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

The Ramsey City Council conducted a regular meeting on Tuesday, March 26, 2013, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Sarah Strommen
Councilmember Randy Backous
Councilmember David Elvig
Councilmember Mark Kuzma
Councilmember John LeTourneau
Councilmember Chris Riley
Councilmember Jason Tossey

Members Absent: None

Also Present: City Administrator Kurtis Ulrich
Parks and Assistant Public Works Superintendent Mark Riverblood
Public Works Superintendent Grant Riemer
Human Resources Manager Colleen Lasher
Development Services Manager Timothy Gladhill
Assistant Planner/Environmental Coordinator Chris Anderson
Assistant to the City Administrator Patrick Brama
City Attorney William Goodrich
Interim Engineer Ron Wagner

1. CALL TO ORDER

Mayor Strommen called the regular meeting of the Ramsey City Council to order at 7:00 p.m., and led in the Pledge of Allegiance to the flag.

2. PRESENTATION

2.01: Metropolitan Council Representative Mr. Ed Reynoso

This case was not considered, as Metropolitan Council Representative Ed Reynoso was not in attendance.

2.02: Recognize Park and Recreation Commission Chair, Melody Shryock

Parks and Assistant Public Works Superintendent Riverblood recognized the outstanding service of Melody Shryock who had served as the Park and Recreation Commission Chair for 12 years

and who received the Minnesota Recreation and Park Association Board and Commission Award.

Melody Shryock thanked the City for the honor of being able to serve Ramsey in this capacity, noting a wonderful park system was being created that extended to national significance.

Mayor Strommen extended the City's deep appreciation to Ms. Shryock for her work and dedication. The Council and audience responded with a round of applause.

2.03: Review of Citizen Request Management (CRM) Service

Assistant to the City Administrator Brama provided a presentation of the Citizen Request Management (CRM) Service and described its features that would extend customer service to the City's residents.

City Administrator Ulrich recognized the work of Assistant to the City Administrator Brama and staff for preparing the internal information to make this an effective service and encouraged residents to make use of this tool.

Mayor Strommen recognized the promotion of Patrick Brama to Assistant to the City Administrator in recognition of his great work.

Assistant to the City Administrator Brama answered questions of the Council relating to the ability of the program to track timing of responses and filter information should an issue arise.

3. CITIZEN INPUT

Bob Bouten of Champlin Towing and Dennis Hanson presented \$1,120 that had been collected at the Ramsey Car Show. Mr. Bouten stated pictures of the "Ramp in Ramsey Car Show" are posted to Facebook and offered to work on another event.

Mayor Strommen thanked them for organizing the event and sharing the proceeds.

4. CONSENT AGENDA

Motion by Councilmember Elvig, seconded by Councilmember Backous, to approve the following items on the Consent Agenda as revise to remove Item 4:07:

- 4.01: Consider Revised Development Agreement and Development Permit for NORTHGATE ADDITION located at 7295 Sunwood Drive NW; Case of Northgate Church, Inc.
- 4.02: Adopt Resolution #13-03-063 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of March 7, 2013 through March 20, 2013
- 4.03: Adopt Resolution #13-03-065 Approving a 2-Year Labor Agreement with the American Federation of State, County, and Municipal Employees (AFSCME)

- 4.04: Adopt Resolution #13-03-062 Proclaiming May 18, 2013, as Arbor Day and the Month of May as Arbor Month
- 4.05: Adopt Resolution #13-03-060 Authorizing Final Payment to Knutson Construction for IP 10-22 Ramsey Municipal Parking Ramp, Phase II
- 4.06: Adopt Resolution #13-03-061 Authorizing Partial Payment to Julian M. Johnson Construction Corp. for IP 12-24; 2012 Storm Sewer Improvements Division B
- ~~4.07: Report from the Personnel Committee Meeting dated March 12, 2013.~~ This item was removed from the Consent Agenda and considered as Item 7.04.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers Elvig, Backous, Kuzma, LeTourneau, Riley, and Tossey. Voting No: None.

5. APPROVE AGENDA

Motion by Councilmember LeTourneau, seconded by Councilmember Kuzma, to approve the agenda as revised to add a new Case 7.04.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers LeTourneau, Kuzma, Backous, Elvig, Riley, and Tossey. Voting No: None.

6. PUBLIC HEARING

None.

7. COUNCIL BUSINESS

7.01: Consider Request for Local Contribution from MWF Properties for Apartment Development in The COR and Provide Staff Direction on Potential Sources

Development Services Manager Gladhill reviewed the staff report and stated the purpose of this case is to hear a presentation from MWF Properties. He indicated the Council discussed the Housing Assistance Policy at tonight's Work Session and direction was given to further that effort.

Chris Stokka, WMF Properties, LLC, outlined the history of their company and presented their proposed workforce housing comprised of 47 units in a mix of two- and three-bedroom units, amenities and green features that would be included, and indicated the exterior would meet COR Design Framework standards. Mr. Stokka reviewed the anticipated development schedule and answers to frequently asked questions. He indicated they were requesting a local contribution of \$510,000 that could be in the form of land donation or cost reduction, Tax Increment Financing (TIF), a grant, low interest loan, or waiver of project fees. Mr. Stokka explained that should a local contribution be approved, it would add four points to the scoring of this project. He described how the City would benefit from this project and indicated the intention is to own it for at least 30 years so maintenance will be assured.

Development Services Manager Gladhill indicated the Council would not be taking action on this request tonight but could consider whether to direct staff to continue discussions, or table consideration until the Housing Assistance Policy and other items are completed.

The Council asked questions of Mr. Stokka who indicated they preferred this site due to its close location to rail and marketability; however, were not “locked in” on this location and could receive scoring points if within one-half mile of the train station. Mr. Stokka stated they would share the proforma and information on their urban projects for Council consideration.

Peter Worthington, MWF Properties, LLC, explained that with regard to low-interest loans qualifying as a contribution, it is the net present value of the differential from a market rate loan.

Motion by Councilmember LeTourneau, seconded by Councilmember Elvig, to table discussions regarding local contribution for MWF Properties related to a Minnesota Housing Finance Agency Housing Tax Credit application to allow time for submittal of additional information.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers LeTourneau, Elvig, Backous, Kuzma, Riley, and Tossey. Voting No: None.

7.02: Select Architect and Approve Process for Elmcrest Park’s Community Building

Parks and Assistant Public Works Superintendent Riverblood reviewed the staff report.

Lisa Muller, President of the Anoka Ramsey Athletic Association, described their program offerings and level of contribution. She stated they have been saving money for this project for years and are excited about the possibility for it to be completed.

Dennis Lehman, President of Northern Lights Soccer Association, stated they spend \$4,000 per tournament to rent tents so this building is very needed, noting it will also be used by the general public and those out walking the trails.

Ms. Muller presented the City with a check in the amount of \$40,000 that had been set aside for construction of the Elmcrest Park building.

Parks and Assistant Public Works Superintendent Riverblood stated the Youth Association does a fabulous job of meeting resident’s recreational needs and also offers a hardship program so all can play. He stated Ramsey is fortunate to have the benefit of working with the Youth Association.

Mayor Strommen and the Council thanked those in the Athletic and Soccer Associations for their partnership and contribution to this project.

Motion by Councilmember Elvig, seconded by Councilmember Backous, to accept the \$40,000 contribution of the Anoka Ramsey Athletic Association and authorize the City Administrator to enter into a contract with Bissonnette Erickson Architects, LLC for architectural services for

design and construction documents for the community building at Elmcrest Park in a not to exceed amount of \$22,500.

Further discussion: Parks and Assistant Public Works Superintendent Riverblood stated staff, Public Safety, and Athletic Associations will be methodical in designing and sizing this building to meet needs. He stated the City has a fabulous working relationship with these volunteers who donate thousands of hours, noting tournaments span three days and result in economic benefit to the City. Park & Recreation Commission Vice Chair Angela Olsen described the beginning consideration for improvements to Elmcrest Park and stated the Commission fully supports this project.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers Elvig, Backous, Kuzma, LeTourneau, Riley, and Tossey. Voting No: None.

7.03: Consider Lease Agreement with East Side Oil Companies

Assistant Planner/Environmental Coordinator Anderson reviewed the staff report, process used for recycling of oil and antifreeze, methods for monitoring, and recommendation to approve the Land Lease Agreement with East Side Oil Companies to place a 2,000 gallon tank on the City's Public Works campus for collection of used oil, oil filters and antifreeze, subject to final review and approval as to legal form by the City Attorney.

The Council indicated its support for this recycling program in this format with a lease for \$1 per year, noting it is a good service to provide to residents.

Motion by Councilmember Elvig, seconded by Councilmember Tossey, to authorize staff to execute a land Lease Agreement with East Side Oil Companies to place a 2,000 gallon tank on the City's Public Works campus for the collection of used oil, oil filters, and antifreeze from residents, subject to final review and approval as to legal form by the City Attorney.

Further discussion: In response to the Council's questions, Assistant Planner/Environmental Coordinator Anderson explained the monitoring responsibility falls to the City to give adequate notice to East Side Oil Company to empty the tank. He indicated the telephone call would be made when the tank was one-half full. City Attorney Goodrich stated that language would be added to the lease agreement. The Council asked staff to document when the telephone call was made and the gauge reading at that point.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers Elvig, Tossey, Backous, Kuzma, LeTourneau, and Riley. Voting No: None.

7.04: Report from the Personnel Committee Meeting dated March 12, 2013:

7.04.01: Resolution to Hire a City Engineer and to Approve a Transition Period with the Engineering Consultant – this case was approved by the City Council at the 3/12/13 meeting – no further action necessary.

7.04.02: Resolution to Approve a 2-Year Labor Agreement with LELS-Patrol and LELS-Sergeants

Councilmember Tossey recused himself from this discussion and decision at the recommendation of legal counsel and left the Council Chambers at 8:10 p.m.

Human Resources Manager Lasher presented the staff report and thanked the Council for its support and assistance during this negotiation.

Motion by Councilmember Kuzma, seconded by Councilmember Riley, to Ratify the recommendation of the Personnel Committee to adopt Resolution #13-03-067, Approving a Two-Year Labor Agreement with LELS-Patrol and LELS-Sergeants.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers Kuzma, Riley, Backous, Elvig, and LeTourneau. Voting No: None. Absent: Councilmember Tossey.

7.05: Consider Offer to Purchase City Owned Property Located at 14280 Azurite Street NW (Portions may be closed to the public)

Assistant to the City Administrator Brama reviewed the staff report and indicated that after the counter offer was presented to Diamond Graphics, as directed by the Council at its March 12, 2013, meeting, the City received correspondence from Diamond Graphics indicating agreement to a sale price of \$410,000 to purchase the property located at 14280 Azurite Street NW. He stated staff recommends approving the sale of this City-owned surplus land to Diamond Graphics, Inc. for \$410,000; to introduce an ordinance to sell surplus City-owned land; and, to direct staff to negotiate a purchase agreement with Diamond Graphic for the sale of the Subject Property and to schedule a closing date.

Councilmember Tossey returned to the Council Chambers at 8:17 p.m.

Motion by Councilmember Riley, seconded by Councilmember Elvig, to introduce Ordinance #13-08 to sell surplus City-owned land at 14280 Azurite Street NW and direct staff to negotiate a purchase agreement with Diamond Graphics for the sale of the Subject Property.

Further discussion: City Administrator Ulrich recommended consideration of the last two actions outlined in staff's report and indicated this land is within a TIF District so the sale proceeds would be returned to that District and used for TIF eligible activities.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers Riley, Elvig, Backous, Kuzma, LeTourneau, and Tossey. Voting No: None.

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Ulrich announced the groundbreaking of Northgate Church, and upcoming meetings, and events.

9. ADJOURNMENT

Motion by Councilmember LeTourneau, seconded by Councilmember Tossey, to adjourn the meeting.

Motion carried.

The regular meeting of the City Council adjourned at 8:22 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.