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

The Ramsey City Council conducted a regular meeting on Tuesday, July 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

Members Absent: Councilmember Kristine Williams

Also Present: City Administrator Kurtis Ulrich
Fire Chief Dean Kapler
Police Chief Jeff Katers
Public Works Superintendent Grant Riemer
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 7:03 p.m., followed by the Pledge of Allegiance led by Mayor Strommen.

2. PRESENTATION

2.01: Recognized Ramsey as a Heart Safe Community

Tim Hoffman stated that he approached the City last September with the idea of becoming a Heart Safe Community, which was embraced by the City Council. He stated that a Committee was put together and with the amount of help and support that the City and staff have given, the City was able to accomplish the goal of becoming a Heart Safe Community.

Kim Harkins, University of Minnesota Consortium, provided additional information on Heart Rescue and Heart Safe Communities. She stated that this is an exciting adventure as the more cities that come on board, the more lives will be saved.

Brian Herman stated that he met Tim Hoffman about two years ago when he went into cardiac arrest and his coworker was able to provide the assistance needed to save his life. He stated that Mr. Hoffman has done so much with his second chance and commended him for his efforts. He stated that Ramsey is the 45th city in Minnesota and second city in Anoka County to receive this designation and commended the City for that effort. He stated that the support of the Council and the community is what makes this program successful. He noted that it is not a matter of if, but when, the program will save lives. He presented the certificate to Mayor Strommen and presented two street signs the City can display. He also recognized Officer Nick Stolp for his efforts on this program.

Mayor Strommen thanked those present tonight and all who have participated in earning this designation for Ramsey.

2.02: Night to Unite

Police Chief Katers reported that Night to Unite occurs annually on the first Tuesday in August, and advised that Ramsey began participation in 1998, noting that the event had previously been called National Night Out. He stated that this year the event is held on Tuesday, August 4th and reviewed the purpose of the event which encourages the building of neighborhood bonds and strengthening community bonds and connection with public safety. He encouraged all members of the community to participate, whether the parties are formal or informal. He recognized members of the department which have contributed to the program.

Mayor Strommen stated that it is always a fun evening and noted that the Council enjoys getting out and meeting residents.

3. CITIZEN INPUT

None.

4. CONSENT AGENDA

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

- 4.01: Receive Cash and Investments for Period Ending June 30, 2015
- 4.02: Receive May 2015 Financial Reports – General Fund and Enterprise Funds
- 4.03: Approve Licenses:

City of Ramsey for Happy Days

Nichole or Oksana/7550 Sunwood Drive NW

- 4.04: Approve the following Meeting Minutes:
 - 1) City Council Work Session dated June 23, 2015
 - 2) City Council Regular dated June 23, 2015
- 4.05: Approve Application from the Anoka Women of Today to Conduct Bingo at Ramsey Happy Days on September 12, 2015

- 4.06: Approve Exemption for a Gambling License for Madelia Area Chamber of Commerce and Visitors Bureau
 - 4.07: Approve Temporary Easement By and Between the City of Ramsey and GS Land, LLC for Lot 25, Harvest Estates Located at 15153 Nowthen Boulevard NW; Case of GS Land, LLC
 - 4.08: Consider Request from Lennar Homes to Stockpile Topsoil Supply On Site
 - 4.09: Adopt Resolution #15-07-176: Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of June 18, 2015 through July 8, 2015
 - 4.10: Report from the Public Works Committee Meeting dated June 16, 2015:
 - 1) Consider Drainage Options for 173rd Avenue and Gibbon Street Area: *Ratify the recommendation of the Public Works Committee to recommend that the City Council consider ordering a feasibility study that will include an analysis, determination of specific costs and how this works with policy, for Gibbon Street – 173rd Avenue drainage concerns*
 - 2) Consider Recommendation for Zeolite Street Storm Sewer Extension to Lake Ramsey
 - 3) Consider Street Width Recommendation for Andrie Street and 164th Lane Reconstruction Project
 - 4) Recommendation Revising Street Names from (East) Town Center Drive to Center Street and from East/West Ramsey Parkway to Ramsey Parkway: *Ratify the recommendation of the Public Works Committee that the City Council rename (East) Town Center Drive to Center Street, and renaming East/West Ramsey Parkway to Ramsey Parkway.*
- Committee/Staff Input:
- 1) Minnesota Department of Health Variance on Fluoride Concentration in Drinking Water

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

5. APPROVE AGENDA

City Administrator advised that Item 7.08: Consider Adopting Resolution #15-07-182 Appointing City Administrator as Deputy City Clerk in Addition to the City Administrator's Existing Duties per Minnesota Statute 412.151 in the Event of the Absence of the City Clerk had been added to the online agenda.

Motion by Councilmember Riley, seconded by Councilmember Kuzma, to approve the agenda as revised above.

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

6. PUBLIC HEARING

None.

7. COUNCIL BUSINESS

7.01: Consider Adopting Resolution #15-07-175 Ordering Feasibility Report for 2016 Street Maintenance Program Division C, Andrie Street and 164th Lane Reconstruction; Improvement Project #16-00

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #15-07-175 ordering a Feasibility Report for the Division C improvements of the 2016 Street Maintenance Program, Improvement Project #16-00, which involves reconstructing Andrie Street and 164th Lane between Alpine Drive and Jarvis Street.

Mayor Strommen appreciated the public input and noted that there is a resident from the project area in attendance tonight.

Councilmember Kuzma asked for additional information regarding the item on the Consent Agenda relating to bonding.

City Engineer Westby stated that it had previously been thought that the bonds could not be used to widen the roadway but staff discovered that the bonds could be used for that purpose, therefore, no action was necessary on that item.

Councilmember Riley stated that the City had completed a Feasibility Study in the past and questioned if there would be a cost savings from completing the study again.

City Engineer Westby stated that he was able to glean some of the information from that study but noted that the roadway conditions have changed and, therefore, an updated study would be needed.

William Kingston, 15760 Andrie Street NW, stated that he has lived at his address since September 1993 and his home office overlooks the roadway so he is quite familiar with the road condition and traffic. He stated that he was also involved in the previous discussion regarding whether an overlay or reconstruction should be done. He stated that he is active in the community and association. He stated that he has seen near collisions and near pedestrian hits and, therefore, he supports the issue of safety and would be in favor of a pedestrian bike lane. He stated that from a safety standpoint, the 30 miles per hour speed limit is an issue as travelers are often driving at 45 miles per hour rather than the posted speed. He referenced parking and stated that perhaps something similar to Armstrong could be done which alternates between on-street parking and no parking. He noted that there is very rarely an issue with on-street parking as most of the homes have long driveways that accommodate their guests and would like to see the roadway remain narrower. He referenced MSA and stated that although the roadway has been designated as an MSA roadway, the roadway does not meet the standards. He was not sure what the benefit of the designation is if there is no funding available. He referenced funding and noted that there are no MSA funds available and, therefore, special assessments will be needed. He stated that he would like to see an attempt to minimize the project in order to minimize the assessment cost. He offered his time and assistance if needed.

Councilmember Kuzma stated there are MSA funds available and explained that previous Councils spent those funds on other projects and, therefore, the Council does not have access to MSA funds until approximately 2019. He stated that the Council is attempting to design to the minimum standards.

City Engineer Westby provided additional information regarding MSA designation and stated that up to 20 percent of the roadway mileage can be placed on the network. He explained that the City then receives some financial assistance to maintain those roadways. He noted that the City will once again have available MSA funds in 2019 and 2021, when older projects are paid in full. He stated that he will continue to involve the public throughout this process in order to develop the best fitting project.

Councilmember Shryock stated that the Council will try to make the adjustments as minimal as possible. She stated that the Public Works Committee would be in favor of having the bike lane continuous and allowing flexibility in on-street parking.

Councilmember Riley stated that this plan was developed as a compromise by the Public Works Committee providing the example that some supported a sidewalk while others did not. He noted that the bike lane was proposed as a compromise.

Motion by Councilmember Riley, seconded by Councilmember Kuzma, to Adopt Resolution #15-07-175 Ordering Preparation of Feasibility Report for Reconstructing Andrie Street and 164th Lane.

Further discussion: Councilmember Kuzma stated that public input would be welcome and noted that these plans are not yet final. Councilmember LeTourneau stated that he would like to see at least one meeting where public input is gathered face-to-face during this process.

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

7.02: Consider Adopting Resolution #15-07-173 Accepting Bids and Awarding a Contract for 2015 Street Maintenance Program Division A, Sealcoat Improvements; Improvement Project #15-00

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #15-07-173 accepting bids and awarding a contract for 2015 Street Maintenance Program Division A, Sealcoat Improvements, Improvement Project #15-00 to Pearson Brothers, Inc.

Councilmember Riley referenced a cost savings and asked for additional information.

City Engineer Westby stated that there are additional items which could be completed using that funding and noted that those funds could also possibly be rolled over into the next year.

Councilmember Riley stated that the funds have been budgeted and believed that the funds should be used in the best manner in order to complete as much work as possible.

Mayor Strommen agreed that if there is work that can be done this year, such as patching, that should be done with available funds rather than rolling the funds over and delaying work.

Councilmember LeTourneau thanked City Engineer Westby for his efforts to investigate alternate materials and additional cost saving aspects.

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to adopt Resolution #15-07-173 Accepting Bids and Awarding a Contract for 2015 Street Maintenance Program Division A, Sealcoat Improvements; Improvement Project #15-00.

Further discussion: Councilmember Kuzma referenced the patching process and stated that it really works much better than the previous method.

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

7.03: Consider Adopting Resolution #15-07-174 Accepting Bids and Awarding a Contract for 2015 Street Maintenance Program Division B, Overlay Improvements; Improvement Project #15-00

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #15-07-174 accepting bids and awarding a contract for 2015 Street Maintenance Program Division B, Overlay Improvements; Improvement Project #15-00 to Hardrives, Inc.

William Kingston, 15760 Andrie Street NW, commented on the issue of special assessments. He stated that after this was voted on and agreed to, he has talked to the Council regarding special assessments to parcels within the PUD, specifically the green space parcels. He stated that he obtained legal counsel and received input that if a parcel has a value of zero, which the green space parcels do, there can be no added value. Therefore the green space parcels need to be removed from the assessment.

City Engineer Westby stated that staff will be reviewing the green space parcels in addition to a few other parcels.

Motion by Councilmember Riley, seconded by Councilmember Kuzma, to adopt Resolution #15-07-174 Accepting Bids and Awarding a Contract for 2015 Street Maintenance Program Division B, Overlay Improvements; Improvement Project #15-00.

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

7.04: Request for a Conditional Use Permit to Exceed Sign Size Restrictions at 6228 Highway 10 NW; Case of Country Side Services of Minnesota, Inc.

Community Development Director Gladhill reviewed the staff report and recommendation to adopt Resolutions #15-07-169 and #15-07-170 approving a Conditional Use Permit for a 28 square foot dynamic display added to an existing 105 square foot sign.

Councilmember Kuzma referenced the construction on Highway 10 and questioned if the sign would be affected by the wall.

Community Development Director Gladhill stated that any retaining wall, if there would be a retaining wall in this area, would be lower than the dynamic sign and therefore the sign should be visible. He stated that the Highway 10 plans are not complete and could be changed and noted that the applicant has been very proactive and involved during the process and is aware of the plans.

Motion by Councilmember LeTourneau, seconded by Councilmember Kuzma, to adopt Resolution #15-07-169 Adopting Findings of Fact #0951 Relating to a Request from Country Side Services for a Conditional Use Permit to Exceed Sign Size Restrictions to be Located at 6228 Highway 10 NW and Resolution #15-07-170 Approving the Issuance of a Conditional Use Permit to Countryside Services of Minnesota, Inc. Based on the Findings of Fact #0951 and Declaring Terms of Permit to Exceed Sign Regulations Established in City Code.

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

7.05: Consider Adopting Ordinance #15-12 Amending City Code Chapter 10 (Animals) and Section 117-11 (R-1 Residential District) Amending Approval Process for Certain Animals

Community Development Director Gladhill reviewed the staff report and recommendation to adopt Ordinance #15-12 amending City Code Chapter 10 and Section 117-11 amending the approval process for certain animals as recommended by the Planning Commission.

Councilmember LeTourneau stated that there was a great discussion regarding streamlining the process which was desired by residents and recommended by the Planning Commission.

Motion by Councilmember LeTourneau, seconded by Councilmember Johns, to waive the City Charter requirement to read the ordinance aloud and adopt Ordinance #15-12 Amending Chapter 10 (Animals) and Chapter 117 (Zoning and Subdivisions) of the Ramsey City Code Amending the Procedure for Approval for Certain Animals and Number of Animals.

A roll call vote was performed by the Recording Secretary:

Councilmember Johns aye

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

Motion carried.

7.06: Review Recent Feedback Concerning Buildable Area on Parcels with Floodplains and Wetlands

Community Development Director Gladhill reviewed the staff report and recommendation to direct staff to work with the Environmental Policy Board (EPB) and Planning Commission to develop ideas to resolve, or at least reduce, issues some homeowners are encountering as a result of the proximity of the principle structure to a wetland, floodplain, and/or storm sewer pipe.

Mayor Strommen stated that she does not view this as an issue of wetland protection versus allowing people to fill but rather there are lots that meet the minimum standards but are not allowed to build decks because of the wetland location. She provided the example of a homeowner that has a sliding door 1.5 stories up which is meant to have a deck but he had to go through a difficult process to build the necessary deck. She noted that a solution was found in that individual case but noted that there are other cases like this out there where a home was built on the lot in a position which prevents them from building items that may be necessary.

The Council consensus was to direct staff to work with the Environmental Policy Board and Planning Commission to develop ideas to resolve, or at least reduce, issues some homeowners are encountering as a result of the proximity of the principle structure to a wetland, floodplain, and/or storm sewer pipe.

7.07: Continue Discussion Related to Dominion Development and Acquisitions, LLC's Potential Purchase of City Owned Property (portions may be closed to the public)

Asst. City Administrator/Economic Development Manager Brama reviewed the staff report noting that this is a continuation of a discussion which began on June 9th. He provided background information on Dominion and specifically the ranges for the potential Ramsey project. He highlighted the proposal before the Council tonight, highlighting changes from the original proposal. He identified the members from Dominion and CBRE in attendance tonight and noted that the discussion can move into closed session.

Nick Anderson, Dominion, provided background information on Dominion and stated that mixed use is out of the realm of their expertise. He suggested that rather than incorporating retail within the building, perhaps a retail element could be built on the western portion of the site. He stated that Dominion would like to stay on the original parcel identified but contained on half of the site with the ability to construct retail on the other side of the site. He stated that they can work within the framework given by the City, noting that they can make the financing work

within the 15 year TIF period as the smaller project will be more financially feasible. He stated that this would be 130 to 140 units of senior independent living which would include one, two, and three bedroom units. He reviewed some of the amenities and advised that Dominion would own and operate the project for at least 15 years and focuses on building a quality project.

Councilmember Riley asked for and received clarification that commercial/retail could be built on the other portion of the site and Dominion would not be building that commercial/retail aspect.

Mr. Anderson confirmed that Dominion has expertise in housing and would not be interested in building the commercial/retail aspect and, therefore, would subdivide the property with the ability for commercial/retail to be built on the other portion of the site.

Councilmember LeTourneau appreciated the input from Dominion and the ability to have commercial on the other portion of the site but stated that he is struggling with the location and would rather have the building on the site across the street from this location which better fits in terms of zoning.

Councilmember Shryock asked and received confirmation that Dominion would only purchase part of the parcel which would leave the other portion available for purchase.

Mayor Strommen stated that there has been discussion regarding the vision and trying to stay true to the vision, noting that this parcel does not fit with that vision. She asked for input on the market and how the City can achieve balance between housing and commercial/retail.

Brian Pankratz, CBRE, stated that there is a City well on the property and that portion of the parcel cannot be developed.

Community Development Director Gladhill noted that the easement is 125 feet by 125 feet and advised that there are some elements that can occur, such as above grade parking, but confirmed that there are limitations.

Mr. Pankratz stated that typically multi-family residential developers do not want to incorporate retail, noting that there is a large amount of retail turnover in those mixed use buildings and it is difficult to obtain funding.

Councilmember LeTourneau stated that he would like to see this project, but would prefer another location.

Mr. Pankratz stated that this is not the only retail piece of property within The COR and identified a number of parcels available for retail development. He noted that in all likelihood, this parcel would be one of the last retail parcels to develop for many reasons.

Councilmember Shryock stated that she would support working towards what has been started, continuing the compromises which staff and the developer have been able to reach.

Mr. Pankratz stated that the high density proposed for this building would fit with the location near the railroad tracks.

Councilmember Riley asked for a comparison of how housing would play into drawing commercial and retail opportunities.

Mr. Pankratz stated that demographics is what draws in commercial and retail uses, noting that increased population attracts retail opportunity.

Councilmember Kuzma stated that he likes that this project is designed for seniors and is close to the train, grocery store, and park space.

Mayor Strommen stated that she is still struggling with how this would fit the vision. She stated that if mixed use, retail on the bottom and residential on the top, will not work, the Council should then revisit the vision. She stated that perhaps the Council has additional work to do before the vision can be changed.

Councilmember Riley stated that residents are not asking for more apartments and seem to be disappointed in that. He did not think the City should be subsidizing something that residents are not asking for.

Councilmember LeTourneau stated that perhaps this is not an issue of subsidy but instead an issue of demand. He recognized that there is a need for housing and stressed that housing attracts retail, but did not think this is the best location under the vision.

Mr. Pankratz stated that the market changes and there are a number of parcels which can handle a number of different developments throughout Ramsey.

Mayor Strommen stated that a few years ago there was a push to move ahead and there were public discussions about potential commercial/retail which did not come to fruition and believed that is what is causing the public frustration. She believed that discussions should be realistic in terms of what is possible.

Mr. Anderson stated that Dominion is proposing independent living seniors, noting that there is a huge need in the marketplace for this type of housing.

Asst. City Administrator/Economic Development Manager Brama advised under Minnesota Statutes, Section 13D.05, Subd.3, the meeting can move into Closed Session to discuss Dominion Development and Acquisition LLC's potential purchase of City owned property.

Motion by Councilmember Shryock, seconded by Councilmember Johns, to move to Closed Session to discuss acquisition negotiations.

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

The City Council meeting moved into a Closed Session at 8:58 p.m.

The City Council reconvened in Open Session at 9:50 p.m.

Asst. City Administrator/Economic Development Manager Brama stated the Council discussed zoning and the fit of the proposed use within The COR on the subject property and also regarding the deal points which staff and the developer have negotiated. The direction of the Council is to complete a discussion which recently began in the Planning Commission, specifically in regard to zoning and the zoning of the specific parcel before a deal can be finalized with Dominion.

7.08: Consider Adopting Resolution #15-07-182 Appointing City Administrator as Deputy City Clerk in Addition to the City Administrator's Existing Duties per Minnesota Statute 412.151 in the Event of the Absence of the City Clerk

City Administrator Ulrich reviewed the staff report and the recommendation to adopt Resolution #15-07-182 that the City Council hereby consents to the appointment of the City Administrator to serve as the Deputy City Clerk and carry out the duties and powers afforded to the City Clerk per Minnesota Statute.

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to adopt Resolution #15-07-182 Appointing City Administrator as Deputy City Clerk in Addition to the City Administrator's Existing Duties per Minnesota Statute 412.151 in the Event of the Absence of the City Clerk.

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

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Ulrich announced upcoming meetings and events.

9. ADJOURNMENT

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

Motion carried.

The regular meeting of the City Council adjourned at 9:55 p.m.

Respectfully submitted,

Kurtis G. Ulrich
City Administrator

ATTEST:

Jo Ann M. Thieling
City Clerk

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.