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

The Ramsey City Council conducted a regular meeting on Tuesday, April 14, 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  
Fire Chief Dean Kapler  
Police Chief Jeff Katers  
Community Development Director Timothy Gladhill  
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 7:04 p.m., followed by the Pledge of Allegiance led by Mayor Strommen.

**2. PRESENTATION**

**2.01: Receive Update from Community Development Department**

Community Development Director Gladhill presented an update on Community Development Department activities, current and future development projects, and introduced newly hired part-time Permit Technician Assistant Ellen Krueger.

Mayor Strommen stated CBRE provided a market update at tonight's Work Session and a joint meeting had been held last night with the City of Anoka to share development updates, noting it is good to see this area starting to experience a development boom.

Informational; no action required.

### 3. CITIZEN INPUT

Joy DuBeau, representing Stoney River Assisted Living and Memory Care, stated they opened the end of February and extended their thanks to the community and Ramsey Elementary School for their assistance and volunteerism. She provided contact information and stated they are currently taking job applications.

Mayor Strommen thanked Ms. DuBeau for the update and extended the City's welcome to Stoney River.

### 4. CONSENT AGENDA

Motion by Councilmember LeTourneau, seconded by Councilmember Shryock, to approve the following items on the Consent Agenda as revised to remove Item 4.09 and 4.10:

4.01: Receive Cash and Investments for period Ending March 31, 2015

4.02: Approve the following Meeting Minutes:

- 1) City Council Work Session dated March 10, 2015
- 2) City Council Regular dated March 10, 2015
- 3) City Council Work Session dated March 24, 2015
- 4) City Council Regular dated March 24, 2015

4.03: Approve Licenses:

Peddler

Jacob Fuller – Edward Jones, 320 East Main Street, Anoka, MN 55303  
Better Business Consultants, 6700 France Avenue S., Suite 165, Edina, MN 55435  
Custom Remodelers, Inc., 474 Apollo Drive, Lino Lakes, MN 55014  
Blaine Anoka Ice Cream, 922 – 94<sup>th</sup> Avenue NE, Blaine, MN 55434

Liquor Temporary

Ramsey Lions, P.O. Box 771, Ramsey, MN 55303

4.04: Adopt Resolution #15-04-090 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of March 19, 2015 through April 8, 2015

4.05: Adopt Resolution #15-04-091 Proclaiming April 24, 2015, as Arbor Day and the Month of May as Arbor Month

4.06: Adopt Resolution #15-04-094 Approving Plans and Cost Estimate and Awarding a Contract to Connexus Energy for Center Street Lighting Improvements, Improvement Project #14-24

4.07: Adopt Resolution #15-04-095 Approving Preliminary Plans and Cost Estimate and Awarding a Contract to Connexus Energy for Riverdale Drive Lighting Improvements, Improvement Project #15-22

4.08: Adopt Resolution #15-04-101 Authorizing the Call of the Outstanding Taxable General Obligation Tax Increment Bonds, Series 2012B (Flaherty & Collins [F&C] – Residence at The COR Project)

~~4.09: Adopt Resolution #15-04-097 Approving an Encroachment Agreement for an Existing Deck and Septic System Located in a Drainage and Utility Easement at 8077 155<sup>th</sup> Lane~~

- ~~NW; Case of Mike and Diana Swanson~~ This item was removed from the Consent Agenda and will be considered at the April 28, 2015, Council meeting.
- ~~4.10: Adopt Resolution #15-04-098 Approving an Encroachment Agreement for a Portion of a Deck in a Drainage and Utility Easement at 16901 Kamacite Street NW~~ This item was removed from the Consent Agenda and will be considered at the April 28, 2015, Council meeting.
- 4.11: Adopt Resolution #15-04-096 Approving Receipt of Pedestrian and Bicycle Trail Easement on 14851 Olivine Street NW Legally Described as Lot 3, Block 1, TOWN CENTER GARDENS 3<sup>RD</sup> ADDITION
- 4.12: Adopt Resolution #15-04-101 Vacating a Portion of Drainage and Utility Easement at 14636 and 14642 Quicksilver Street NW Legally Described as Lots 8 and 9, Block 4, The Villages of Sunfish Lake 2<sup>nd</sup> Addition; Case of Shadow Ponds, LLC
- 4.13: Report from the Public Works Committee Meeting dated March 31, 2015:
- 1) Consider Options for Addressing Stormwater Drainage Issues in Low Lying Land Locked Areas – *This item will be brought back on May 19, 2015.*
  - 2) Consider the Surface Water Management Plan Update – *Ratify the recommendation of the Public Works Committee to approve the Surface Water Management Plan.*
  - 3) Consider Use of Sunwood Drive as Official Detour Route during Highway 10 and Armstrong Boulevard Interchange Construction – *Ratify the recommendation of the Public Works Committee to approve leaving the official detour route along Bunker Lake Boulevard.*
  - 4) Business Signage for Armstrong Interchange Detour – *Ratify the recommendation of the Public Works Committee to approve Alternative #2, City to fabricate and install local business access signs.*
  - 5) Consider Street and Pedestrian Facility Lighting Plans – Center Street and Riverdale Drive – *Ratify the recommendation of the Public Works Committee to approve the Public Works Committee's preferred lighting system for Center Street including opposing lights between Sunwood Drive and 145<sup>th</sup> Avenue, tall street lights at each corner of the intersection of Center Street and 145<sup>th</sup> Avenue, and adding a light for the Center Street pedestrian crossing at Ramsey Parkway, and as proposed by staff for Riverdale Drive.*
  - 6) Request Installation of Priority Street Light at Nowthen Boulevard and Iodine Street – *Ratify the recommendation of the Public Works Committee to approve installation of a LED priority street light on the north side of Nowthen Boulevard near Iodine Street to the existing pole.*

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

## **5. APPROVE AGENDA**

Motion by Councilmember Riley, seconded by Councilmember Johns, to approve the agenda as revised to add Case 7.07: Consider Authorization of Funding to Travel to Washington, D.C.

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

**6. PUBLIC HEARING**

None.

**7. COUNCIL BUSINESS**

**7.01: Adopt Ordinance #15-07 Amending City Code Section 117-428 Entitled Towers**

Community Development Director Gladhill reviewed the staff report and recommendation to adopt Ordinance #15-07.

Councilmember LeTourneau stated he appreciated the opportunity to consider this request from several perspectives, noting a differentiation had been made between residential and commercial areas.

Motion by Councilmember Shryock, seconded by Councilmember LeTourneau, to Waive the City Charter Requirement to read the Ordinance Aloud and Adopt Ordinance #15-07 Amending City Code Sections 117-428 (Towers) of the Ramsey City Code.

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.

**7.02: Adopt Resolutions #15-04-099 and #15-04-100 Approving Conditional Use Permit for 199-Foot Private Communications Tower; Case of Connexus Energy**

Community Development Director Gladhill reviewed the staff report and recommendation to approve the request of Connexus Energy for a Conditional Use Permit to construct a 199-foot private communications tower. This recommendation is contingent upon adoption of Ordinance #15-07.

City Administrator Ulrich explained if supported by the Council, the Findings of Fact within the draft resolution should reflect the positive.

Motion by Councilmember Riley, seconded by Councilmember Williams, to Adopt Resolution #15-04-099 Adopting Finds of Fact #0948 in the affirmative and Adopt Resolution #15-04-100 Approving the Conditional Use Permit.

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

**7.03: Adopt Ordinance #15-06 Amending City Code Sections 117-111 (R-1 Residential District) and 117-349 (Accessory Uses and Buildings)**

Community Development Director Gladhill reviewed the staff report and recommendation to adopt Ordinance #15-06.

Councilmember Shryock stated support for ordinance language that references new State policies, which creates ease of understanding and a streamlined ordinance.

Motion by Councilmember LeTourneau, seconded by Councilmember Kuzma, to Waive the City Charter Requirement to read the Ordinance Aloud and Adopt Ordinance #15-06 Amending City Code Sections 117-111 (R-1 Residential District) and 117-349 (Accessory Uses and Buildings).

A roll call vote was performed by the Recording Secretary:

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

Motion carried.

**7.04: Review and Respond to the Metropolitan Council Regional Housing Policy Plan 2015 Amendment**

Community Development Director Gladhill presented the draft response to the Metropolitan Council Regional Housing Policy Plan and recommended authorization to send it to the Metropolitan Council.

Councilmember Riley stated support for considering a general statement that Ramsey is comfortable with the concept of promoting affordable housing but not that the Metropolitan Council can force a city to accept more affordable housing than they choose. He referenced the following sentence as contained in the Metropolitan Council's Proposed Amendment to the 2040 Housing Policy Plan (redlined version): Page 8 "*As a result, it is both politically and financially challenging to leverage SAC to promote affordable housing.*" Councilmember Riley stated this sentence acknowledges the Metropolitan Council will use political and financial means and sewer access to promote affordable housing. The second sentence of concern was on Page 13, "*Collaboratively explore opportunities to promote affordable housing production through its handling of Sewer Availability Charge...*" Councilmember Riley stated the Metropolitan Council is again making reference to using sewer access to push affordable housing. He would

like this addressed to create a singular purpose to promote affordable housing but not through sewer access.

Mayor Strommen asked what the Metropolitan Council is trying to achieve through those two statements and suggested the City ask for clarification.

Community Development Director Gladhill stated his understanding is that it has to do with credits or reductions in SAC infrastructure for affordable housing projects. He stated the policy question is whether the Council supports reducing fees for infrastructure costs for affordable housing. He stated this consideration can be delayed to April 28, 2015, if the Council would like staff to obtain that clarification.

Mayor Strommen supported a postponement to gain a more informed position.

Councilmember Riley stated staff's explanation sounds good and his concern is that the Metropolitan Council would hold it over a city that straddles the MUSA line so it cannot expand unless it accepts additional affordable housing.

Mayor Strommen asked if other City Boards and Commissions have reviewed this response and provided recommendation.

Community Development Director Gladhill stated unfortunately there was not time to gain that input but he will bring it before the Planning Commission and Environmental Policy Board at their next meetings.

Mayor Strommen supported gaining that input. She stated her other question was with respect to the relationship with the City's Housing Assistance Policy, SAC charges, and reduction of fees, noting the City already has a policy in how to address affordable housing goals and who's in the 'driver's seat.' Mayor Strommen stated the City also has its own Housing Assistance Goals, some of which relate to affordable housing. She asked staff to add reference to that Policy and indicate the Council supports those defined City goals.

Community Development Director Gladhill stated he will make those revisions.

Mayor Strommen asked staff to determine the specific Metropolitan Council staff to whom the City's response should be submitted.

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to table consideration of the City's response to the Metropolitan Council Regional Housing Policy Plan to the April 28, 2015, Council meeting to allow time for revisions and staff to obtain the requested clarification.

Further discussion: Councilmember Shryock suggested the City's response be mailed to the Metropolitan Council Director. Community Development Director Gladhill recommended mailing the response to the Metropolitan Council Interim Community Development Director and copied to Ramsey's Metropolitan Council representative.

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

**7.05: Adopt Resolution #15-04-079 Accepting Bids and Authorizing Award of Contract for Improvement Project #14-30; Fire Station #2**

Asst. City Administrator/Economic Development Manager Brama reviewed the staff report and recommendation to accept bids and authorize award of contract for Improvement Project #14-30, Fire Station #2, to Brennan Construction of Mankato, Minnesota, the lowest responsible bidder, at \$3,135,000.

Councilmember Kuzma asked about the project timeline.

Dwayne Johnson, BKV Group, stated the contract anticipates a 330-day calendar construction period so if approved tonight, the completion date would be in March of 2016.

Mayor Strommen noted this project has been discussed previously by the Council and stated her appreciation to staff for their work to bring this project forward.

Councilmember LeTourneau stated it has been determined, with opening the bids that the project bid is under the estimated project cost, which is favorable in the current market.

Councilmember Riley stated an architect has been hired to control the bidding process and oversee construction and asked if it is now less likely there will be change orders and additional costs.

Fire Chief Kapler stated it provides an additional 'set of eyes' so mistakes will be less likely but there could still be unforeseen issues that result in a cost impact.

Mayor Strommen stated it also results in a more efficient use of staff's time as they don't have this type experience to manage construction projects.

Fire Chief Kapler stated BKV Group has been involved since the beginning including the design process, creating real value over using several firms.

Councilmember Kuzma stated once constructed, it will also provide an additional safety feature in having an ambulance parked at the Fire Station.

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to Adopt Resolution #15-04-079 Accepting Bids and Awarding of Contract for Improvement Project #14-30; Fire Station #2; Approve the AIA A101 Standard Form of Agreement between Owner and Contractor, subject to amendments by the City Attorney; and, Approve the Purchasing Agent Agreement, subject to amendments by the City Attorney.

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

## **7.06: New Policy for the Sale of City-Owned Land and Template Purchase Agreement**

Asst. City Administrator/Economic Development Manager Brama reviewed the staff report and recommendation to approve a Policy for the sale of City-owned land and a template purchase agreement as revised by the EDA.

Councilmember Williams stated the EDA discussed the policy and template at length and considered the importance of not adding a layer of government but to help staff and CBRE focus efforts and create efficiencies. She stated the policy outlines what is needed with the City's diverse properties and lays out base expectations and parameters without creating limitations.

Councilmember LeTourneau stated he appreciates the work of staff and the EDA in this consideration, noting it creates a process that can be relied upon when decisions are made. In addition, it designs a process that does not create 'red tape.' He stated Ramsey is spending a lot of time and energy on collaboration and assuring those with expertise weigh in, which occurred when drafting this policy. Councilmember LeTourneau stated he is hearing from the development community and how much it appreciates the City having a common and consistent message that he believes will result in better outcomes.

Mayor Strommen stated there have been a lot of conversations about sales of land and prospects before the Council but she has found it frustrating that there has been little context and few tools to use when evaluating those proposals. She asked staff to share about the benefits of a policy to attract future development.

Asst. City Administrator/Economic Development Manager Brama stated staff drafted a policy in how to develop the 167/Highway 47 retail node that has been used time and time again with prospective developers, property owners, and residents, noting that policy has created a more effective process because it makes clear the position of the City.

Mayor Strommen stated she will provide several syntax revisions to staff.

Motion by Councilmember Riley, seconded by Councilmember Shryock, to Approve a Policy for the sale of City-owned land and a template purchase agreement.

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

## **7.07: Approve 21-Day Extension to Casey's Purchase Agreement**

Asst. City Administrator/Economic Development Manager Brama reviewed the staff report, alternatives for consideration, and recommendation to approve the request of Casey's General Store for a 21-day extension.

Councilmember Riley asked what is the cause for the slow down and if it was caused by City staff.

Asst. City Administrator/Economic Development Manager Brama stated Casey's has had sufficient time to complete its entitlement process, due diligence, and securing required permits. As far as deadlines and final approvals given in relation to the closing date, he stated there is always opportunity for the City to improve but this delay was not caused by City staff.

Motion by Councilmember Shryock, seconded by Councilmember Kuzma, to Approve the request of Casey's General Store for a 21-day extension.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers Shryock, Kuzma, Johns, LeTourneau, and Williams. Voting No: Councilmember Riley.

#### **7.08: Consider Authorization of Funding to Travel to Washington, D.C.**

City Administrator Ulrich presented a request and recommendation for approval to expend up to \$5,500 to accommodate travel to Washington, D.C. for a delegation of up to five (three Councilmembers, City Administrator Ulrich, and Transportation Consultant Elwyn Tinklenberg) to identify and secure funding for the Highway 10 improvement and the rail separation projects.

Mayor Strommen stated the City has spent the last few years investing in a relationship with the City's legislative delegation and that delegation has made trips to Ramsey to support its efforts. She stated Ramsey has not lobbied in Washington, D.C. for several years so a visit is important in light of current Congress conversations relating to highway improvements and rail safety. She stated the Council has been judicious with its travel and she is supportive of this lobbying effort as it is an important investment to continue those relationships.

Councilmember LeTourneau stated when Washington representatives have come to Ramsey to show their support, they have been in line with this need so for Ramsey to visit Washington, D.C. and be introduced to their partners, allows them to move the message forward more effectively. He stated this is a justifiable trip that will result in future benefit.

Councilmember Riley asked for clarification on the purpose of the trip and what interchange improvements will be advocated.

City Administrator Ulrich stated the delegation will advocate for all Highway 10 corridor upgrades including the Ramsey and Sunfish Boulevards interchange. He noted there is a pending bill before the State to consider the entire Highway 10 corridor so part of the effort will be to put forward the 'big picture' for this corridor and critical need for highway improvements.

Councilmember Riley agreed that the entire corridor needs to be addressed.

Mayor Strommen asked staff to assure the documentation reflected this broader focus.

Councilmember Shryock stated the Highway 10 Subcommittee and staff have been diligent in meeting with the City of Anoka, Anoka County, and other interested entities with regard to the Highway 10 corridor and are mindful this is a large project involving many communities. She noted that any headway made with smaller projects, making up the whole, will be of benefit. In

addition, Ramsey attempts to make strides on its own to improve rail crossings but the larger project needs to be kept at hand because it will benefit all as well as the region in which we live.

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to authorize an expenditure of up to \$5,500 for travel to Washington, D.C. to lobby for funding for the Highway 10 corridor improvements and rail separation projects.

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

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

City Administrator Ulrich commented on the successful joint meeting held with the City of Anoka, testimony before the Senate Committee relating to Highway 10 funding, and announced upcoming meetings and events.

Councilmember Shryock commented on planning for Ramsey Happy Days and volunteer opportunities.

Councilmember Kuzma reported on efforts to make Ramsey a whistle-free zone.

City Engineer Westby stated it has been a long process but the whistle-free zone may be accomplished within two months.

City Administrator Ulrich announced that Coborns will be offering postal services.

Mayor Strommen suggested the Washington, D.C. delegation also request a Ramsey zip code.

Asst. City Administrator/Economic Development Manager Brama described Anoka County's Open to Business initiative that had been discussed by the EDA.

Mayor Strommen announced she will be attending next week's Minnesota Mayor's Conference.

## **9. ADJOURNMENT**

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

Motion carried.

The regular meeting of the City Council adjourned at 8:41 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.*