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

The Ramsey City Council conducted a regular meeting on Tuesday, February 10, 2015, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Sarah Strommen
Councilmember Jill Johns
Councilmember Mark Kuzma
Councilmember John LeTourneau
Councilmember Chris Riley
Councilmember Melody Shryock
Councilmember Kristine Williams

Members Absent: None

Also Present: City Administrator Kurtis Ulrich
Finance Director Diana Lund
Police Chief Jeff Katers
Parks and Assistant Public Works Superintendent Mark Riverblood
Public Works Superintendent Grant Riemer
Human Resources Manager Colleen Lasher
City Clerk Jo Ann Thieling
Community Development Director Timothy Gladhill
City Planner Chris Anderson
City Engineer Bruce Westby
Asst. City Administrator/Economic Development Manager Patrick Brama
City Attorney Joe Langel

1. CALL TO ORDER

Mayor Strommen 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 Strommen.

2. PRESENTATION

2.01: Swearing in of New Patrol Officer

Following introduction by Police Chief Katers, City Attorney Langel swore in Patrol Officer Laura Kroll. The audience responded with a round of applause.

2.02: State of the City Address

Mayor Strommen delivered the State of the City Address.

3. CITIZEN INPUT

Eric Zaetsch, 6125 154th Avenue NW, addressed Consent Agenda Item 4:07, Resolution calling for a Public Hearing on the intention to issue General Obligation Street Reconstruction Plan Bonds. He stated his concern related to the cost of utility extensions to large lots. Mr. Zaetsch stated he was assured by staff that the process to reconstruct the roads will be in-kind replacing with no indirect insinuation of sewer and water into neighborhoods that do not have it. He believed older established neighborhoods want to stay as they are. He asked that Council be aware of these concerns and to state the assurances relating to sewer and water when talking to other citizens. He added it seems wise to emphasize that this is not a part of the plan and by doing that, you will disarm any of those worries.

Mayor Strommen thanked Mr. Zaetsch for bringing his concern forward. She stated Council is aware of these concerns and thanked Mr. Zaetsch for the reminder to be clear. She stated it took much longer than she had hoped – or than anyone had hoped - to figure out how to move forward with our street maintenance program and the last thing we want to do is jeopardize that by piling on other unintended consequences. She again expressed appreciation for Mr. Zaetsch for bringing forward his concern and for clarifying.

4. CONSENT AGENDA

Motion by Councilmember Riley, seconded by Councilmember Johns, to approve the following items on the Consent Agenda:

- 4.01: Receive Cash and Investments for Period Ending January 31, 2015
- 4.02: Approve the following Meeting Minutes:
 - 1) City Council Work Session dated January 27, 2015
 - 2) City Council Regular dated January 27, 2015
- 4.03: Approve Amendment No. 1 to Connectivity Services Agreement with Community Anchor Institution(s) for Broadband Services
- 4.04: Approve a Rental License Application for Stoney River Ramsey an Assisted Living and Memory Care Facility
- 4.05: Approve Lease Agreement Extension with Pro Power Sports and Marine INC
- 4.06: Adopt Resolution #15-02-039 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of January 22, 2015 through February 4, 2015
- 4.07: Adopt Resolution #15-02-040 Calling for a Public Hearing on the Intention to Issue General Obligation Street Reconstruction Plan Bonds and the Proposal to Adopt a Street Reconstruction Plan
- 4.08: Adopt Resolution #15-02-035 Accepting Feasibility Report and Ordering Public Hearing for IP #15-20, Jarvis Street Reconstruction and Railroad Crossing Quiet Zone Improvements
- 4.09: Adopt Resolution #15-02-038 Calling for Public Hearing on Issuance of Capital Improvement Bonds and Capital Improvement Plan (Fire Station #2)

- 4.10: Adopt Resolution #15-02-036 Ordering Feasibility Report for IP 15-00 Division B; 2015 Street Maintenance Program Overlay Improvements
- 4.11: Adopt Resolution #15-02-041 Approving the 2015 Pay Equity Report
- 4.12: Adopt Resolution #15-02-042 Approving a 2-Year Labor Agreement with LELS-Patrol
- 4.13: Report from the Public Works Committee Meeting:
- 1) Nominate Chair and Vice-Chair for the Public Works Committee – *Ratify the recommendation of the Public Works Committee to nominate Councilmember Riley as Chair of the Public Works Committee and Councilmember Johns as Vice-Chair of the Public Works Committee.*
 - 2) Consider Planning Commission Recommendation to Reconstruct a Temporary Cul-De-Sac on Feldspar Street in the Brookfield Subdivision – *Ratify the recommendation of the Public Works Committee to upgrade the temporary cul-de-sac to current construction standards within its existing footprint. This case was discussed at the January 27, 2015, regular City Council meeting.*
 - 3) Consider City of Anoka Request to Extend Sewer and Water to Serve Two City-owned Parcels – *Ratify the recommendation of the Public Works Committee to approve the draft JPA as it is written. This case was discussed at the January 27, 2015, regular City Council meeting.*
 - 4) Update on 2015 Jarvis Street Reconstruction Plans and Estimated Costs – *Ratify the recommendation of the Public Works Committee to approve the City of Elk River's Revised Cost Share Proposal. This case was discussed at the January 27, 2015, regular City Council meeting.*

Motion carried. Voting Yes: Mayor Strommen, Councilmembers Riley, Johns, Kuzma, LeTourneau, Shryock, and Williams. Voting No: None.

5. APPROVE AGENDA

Motion by Councilmember LeTourneau, seconded by Councilmember Johns, to approve the agenda as amended to add Case 7.07: Consider The Tinklenberg Group Proposal for Professional Services Contract Extension.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers LeTourneau, Johns, Kuzma, Riley, Shryock, and Williams. Voting No: None.

6. PUBLIC HEARING

6.01: Public Hearing – Adopt Resolution #15-02-033 Adopting the City of Ramsey's 2015-2019 Capital Improvement Plan (CIP)

Mayor Strommen closed the regular portion of the City Council meeting at 7:26 p.m. in order to conduct a public hearing.

Public Hearing

Mayor Strommen called the public hearing to order at 7:26 p.m.

Presentation

Finance Director Lund described the purpose of the 2015-2019 Capital Improvement Plan (CIP), a planning document, and recommendation for approval.

Citizen Input

There was none.

Motion by Councilmember Shryock, seconded by Councilmember Kuzma, to close the public hearing.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers Shryock, Kuzma, Johns, LeTourneau, Riley, and Williams. Voting No: None.

The public hearing was closed at 7:29 p.m.

Council Business

Mayor Strommen called the regular City Council meeting back to order at 7:29 p.m.

The Council acknowledged the CIP is a planning document that allows strategic planning for the future.

Motion by Councilmember Shryock, seconded by Councilmember LeTourneau, to Adopt Resolution #15-02-033 Adopting the City of Ramsey's 2015-2019 Capital Improvement Plan (CIP).

Motion carried. Voting Yes: Mayor Strommen, Councilmembers Shryock, LeTourneau, Johns, Kuzma, Riley, and Williams. Voting No: None.

6.02: Public Hearing – Adopt Resolution #15-02-034 Ordering Plans and Specifications for IP 13-10; Garnet Street and 168th Avenue Reconstruction

Mayor Strommen closed the regular portion of the City Council meeting at 7:31 p.m. in order to conduct a public hearing.

Public Hearing

Mayor Strommen called the public hearing to order at 7:31 p.m.

Presentation

City Engineer Westby reviewed the staff report and recommendation to order preparation of final plans and specifications for City Improvement Project #13-10, Garnet Street and 168th Avenue Reconstruction. It was noted that passage requires a four-fifths vote of the City Council.

Citizen Input

There was none.

Motion by Councilmember Riley, seconded by Councilmember Kuzma, to close the public hearing.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers Riley, Kuzma, Johns, LeTourneau, Shryock, and Williams. Voting No: None.

The public hearing was closed at 7:53 p.m.

Council Business

Mayor Strommen called the regular City Council meeting back to order at 7:53 p.m.

Councilmember Kuzma stated support for the proposed improvement, which was within his Ward.

Councilmember LeTourneau indicated support for the project.

Councilmember Riley pointed out that no one will be forced to connect to City sewer and water but the option will be explored to install utilities. In addition, no General Funds will be used to install water service as it is funded from the Water Fund and Sewer Fund. He stated support for the project, noting a study is being conducted to confirm the rate of assessment does not exceed benefit.

City Engineer Westby explained that services will be extended to the property line so the road will not need to be dug up in the future to accommodate a connection. At the time of connection, it will be at the regular rate. With regard to trees and property impacts, he stated staff will be in contact with all impacted property owners.

Motion by Councilmember LeTourneau, seconded by Councilmember Kuzma, to Adopt Resolution #15-02-034 Ordering Plans and Specifications for IP 13-10; Garnet Street and 168th Avenue Reconstruction.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers LeTourneau, Kuzma, Johns, Riley, Shryock, and Williams. Voting No: None.

7. COUNCIL BUSINESS

7.01: Introduce Ordinance #15-03 Amending City Code Section 117-351 (Home Occupations)

City Planner Anderson reviewed the staff report and recommendation of the Planning Commission to amend the ordinance.

Councilmember Johns thanked the Planning Commission for taking on this matter and assuring it addresses the concerns of neighboring properties.

Motion by Councilmember Johns, seconded by Councilmember LeTourneau, to Introduce Ordinance #15-03 Amending City Code Section 117-351 (Home Occupations).

Motion carried. Voting Yes: Mayor Strommen, Councilmembers Johns, LeTourneau, Kuzma, Riley, Shryock, and Williams. Voting No: None.

7.02: Adopt Resolution #15-02-043 Ratifying Certificate of Completion and Release of Forfeiture Executed by the Housing and Redevelopment Authority in and for the City of Ramsey, Minnesota and the City of Ramsey on or about October 31, 2014

City Administrator Ulrich reviewed the staff report and recommendation to approve a resolution ratifying the HRA action approving a Certificate of Completion for the Flaherty & Collins project and release of forfeiture.

Councilmember Riley stated this action follows through with the Development Agreement for this project and results in a win in having a completed project and the return to the City of about \$7.6 million.

Motion by Councilmember Riley, seconded by Councilmember Williams, to Adopt Resolution #15-02-043 Ratifying Certificate of Completion and Release of Forfeiture Executed by the Housing and Redevelopment Authority in and for the City of Ramsey, Minnesota and the City of Ramsey on or about October 31, 2014.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers Riley, Williams, Johns, Kuzma, LeTourneau, and Shryock. Voting No: None.

7.03: Adopt Resolution #15-02-044 Authorizing the Execution and Delivery of a First Amendment to Development Agreement (F & C Ramsey, LLC)

City Administrator Ulrich reviewed the staff report and recommendation to approve the First Amendment to the Development Agreement. It was noted that the draft resolution would result in the pay off of two interim financing loans, as required by the new financing. It was noted that when the Borrower repays Note No. 2, the City is obligated to issue the TIF Note described in the Development Agreement to the Developer. This \$3 million pay-as-you-go TIF Note, means it only gets paid to the property owner as the property owner pays property taxes. Consequently,

the risk to the City that a loan will not be repaid is eliminated once these transactions have been completed. City Administrator Ulrich explained the requirement to provide for low- to moderate-income housing would be removed and it will be a true market project. It was noted the City will receive a net interest income with the payout of \$485,275.

Councilmember LeTourneau asked if it is a high probability the two loans will be paid off.

City Administrator Ulrich stated it is a high probability because the project needs to be refinanced and it is a requirement of that refinancing. He stated 230 units are leased, creating good cash flow, so he thinks they will be successful in refinancing the project.

Councilmember LeTourneau stated there was a lot of community concern with the amount of public funds that were put into this project and he is relieved to find these funds are going to be paid back sooner than expected.

Councilmember Riley agreed this was a contentious project but it seems now there will be a happy ending and the consideration is to fulfill the terms of the Development Agreement.

Motion by Councilmember Riley, seconded by Councilmember Johns, to Adopt Resolution #15-02-044 Authorizing the Execution and Delivery of a First Amendment to Development Agreement (F & C Ramsey, LLC).

Further discussion: Councilmember LeTourneau stated he is pleased that The Residence is in Ramsey and knows that those tenants are pleased to live in Ramsey. Mayor Strommen concurred and stated support for action that will lower the City's financial obligation.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers Riley, Johns, Kuzma, LeTourneau, Shryock, and Williams. Voting No: None.

7.04: Adopt Ordinance #15-01 Approving a Zoning Amendment for R-1 Residential (MUSA) at 15153 Nowthen Boulevard NW; Case of the City of Ramsey

Community Development Director Gladhill reviewed the staff report and Planning Commission recommendation to approve a zoning amendment for R-1 Residential for 15153 Nowthen Boulevard NW, the former municipal center site.

Motion by Councilmember LeTourneau, seconded by Councilmember Williams, to Waive the City Charter Requirement to Read the Ordinance Out Loud and Adopt Ordinance #15-01 Approving a Zoning Amendment for R-1 Residential (MUSA) at 15153 Nowthen Boulevard NW; Case of the City of Ramsey.

A roll call vote was performed by the Recording Secretary:

Councilmember Johns	aye
Councilmember Kuzma	aye
Councilmember Shryock	aye

Councilmember Riley aye
Councilmember LeTourneau aye
Councilmember Williams aye
Mayor Strommen aye

Motion carried.

7.05: Adopt Ordinance #15-02 Amending City Code Section 117-54 (Site Plan Review) and City Code Section 117-589 (Minor Plats)

Community Development Director Gladhill reviewed the staff report and Planning Commission recommendation to amend the City Code to expand the use of administrative site plan review to streamline the approval process for minor plats.

Motion by Councilmember Riley, seconded by Councilmember Kuzma, to Waive the City Charter Requirement to Read the Ordinance Out Loud and to Adopt Ordinance #15-02 Amending City Code Section 117-54 (Site Plan Review) and City Code Section 117-589 (Minor Plats).

A roll call vote was performed by the Recording Secretary:

Councilmember Riley aye
Councilmember LeTourneau aye
Councilmember Williams aye
Councilmember Kuzma aye
Councilmember Johns aye
Councilmember Shryock aye
Mayor Strommen aye

Motion carried.

7.06: Consider Purchase Agreement with WESTCO Properties LLC

Asst. City Administrator/Economic Development Manager Brama reviewed the staff report and recommendation to consider a purchase agreement with WESTCO Properties LLC for .95 acres of City-owned land located within the City's original business park. It was noted this site is listed with CBRE for \$105,000 (\$2.50/square foot) and the offer price is \$95,000 (\$2.29/square foot). He indicated the EDA and staff recommend acceptance of the Purchase Agreement.

Councilmember Kuzma stated support for the Purchase Agreement.

Councilmember Williams stated the EDA supported the concept of having a Ramsey business expand in Ramsey and had raised higher level policy questions it would like discussed to fully understand the net proceeds to the City.

Mayor Strommen asked staff to present those higher level policy questions to the Council after considered by the EDA. She stated she also supports the sale as it creates the ability to retain a Ramsey business and allow it to expand in Ramsey.

Councilmember LeTourneau concurred with the importance of business retention and thanked the Economic Development Authority for bringing this forward.

Councilmember Riley thanked staff as well as the EDA for the successful negotiation of this sale transaction.

Motion by Councilmember Shryock, seconded by Councilmember Williams, to Approve Purchase Agreement with WESTCO Properties LLC for .95 acres of City-owned land located within the City's original business park, subject to review and approval by the City Attorney.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers Shryock, Williams, Johns, Kuzma, LeTourneau, and Riley. Voting No: None.

7.07: Consider The Tinklenberg Group Proposal for Professional Services Contract Extension

City Administrator Ulrich reviewed the staff report and recommendation to approve a five-month extension to The Tinklenberg Group professional services contract.

The Council acknowledged it continues to work with neighboring communities and Anoka County on this vital regional transportation issue to seek funding opportunities for improvements of the entire corridor and to address rail crossing safety.

Motion by Councilmember LeTourneau, seconded by Councilmember Johns, to approve a five-month extension of The Tinklenberg Group Professional Services Contract at a cost of \$30,000.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers LeTourneau, Johns, Kuzma, Riley, Shryock, and Williams. Voting No: None.

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Ulrich announced upcoming meetings and events. He stated the upcoming newsletter will include a summary of the City survey conducted this fall.

9. ADJOURNMENT

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

Motion carried.

The regular meeting of the City Council adjourned at 8:47 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.*