consider Development Agreement with Podawiltz..... 5

 7.03: Consider Cost Contribution for Transportation for Economic Development (TED) Grant Application for the Armstrong Boulevard Interchange and Adopt Resolution #12-04-XXX Requesting Congressional Support for an Armstrong Boulevard Interchange Improvement 6

 7.04: Update on Required Land Acquisition for the Sunwood Drive Realignment Project (Portions of this discussion were closed to the public)..... 6

8. MAYOR, COUNCIL AND STAFF INPUT 7

9. ADJOURNMENT 7

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

The Ramsey City Council conducted a regular meeting on Tuesday, April 24, 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
Public Works Director Brian Olson
City Engineer Tim Himmer
Fire Chief Dean Kapler
Finance Officer Diane Lund
Senior Planner Timothy Gladhill
Planning Intern Patrick Brama
City Attorney William Goodrich
Development Manager Darren Lazan

1. CALL TO ORDER

Mayor Ramsey called the regular meeting of the Ramsey City Council to order at 7:00 p.m., followed by the Pledge of Allegiance led by Mayor Ramsey.

2. PRESENTATION

2.01: Presentation of Certificate of Achievement in Financial Reporting

Robin Roland, State Representative, representing the Government Finance Officers Association congratulated the City and presented the Certificate of Achievement in Financial Reporting. Mayor Ramsey, City Administrator Ulrich, and Finance Officer Lund accepted the plaque on the City's behalf.

Finance Officer Lund thanked the City's finance staff for their contribution towards this award.

Mayor Ramsey extended the Council's appreciation to Finance Officer Lund and the City's financial staff.

City Administrator Ulrich noted Finance Officer Lund has been with Ramsey for 17 years, and this recognition had been received consecutively for the past 17 years.

3. CITIZEN INPUT

Jim Bendtsen, 14131 Junkite Street NW, stated his opposition to instituting a 3% lodging fee for the Convention Visitor's Bureau, believing it to be a tax.

Randy Kleinman, 16931 Yttrium Street NW, presented a petition containing 65 signatures supporting amendment of City Code, Chapter 10, regulating domestic animals on property less than three acres. He requested the Council expedite this issue and stated there is significant resident support.

Senior Planner Gladhill indicated it is staff's intent to bring forward an ordinance on May 8, 2012, to start that discussion.

4. CONSENT AGENDA

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

- 4.01: Receive Cash & Investments for Period Ending March 31, 2012
- 4.02: Receive Ramsey Fire Department Year End Report for 2011
- 4.03: Note the following Boards and Commissions Meeting Minutes:
 - 1) Planning Commission Meeting Minutes Dated March 1, 2012
 - 2) Environmental Policy Board Meeting Minutes Dated March 5, 2012
 - 3) Economic Development Authority Meeting Minutes Dated March 8, 2012
- 4.04: Approve the following City Council Meeting Minutes:
 - 1) City Council Work Session – February 21, 2012
 - 2) City Council Special Session – February 21, 2012
 - 3) City Council Work Session – February 28, 2012
 - 4) City Council Regular Session – February 28, 2012
- 4.05: Approve Grading and Topsoil for North Commons
- 4.06: Adopt Policy: Post-Issuance Compliance Policies and Procedures
- 4.07: Adopt Resolution #12-04-052 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of April 6, 2012 Through April 18, 2012
- 4.08: Adopt Resolution #12-04-053 Authorizing Partial Payment to Knutson Construction for IP 10-22 Municipal Parking Ramp, Phase II

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

5. APPROVE AGENDA

Motion by Councilmember Backous, seconded by Mayor Ramsey to approve the agenda as presented.

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

6. PUBLIC HEARING

None.

7. COUNCIL BUSINESS

7.01: Authorization of and Adopt Resolution #12-04-XXX Accepting Proposal on Sale of \$7,420,000 Taxable General Obligation Tax Increment Bonds, Series 2012B, Providing for their Issuance, Pledging Tax Increments for the Security Thereof and Authorizing Execution of Pledge Agreement

Finance Officer Lund reviewed the staff report.

Stacie Kvilvang, Ehlers & Associates, presented the rationale used by Standard & Poors to uphold Ramsey's AAA rating. Ms. Kvilvang advised that extremely good rates were received and recommended awarding to Northland Securities, the low bidder, in the amount of \$7.320 million at 2.4568%.

Councilmember Backous asked the record to reflect that his affirmative vote was to approve the funding mechanism but he had not changed mind about not supporting this project.

Finance Officer Lund indicated the bonds will be backed by rents and tax increment generated by the project.

Ms. Kvilvang advised the development agreement requires Flaherty & Collins to pay 100% for bond costs and will be charged a higher interest than the City will pay on the bonds. It is hoped that once constructed, permanent financing will be obtained and the bonds will be paid off.

Motion by Mayor Ramsey, seconded by Councilmember Wise, to adopt Resolution #12-04-054 Accepting Proposal on Sale of \$7,320,000 Taxable General Obligation Tax Increment Bonds, Series 2012B, Providing for their Issuance, Pledging Tax Increments for the Security Thereof and Authorizing Execution of Pledge Agreement.

Victor Ruzynski, 17129 Potassium Street NW, asked if there will be prevailing wage with this project.

City Engineer Himmer stated this involves a private contractor.

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

7.02: Adopt Resolution #12-04-XXX Supporting a Tax Credit Application for a Fifty Unit Work Force Housing Multi-Family Project and Consider Development Agreement with Podawiltz

Senior Planner Gladhill reviewed the staff report.

The Council discussed the proposal and asked questions of staff about the process should the Council decided to not move forward.

Mike Podawiltz, Podawiltz Development Corporation, stated he understands the risk and would prefer an agreement with the City on the \$15,000 so the project can move forward without ambiguity.

Senior Planner Gladhill explained the development agreement under consideration only addresses the funding mechanism and a standard development agreement addressing utility requirements, platting, and subdivision will be presented at a future meeting. Senior Planner Gladhill stated he would retile this document to eliminate confusion with the standard development agreement.

Mr. Podawiltz presented the Town Center Gardens Third Addition, a proposed 50-unit 3-story workforce townhome project.

Motion by Councilmember Elvig, seconded by Councilmember Wise, to adopt Resolution #12-04-055 Supporting a Tax Credit Application for a Fifty Unit Work Force Housing Multi-Family Project, and initial development agreement with both being subject to review by the City Attorney as to legal form and correction of typos.

Further discussion: Councilmember Tossey stated his intention to vote in support of the motion; however, would vote against final approval should City staff end up being responsible for the “lion’s share” of the application and grant work. Senior Planner Gladhill indicated the City is the overall applicant so some staff time will be required for coordination but Mr. Podawiltz will complete a majority of the application. The Council discussed the proposed private-entity project that would leverage a small amount of public subsidy with the government entity serving as a grant conduit. The Council determined there was a clear public benefit should the HRA donate the land because the project would include road construction and pay full real estate taxes; however, enhanced architectural standards were expected in return for the donating the land. The Council debated whether a policy should be established relating to vetting of projects and establishment of standards. City Administrator Ulrich pointed out that ultimately the creation of a policy to promote housing is an HRA issue and will be placed on an upcoming HRA agenda.

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

7.03: Consider Cost Contribution for Transportation for Economic Development (TED) Grant Application for the Armstrong Boulevard Interchange and Adopt Resolution #12-04-XXX Requesting Congressional Support for an Armstrong Boulevard Interchange Improvement

Public Works Director Olson reviewed the staff report.

The Council discussed the draft Joint Powers Agreement (JPA) and asked questions of staff relating to the City's financial obligation under the stated terms. City Administrator Ulrich stated it would be appropriate to add "not to exceed" language.

Public Works Olson advised of potential sources for funding and indicated the City will know by September (term of the JPA) whether its grant applications were successful.

Motion by Mayor Ramsey, seconded by Councilmember Wise, to approve the Joint Powers Agreement with the Anoka County Highway Department, as amended to add a \$13 million cap on the City's obligation, and adopt Resolution #12-04-056 Requesting Congressional Support for an Armstrong Boulevard Interchange Improvement, as corrected.

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

7.04: Update on Required Land Acquisition for the Sunwood Drive Realignment Project (Portions of this discussion were closed to the public)

Councilmember Wise recused himself due to a potential conflict of interest and left the Council Chambers at 8:13 p.m.

City Engineer Himmer reviewed the staff report.

City Attorney Goodrich advised that under Minnesota Statutes, the meeting can move into closed session to discuss property acquisition. He indicated closed session discussion will relate to purchasing easements at 14700 Armstrong Boulevard NW. The closed session will be tape recorded and that tape will be maintained for a period of eight years.

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

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

The City Council meeting moved into a closed session at 8:18 p.m.

The City Council meeting reconvened in open session at 8:35 p.m.

City Attorney Goodrich reported that during the closed session the Council held discussion on a purchase agreement with Arnie and Judith Billmark for permanent street, utility and trail easements as well as temporary easements on property located at 14700 Armstrong Boulevard NW to accommodate Armstrong Boulevard improvements. Council consensus was reached to enter into a purchase agreement for \$44,255 and to provide certain improvements dealing with connection to the sewer service.

Motion by Councilmember McGlone, seconded by Councilmember Tossey, to accept the purchase agreement terms, as revised, for the acquisition of required easements on the Billmark property as well as proposed plan changes to eliminate impacts to the National Growth property, subject to review by the City Attorney as to legal form and correction of typos.

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

Councilmember Wise returned to the meeting at 8:37 p.m.

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Ulrich announced upcoming meetings and events. He reported that Public Works Director Olson has accepted a position with the City of Edina and his last day will be May 15, 2012. City Administrator Ulrich provided an update on cable broadcasting Council updates via a news-type format.

Mayor Ramsey announced the May 8, 2012, ribbon cutting of the Mississippi River boat launch and welcomed all to attend.

9. ADJOURNMENT

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

Motion carried.

The regular meeting of the City Council adjourned at 8:42 p.m.

Respectfully submitted,

Kurtis G. Ulrich
City Administrator

ATTEST:

Jo Ann M. Thieling
City Clerk

Drafted by Carla Wirth
TimeSaver Off Site Secretarial, Inc.