

August 22, 2013

**Tuesday, August 26, 2013**

- 5:30 p.m. – Personnel Committee – Lake Itasca Room
- Immediately following Personnel – City Council Work Session – Lake Itasca Room
- 7:00 p.m. – City Council – Council Chambers
- Immediately following City Council - HRA - Council Chambers

## *Preview of Next Week*

**Personnel Committee – 5:30 p.m. (LIR)**

- Review Process for City Administrator's Annual Performance Evaluation
- Resolution to end a Part-time Building Maintenance Worker's probation
- Resolution to Hire a Building Official and to Continue Working with the City of St. Francis
- Resolution to Recruit for an Engineering Technician III

**City Council Work Session – Immediately following Personnel (LIR)**

- Discuss Committee Appointments
- Discussion of Proposed 2014 Budgets and 2014 Levies
- Consideration of Long-Term Street Maintenance Program (SMP) Costs and Funding Options

**City Council – 7:00 p.m. (CC)**

- Adopt Ordinance #13-15 to Establish Armstrong Boulevard Interchange Overlay District
- Adopt Ordinance #13-16 Amending City Code relating to Surfacing Requirements in the Official Map Overlay District and Other Highway 10 Improvement Impact Areas
- Adopt Resolution #13-08-147 Requesting/Allocating Funding from Anoka County HRA toward Ramsey Economic Development Activities
- Report from the Personnel Committee – August 27, 2013

**HRA – Immediately following City Council (CC)**

- Discuss SuperAmerica Properties
- Discuss Subsidy Alternatives for Assisted Living Projects
- Executive Director's Report

## *Council Update*

**Annual Business Appreciation Golf Tournament.** The Annual Economic Development Authority (EDA) Business Appreciation Golf Tournament took place on Tuesday, August 20 at *The Links at Northfork* golf course in Ramsey. 2013 marked another successful event; which included, well over 100 golfers and over 130 program attendees. This annual event is an opportunity for local business representatives to network, get out in the sun and play some golf, enjoy a meal from Wells Catering, view the crowning of the 2013 Ramsey Business of the Year (Vision Ease Lens Worldwide) and win some great raffle prizes.

Thank you to the businesses that participated in the this great event, to the Ramsey EDA for their coordination efforts and congratulations to Vision Ease Lens Worldwide—they are the 2013 City of Ramey Business of the Year! Thanks to the staff (Patrick Brama, Megan Long, and Meghan Mathson) for putting together another great community event.

**Development Update.** *Attached to the Weekly Update is the City of Ramsey Development Update dated August 22, 2013.*

#### **IT News.**

- Over the last few weeks the IT department has been in the process of replacing cables in the main server room. This process will increase the speed of our network backbone, plus we are taking additional steps that should decrease the troubleshooting time of future issues related to cabling. In an effort to minimize both the downtime impact to staff and cost of the project, all cable was purchased in bulk and will be made in-house. Upon completion, over 1300 feet of new cable will be installed.
- The City's new Core Switch has recently arrived at LOGIS headquarters in Golden Valley and is the process of being configured by LOGIS staff. After configuration, the new unit will be installed alongside the old switch until a complete cut-over can be made outside of City business hours.

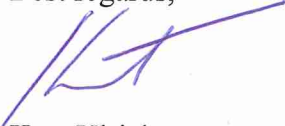
#### **Police Highlights.**

- **Special Olympics.** Officer Dahlberg and Sergeant Bluml have been selected as Minnesota representatives to attend the International Special Olympics Conference this November in Florida. Ramsey Police have been a strong supporter of Special Olympics for several years. The conference will build a better foundation for the future of Special Olympics, not only in Ramsey but throughout the State of Minnesota.
- **A First.** A Ramsey resident reported that her 2-year-old pot belly pig (yup, a pig) named "Glen" got out of her yard. Officers searched the area and were unable to locate "Glen". After five days of the pig being at large (and everyone is thinking bacon), officers got a call of a pot belly pig rutting through a garden. The pig was retrieved by the owner.
- **Nice Job.** Officers received a call of a heavy domestic involving a knife at a Ramsey residence. Upon arrival, officers located a male holding a knife to his wife's throat in the garage. Officers drew their weapons and ordered the male to drop the knife. The male refused to follow the officer's commands during the intense standoff. One of the officers worked his way to the side of the couple and deployed his Taser. The male was taken into custody. The female was taken to Mercy with cuts to her hands and arms. The male was also taken to Mercy for evaluation. The situation could have ended much worse, but the excellent response by the officers prevented anyone from being severely injured or possibly killed.
- **High Tech.** A female left a message on the police department voicemail requesting that she be contacted regarding two alarm calls to her residence. She indicated that she was concerned because everything was fine when she left the residence earlier in the day. She did mention that she had two flies in the house that she could not kill, which could have set off the alarm. If it was the flies, the sensitivity of the motion detectors exceeds that of any system used by the general public and most likely only in Fort Knox.

**Save the Date:**

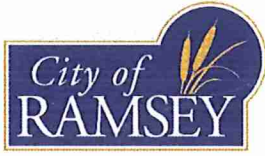
- **Open House for The Residence at The COR.** Thursday, September 5<sup>th</sup>. Mayor, Council, and all City Staff are invited to attend. More details to come.

Best regards,



Kurt Ulrich  
City Administrator

**Attachments:** City of Ramsey Development Update – August 22, 2013  
September 2013 Government Calendar



## City of Ramsey Development Update

August 22, 2013

### Report Background

The following report is updated weekly.

### Seasons of Ramsey [Updated]

*Primary Reviewer: Tim Gladhill ([tgladhill@ci.ramsey.mn.us](mailto:tgladhill@ci.ramsey.mn.us); 763-576-4308)*

The Seasons of Ramsey is a 50 unit rental townhome development located in the Town Center Gardens plat at the northeast intersection of Bunker Lake Boulevard and Town Center Drive (also known as Center Street). The Planning Commission reviewed the Sketch Plan of the Plat on December 6, 2012. The Planning Commission held a Public Hearing on the Preliminary Plat and reviewed the Site Plan on January 31, 2013. The City Council approved the Preliminary Plat, Final Plat, Site Plan, and associated requests of February 12, 2013. The Developer has submitted an Application for Building Permit.

The Developer was able to successfully close on the Property on Tuesday, March 19, 2013. The Developer anticipates to complete the entire project by December 31, 2013. The City is awaiting a request from the contractor to issue the Building Permit. Leasing information is available at [www.essenceproperties.com](http://www.essenceproperties.com), 320-255-9910, or [info@essenceproperties.com](mailto:info@essenceproperties.com).

Work has commenced and continues on the project. Staff will provide updates as needed.

The City Council approved a request to amend exterior materials on June 11, 2013, consistent with acceptable exterior materials per Zoning Code.

Building Permits have been issued for 46 of the 50 planned units. Construction on 147<sup>th</sup> Lane has commenced (initial grading and staking). Staff continues to complete a number of building inspections on the project.

Project Photos:



*Photo taken on August 22, 2013 on the north side of Bunker Lake Boulevard looking west.*

*[Updated August 1, 2013]*

### McDonalds (Sunwood Retail in The COR) [Updated]

*Primary Reviewer: Chris Anderson ([canderson@ci.ramsey.mn.us](mailto:canderson@ci.ramsey.mn.us); 763-433-9905)*

The Planning Commission reviewed a Request for Site Plan Review for McDonalds on January 3, 2013. The site is located along the re-aligned Sunwood Drive at Armstrong Boulevard, located just north of Northstar Marketplace. The City Council approved the site plan and associated requests on January 22, 2013. The project is now eligible to submit a Building Permit. The City has received an Application for Building Permit.

The Plat (COR TWO) has been recorded.

*Staff met with representatives from McDonald's USA on Wednesday, August 22, 2013. Progress continues for both parties on completion of respective obligations. The Stage I Improvements (access and utilities) is substantially complete, subject to verification of correct installation. [Updated August 22, 2013]*

### Northgate Performing Arts Center [No Update]

*Primary Reviewer: Consulting Planner (Contact: Tim Gladhill ([tgladhill@ci.ramsey.mn.us](mailto:tgladhill@ci.ramsey.mn.us); 763-576-4308)*

The Planning Commission reviewed a Request for Site Plan Review and Conditional Use Permit for Northgate Performing Arts Center located at 7295 Sunwood Drive NW (northeast intersection of Sunwood Drive and Peridot Street NW on October 4, 2012. The City Council approved the request on October 23, 2012.

Construction has officially commenced on the facility. The City has approved a temporary closure of one (1) block on Peridot Street for June 18, 2013 to June 21, 2013 in order to set building panels along Peridot Street. The closure would only be from Sunwood Drive north to 145<sup>th</sup> Avenue (one [1] block). The closure will also impact traffic patterns for PACT Charter School, which is currently not in regular session. The detour would use 145<sup>th</sup> Avenue west to Peridot Street, then south to Sunwood Drive. The Contractor will be forwarding Staff a detour plan/map. A sketch provided by the Contractor is shown below. When a more detailed map is provided, Staff will ensure proper communication with the City Council and adjacent property owners. *Below is an updated road closure map.*

Below are recent project photos. [Updated August 1, 2013]



*Photo taken August 1, 2013 at Sunwood Drive and Peridot Street looking north west.*



*Photo taken August 1, 2013 at Sunwood Drive and Peridot Street looking north west.*

### Super America (Sunwood Retail in The COR) [No Update]

*Primary Reviewer: Chris Anderson ([canderson@ci.ramsey.mn.us](mailto:canderson@ci.ramsey.mn.us); 763-433-9905)*

The Planning Commission reviewed a Request for Site Plan Review for Super America located in the Sunwood Retail Center of The COR, along the realigned Sunwood Drive on October 4, 2012. The City Council approved the request on October 16, 2012.

The City is awaiting said submittal of the Building Permit. [Updated March 14, 2013]

### North Commons (COR THREE) [Updated]

*Primary Reviewer: Tim Gladhill ([tgladhill@ci.ramsey.mn.us](mailto:tgladhill@ci.ramsey.mn.us); 763-576-4308)*

The Planning Commission reviewed a Request for Minor Plat Review of COR THREE, a seventeen (17) lot single-family development located north of Bunker Lake Boulevard in The COR on June 19, 2012. The City Council approved the request on July 10, 2012.

Preliminary grading and utility work commenced at the end of 2012. The Plat will need to be recorded prior to any Building Permit issuance.

On May 28, 2013, the HRA amended the scope of the project to focus on four (4) of the seventeen (17) lots that are located abutting North Commons (park). The remaining thirteen (13) lots that were approved along Bunker Lake Boulevard could be re-evaluated in the future as market conditions improve.

The Ramsey Housing and Redevelopment Authority (HRA) reviewed a potential purchase offer on all or portions of the four (4) lots along the park. The HRA will be reviewing current market conditions and seeking additional qualified offers on these lots. A more detailed work plan will be provided soon.

*Utilities have been installed for the four (4) 'park lots'. Staff is working on quotes to revise the approved Final Plat to include only the four (4) lots referenced above. [Updated August 22, 2013]*

### Stoney River [Updated]

*Primary Reviewer: Tim Gladhill ([tgladhill@ci.ramsey.mn.us](mailto:tgladhill@ci.ramsey.mn.us); 763-576-4308)*

The Planning Commission reviewed the request for Site Plan Review of Stoney River, a 72 unit assisted living and memory care development at the northwest intersection of Nowthen Boulevard and Saint Francis Boulevard in August, 2011. The site is adjacent to the Lord of Life Lutheran Church Campus. The City Council approved the request in August, 2011.

The City has reviewed the Building Permit, and is awaiting final revisions as requested. According to Anoka County Property Records, the site is now owned by First Phoenix Ramsey, LLC. The Developer has stated they anticipate to close on the financing package sometime on in mid-April and has now agreed to submit the required financial surety in the form of the City's standard Letter of Credit.

Staff did receive the required Plumbing Plan Review from the State of Minnesota. Staff is still awaiting revised plan sheets, which are assumed to be under development to complete the Building Permit Review. Staff is also awaiting the required Letter of Credit.

Staff did receive communication from the Developer's Managing Director for Minnesota that the project was awarded financing and expects to close on said financing within the next month. The Developer anticipates construction to begin mid-to-late summer. Staff is working on final review of the Building Permit with this most recent communication.

The Developer has informed Staff that a closing date has TENTATIVELY been set for the private financing of the development. Construction is anticipated later this summer or early fall.

*Staff has been informed that the Developer has successfully closed on the construction loan and desires to begin preliminary construction in September.. [Updated August 22, 2013]*

### Residence at The COR [No Update]

Primary Reviewer: Tim Gladhill ([tgladhill@ci.ramsey.mn.us](mailto:tgladhill@ci.ramsey.mn.us); 763-576-4308)

The Planning Commission reviewed the request for Site Plan Review of Residence at The COR, a 230 unit apartment development along Sunwood Drive next to the Ramsey Municipal Center in 2011. The City Council approved the request in November, 2011. The project is currently under construction. The Developer anticipates the opening of a leasing office on a temporary basis in the coming weeks. The Developer desires to open a portion of the project (approximately 50 units) in early May, at which time an existing unit will take the place as the leasing office until the actual leasing/management office is complete. For more information, visit [www.corapts.com](http://www.corapts.com) or call 763-208-5931.

A total of four (4) Temporary Certificates of Occupancy have been issued for a total of fifty-nine (59) and a portion of the office/common area. [Updated July 18, 2013]



Photo taken June 27, 2013 along Sunwood Drive at the Municipal Center looking west.



Photo taken the Municipal Center Plaza in front of the retail space.

### Housing Assistance Policy [Updated]

Primary Contact: Tim Gladhill ([tgladhill@ci.ramsey.mn.us](mailto:tgladhill@ci.ramsey.mn.us); 763-576-4308)

The City Council has directed Staff to complete a Housing Assistance Policy. The intent of the policy is to provide a framework for which to review requests for housing assistance and provide a mechanism to review proposals for compatibility with the City's housing goals. The Policy was forwarded to the Planning Commission for development. The Planning Commission has established an ad-hoc sub-committee to assist in the development of the policy.

The Housing Sub-Committee has met on two (2) occasions to date. Current accomplishments include completion of an Interim Policy Statement (until the final policy is adopted), agreement on the framework of the policy, and establishment of housing-type priorities. All drafts must still be approved by the City Council.

Staff provided an update to the City Council on June 11, 2013, and received positive feedback on direction to continue along the current path for completion.

To date, the sub-committee has completed an initial review of demographic data, established an Interim Policy Statement, and established a framework of the proposed policy (product type priorities, minimum thresholds, and scoring/ranking matrix). The ad-hoc sub-committee met on Tuesday, June 25, 2013 and finished a draft of the Minimum Thresholds. The Minimum Thresholds are based on the Housing Chapter Goals and Implementation Strategies of the 2030 Comprehensive Plan. The final step is to complete a draft of the Scoring/Ranking Matrix. This is anticipated to be completed over two (2) to three (3) sub-committee meetings. At that point, a full draft would be reviewed by Planning Commission, EDA, and City Council.

Staff is actively completing a draft of the final piece of the draft policy and has is currently reviewing the content of the draft. That draft is anticipated to be complete within two (2) weeks. The draft will then be reviewed by the sub-committee, forwarded to the Planning Commission in September, and then to City Council review at the end of September.

*Staff has completed a draft of the scoring matrix and has had reviewed by area experts as to format and content. Staff will be forwarding a full draft for review in the near future. [Updated August 22, 2013]*

#### 167<sup>th</sup> Avenue Retail Node [No Update]

*Primary Contact: Tim Gladhill ([tgladhill@ci.ramsey.mn.us](mailto:tgladhill@ci.ramsey.mn.us); 763-576-4308)*

The Planning Commission and EDA have both discussed the status of the retail node located at the intersection of 167<sup>th</sup> Avenue and Saint Francis Boulevard (TH 47). The City had previously been asked to review two (2) potential users at 6001 167<sup>th</sup> Ave NW (indoor shooting range and clothing recycling warehouse distribution. Per EDA discussion, Staff will be setting up stakeholder meetings to discuss a comprehensive approach with all property owners of the node in regards to future land uses as well as mechanisms to achieve desired future land uses. A more detailed summary will be provided following the outcomes of these stakeholder meetings.

Staff has scheduled a Stakeholder/Property Owner Meeting with owners of commercial/retail property in the area for Wednesday, June 5, 2013. The intent of the meeting is to outline options (land use and economic development related) for Property Owners and discuss a unified vision for the future of the current retail node. Staff will provide an update to the Planning Commission, EDA, and City Council following the Stakeholder Meeting.

The EDA discussed the topic at their July 11, 2013 Meeting and a Special Meeting on July 18, 2013 to finalize a recommendation on formulating current policies and recommendations as well as potential next steps. Staff will update the City Council in the near future. [Updated July 18, 2013]

#### Former Municipal Center Future Land Uses [Updated]

*Primary Contact: Patrick Brama ([pbrama@ci.ramsey.mn.us](mailto:pbrama@ci.ramsey.mn.us); 763-433-9903)*

In 2006, the City relocated the Ramsey Municipal Center from 15153 Nowthen Blvd NW to 7550 Sunwood Dr NW. The former location still operates as Fire Station #2. The City has been exploring options for future use of this campus and relocation of Fire Station #2. To assist in the analysis of acceptable land uses for this campus for future development, an Open House has been scheduled for Thursday, April 18<sup>th</sup> from 6:00 to 9:00 p.m. in the Council Chambers (7550 Sunwood Dr NW). The Open House will explore options for single-family and data center users. Multiple smaller group stations, with full size maps and ability for written comments, will be available from 6:00 to 7:00 p.m. A brief presentation will be presented, with ability for large group comment, from 7:00 to 7:30 (or until comments are complete). Small group stations will re-convene following the presentation and comment period.

The Open House was held as scheduled despite weather concerns. Staff continues to compile results and comments from that Open House and presented preliminary findings to the City Council on Tuesday, April 23, 2013. Based on the results of that open house, Staff will presenting the detailed results to the Planning Commission, EDA, and City Council in May prior to taking any further steps. It is at this stage that Staff will discuss future direction, if any direction is desired at this time.

Staff has updated the Planning Commission (5/2/13) and the EDA (5/16/13) on the status of the project.

Staff presented a case to discuss possible next steps at the June 11, 2013 City Council Meeting. The City Council directed Staff to re-engage the surrounding public through a collaborative process utilizing a task force to continue to review options for the site.

Staff met to discuss possible alternatives for the new public process, and anticipates bringing forward alternatives for consideration to the July 9, 2013 City Council Meeting.

The City Council approved the development of a Study Group to begin a collaborative input process to be held at a later date, in order to continue discussions with surrounding property owners as to desired future land uses for the site. Staff will be seeking interested individuals to participate in the process in the near future. Interested names in participating in the process will be brought forward to the City Council at a later date.

*Staff has sent a mailing seeking individuals interested in participating in the public process later this year. [Updated August 22, 2013]*

#### Potential Sign Overlay District for Armstrong Boulevard Interchange Area *[No Update]*

As part of the public review process for the Armstrong Interchange, several comments from commercial (retail) property owners discussed concern with loss of visibility to their business due to the height of the interchange. It was discussed as a potential solution to increase the allowable height for properties surrounding the interchange. One property owner has requested that the City consider implementing a zoning solution as soon as possible, to ensure when construction does begin, a tool is already in place to allow additional height.

The Planning Commission briefly discussed the request to begin a process on June 6, 2013, and directed Staff to begin the process of establishing an Overlay District related to signs adjacent to the Armstrong Boulevard Interchange.

The proposed ordinance was recommended for approval by the Planning Commission. [Updated June 13, 2013]

#### Larger Project Updates

The City has received Building Permit Applications for the following:

1. Cullinan Rigging Expansion (under construction)
2. Diamond Graphics Expansion (under review-City Council to review August 13, 2013)
3. Former Allina Medical Clinic – Alpine Drive; Tenant Build-Out (under construction-printing company and law office)
4. Ramsey Office Plaza Tenant Build Out (multiple spaces)

#### Building Permit Update

The City has issued 1,370 permits year to date. Included in that total are 62 new single-family homes, and 62 new townhome units for a total of 128 new households.

#### Detailed Report Information

For more information regarding the project listed above, please contact the Tim Gladhill at 763-576-4308 or visit [www.cityoframsey.com/planning-division](http://www.cityoframsey.com/planning-division).



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Tim Gladhill, Development Services Manager

# September 2013

Monday	Tuesday	Wednesday	Thursday
<b>2</b>  <b>Labor Day</b>  <i>cancelled</i> Champlin ERC	<b>3</b>  7:00pm Champlin Park & Rec Will 7:00 pm Andover City Council Cory 7:00 pm Anoka City Council Chris	<b>4</b>  7:00 pm Anoka Planning Commission  Lynnette	<b>5</b>  Andover P&R In the field Fox Meadows Taylor  7:00 pm Ramsey Board of Adj/Planning Comm Kevin  9:00am Anoka Update Anderson 11:00pm Andover Update Knight
<b>9</b>  7:00pm Champlin City Council Cory  5:00pm Anoka HRA Chris	<b>10</b>  7:00pm Andover Planning Commission Lynnette  7:00pm Ramsey City Council & HRA Matt  4:00pm Ramsey, Your council, your community Johns & Le Tourneau	<b>11</b>  4:30pm Champlin Update Nelson	<b>12</b>  <i>On hiatus until October</i> Ramsey P & R The Draw Park
<b>16</b>  7:00pm Anoka City Council Chris  7:00pm Champlin Planning Commission Cory	<b>17</b>  7:00 pm Andover City Council Taylor	<b>18</b>	<b>19</b>  7:00pm Andover P & R Lynnette  <i>Cancelled</i> Cable Commission  4:30pm Andover Update Bukkila 9:00am Anoka Update Weaver
<b>23</b>  7:00pm Champlin City Council Cory  6:30pm District 11 School Board Mtg.  Will & Matt O.	<b>24</b>  7:00pm Ramsey City Council & HRA Matt	<b>25</b>  11:00am Champlin Update Karasek	<b>26</b>
<b>30</b>	4:00pm Ramsey, Your council, your community Strommen & Tossey		8/20/2013 3:42 PM