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

The Ramsey City Council conducted a regular meeting on Tuesday, August 11, 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
Public Works Superintendent Grant Riemer
Human Resources Manager Colleen Lasher
Finance Director Diana Lund
Community Development Director Timothy Gladhill
City Engineer Bruce Westby
Asst. City Administrator/Economic Development Manager Patrick Brama
City Attorney Joe Langel
Administrative Intern Oksana Carlier

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: 2015 Happy Days Update

City Administrator Ulrich introduced Administrative Intern Carlier who is working with the City through Winona State University. He stated that she has been working closely with the Happy Days Committee.

Administrative Intern Carlier briefly highlighted the Happy Days budget, which is the same as the previous year's budget and noted that event will also be in the same location. She reviewed some of the events and the features for this year, including the 5K and bike routes. She announced Taste of Happy Days (new this year and sponsored by the Ramsey Rotary) will be held at the Fountains of Ramsey on September 10th from 6:00 to 9:00 p.m. and will feature food and wine vendors.

3. CITIZEN INPUT

None.

4. CONSENT AGENDA

Mayor Strommen stated that Councilmember Riley would like to pull Item 4.09 from the Consent Agenda and that Item will instead be considered as Item 7.07.

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

- 4.01: Receive June 2015 Financial Reports – General Fund and Enterprise Funds
- 4.02: Approve the following Meeting Minutes:
 - 1) City Council Work Session dated July 28, 2015
 - 2) City Council Regular dated July 28, 2015
- 4.03: Approve Amendment to Landscape Plan for Harvest Estates
- 4.04: Approve Response to Metropolitan Council Draft 2015 Twin Cities Metropolitan Area Master Water Supply Plan
- 4.05: Adopt Replacement of Life Station #1 control Cabinet with Total Control Systems at a Cost of \$45,105
- 4.06: Adopt Resolution #15-08-197 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of July 23, 2015 through August 5, 2015
- 4.07: Adopt Resolution #15-08-198 Approving an Encroachment Agreement for a Portion of a Proposed Deck in a Drainage and Utility Easement at 7214 167th Terrace NW: Case of Brandon Sis
- 4.08: Adopt Resolution #15-08-198 Authorizing Acquisition of a Permanent Easement Necessary for the Construction of a Storm Sewer Line
- ~~4.09: Adopt Resolution #15-08-204 to Hire Public Safety Administrative Support Personnel~~
This item was removed from the Consent Agenda and considered as Item 7.07.

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

5. APPROVE AGENDA

Motion by Councilmember LeTourneau, seconded by Councilmember Kuzma, to approve the agenda as presented.

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

6. PUBLIC HEARING

7. COUNCIL BUSINESS

7.01: Consider Adopting Ordinance #15-13 Amending Ordinance #15-04 Massage Businesses and Services by Deleting the Insurance Requirements

Police Chief Katers reviewed the staff report and recommendation to adopt Ordinance #15-13 amending Ordinance #15-04 massage businesses and services by deleting the insurance requirements.

Mayor Strommen noted that this item had been previously considered and discussed by the Council.

Motion by Councilmember Riley, seconded by Councilmember Shryock, to Adopt Ordinance #15-13 Amending Ordinance #15-04 and Chapter 26 of the Ramsey City Code – Licenses, Permits and Miscellaneous Business Regulations – By Deleting Section 26-859(e) of the Ramsey City Code.

A roll call vote was performed by the Recording Secretary:

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

Motion carried.

7.02: Consider Adopting Resolution #15-08-192 Approving Amended Joint Powers Agreement with City of Anoka for Extending Sewer and Water Utilities to Serve Two Parcels

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #15-08-192 approving an amended Joint Powers Agreement with the City of Anoka for extending sewer and water utilities to serve two parcels.

Mayor Strommen stated that this is a fairly straightforward amendment on the part of Anoka.

Motion by Councilmember Shryock, seconded by Councilmember Johns, to Adopt Resolution #15-08-192 Approving Amended Joint Powers Agreement with the City of Anoka for Constructing and Maintaining Sewer and Water Utilities to Serve Two City of Anoka Parcels.

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

7.03: Consider Adopting Resolution #15-08-193 Approving Assessment Agreement for Ridgepoint Residential Development Improvements, Improvement Project #15-21

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #15-08-193 approving the Assessment Agreement for Ridgepoint Residential Development improvements. He reported that bids were opened on July 1st and the City has until September 1st to award a contract at the bid rates. He stated that the lowest bid received was in the amount of \$544,925.55, which was 15 percent higher than the Engineer's estimate. He stated that Anoka would pay up to \$130,000 to construct the utilities for the two parcels in Anoka and therefore those parcels have been removed from the assessment costs.

Councilmember Riley stated that as the lots are sold he would like to see a portion of the assessment paid back, rather than the assessment being paid twice per year.

City Engineer Westby believed that language had been added to the agreement but did not see the language.

Mayor Strommen stated that the motion could be made contingent upon that language being added.

Motion by Councilmember Riley, seconded by Councilmember Johns, to Adopt Resolution #15-08-193 Approving Assessment Agreement for Ridgepoint Development Improvements, Improvement Project #15-21, contingent that the language "payment as each lot is sold in addition to the twice per year assessment payments" is added per the Council direction.

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

7.04: Consider Adopting Resolution #15-08-194 Accepting Bids and Awarding Contract for Ridgepoint Residential Development Improvements, Improvement Project #15-21

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #15-08-194 accepting bids and awarding the contract for Ridgepoint Residential Development improvements. He reported that six bids were received and Douglas Kerr Underground LLC was the lowest bidder in the amount of \$544,925.55.

Councilmember Kuzma questioned if the City has worked with this contractor in the past.

City Engineer Westby reported that this contractor completed the Center Street improvements and the City has a great working relationship with the contractor.

Motion by Councilmember Kuzma, seconded by Councilmember Williams, to Adopt Resolution #15-08-194 Accepting Bids and Awarding Contract for Ridgepoint Residential Development Improvements,

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

Randy Diers, Village Bank, thanked the Council for their cooperation and thanked the City, specifically City Engineer Westby and Community Development Director Gladhill, for their assistance. He stated that the bank believes that this project will move forward quickly.

7.05: Consider Multiple Actions Related to a Potential Life Fitness Expansion and Redevelopment Project

Mayor Strommen recused herself from this discussion as her husband works in the Engineering department of Life Fitness. She stated that her husband is not associated with this project but she would still be recusing herself to avoid any perceived conflict.

Acting Mayor LeTourneau presided over the meeting.

Asst. City Administrator/Economic Development Manager Patrick Brama reviewed the staff report to consider multiple actions related to a potential Life Fitness expansion and redevelopment project on the previous Health Quest site. He reviewed the recommendation to adopt Resolution #15-08-201, adopt Resolution #15-08-202, direct staff to accept a business subsidy application from Life Fitness and begin underwriting, and execute the LHB Contract for State required TIF District analysis; subject to review and amendments by the City Attorney.

Mike Mulrooney, ACG, provided additional information on the issue of business subsidy and stated that the City does have a business subsidy policy. He provided clarification regarding Tax Increment Financing and the business subsidy request. He stated that the Health Quest property has been in its current condition and has been listed for sale since 2004, explaining that some developers are not interested in the site because of the redevelopment cost, specifically in regard to the geothermal wells. He stated that unless there is some type of assistance in regard to those project costs it is believed that any project would not move forward on the site. He stated that Life Fitness is a very strong company and plans to finance this expansion project internally and; therefore, there is a strong belief that this project would move forward. He stated that the State is interested in providing financing for this project as this is a well-respected company that employs a number of people in Minnesota. He stated that the City is asked to support the job creation fund application.

Councilmember Riley stated the EDA also discussed this item and stated that this property is a gateway property to the City, which has not put the proper face on Ramsey. He stated that in order to utilize this property, a blighted building would need to be removed and 90 wells would

need to be capped. He stated this is a great opportunity for business retention and would add tax base to the City as well.

Councilmember Kuzma thanked Mr. Mulrooney for his in depth description of the process.

Motion by Councilmember Kuzma, seconded by Councilmember Shryock, to Adopt Resolution #15-08-201 Calling for a Public Hearing by the City Council on the Proposed Adoption of a Modification to the Development Program for Development District No. 1, the Proposed Establishment of Tax Increment Financing District No. 15 (Life Fitness) Therein and the Adoption of a Tax Increment Financing Plan Therefore, and the Proposed Granting of a Business Subsidy; and Adopt Resolution #15-08-202 Declaring the City of Ramsey's Support of Applying to the State of Minnesota Department of Employment and Economic Development Job Creation Fund Program; and direct staff to accept a business subsidy application from Life Fitness and begin underwriting; and to execute the LHB Contract for State required TIF District analysis; subject to review and amendments by the City Attorney.

Further discussion: Councilmember Shryock stated that this area is in her Ward and she is very excited about this project and the ability for a Ramsey business to expand within the City.

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

Mayor Strommen returned to preside over the meeting.

7.06: Consider Approving Master Disbursement Agreement and an Amendment to the Development Agreement with CB Ramsey Housing Limited Partnership for the Project Known as Sunwood Village; Case of CommonBond Communities

Community Development Director Gladhill reviewed the staff report and recommendation to approve the Master Disbursement Agreement and an amendment to the Development Agreement with CB Ramsey Housing Limited Partnership for the project known as Sunwood Village.

Councilmember LeTourneau stated that there is a reference to the HRA and asked for additional information.

Community Development Director Gladhill noted that reference is to the Anoka County HRA.

Motion by Councilmember LeTourneau, seconded by Councilmember Kuzma, to approve the Master Disbursement Agreement with CB Ramsey Housing Limited Partnership for the project known as Sunwood Village related to the grant awards to the project from the Metropolitan Council; and approve the amended Development Agreement for Sunwood Village.

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

7.07: Consider Adopting Resolution #15-08-204 to Hire Public Safety Administrative Support Personnel

Human Resources Director Lasher reviewed the staff report and recommendation to adopt Resolution #15-08-204 to Hire Public Safety Administrative Support Personnel (hire Ms. Ann Marie Busak as the City's new part-time Fire Technician, effective on or near August 26, 2015 at Step 1 of the 2015 wage scale; and to hire Ms. Jemma Peterson as the City's new full-time Lead Police Records Technician, effective on or near August 16, 2015 at Step 3 of the 2015 wage scale).

Councilmember Riley stated that although there would be a cost savings to this year's budget there would be an increase in spending in 2016 and each year forward. He stated that this will also add a full-time staff, which will receive full benefits, which is against the current trends. He stated that for those reasons he will be opposing this item.

Councilmember Kuzma stated that in the Work Session discussion the positive benefits were reviewed and asked staff to speak to that.

Fire Chief Kapler stated that when the staff had been scaled down there were support services that were decreased. He stated that this position would help to further both the Fire and Police Departments. He stated that County-wide, every police, fire and sheriff's office is upgrading to a new software system and there will be a significant amount of data entry required. He stated that the full-time employee will bring 16 years of experience in the dispatch center.

Police Chief Katers stated that in 2014 the Police Department had one full-time and two part-time administrative employees. He stated that while the short-term gaps were filled with other staff during the time of staff cuts, that is not the best option and this full-time position would provide support and continuity.

Councilmember LeTourneau stated that the Council has had quite a bit of energy placed into the Strategic Plan, which focuses on a smart citizen government. He stated that as the community continues to grow, public safety becomes a growing concern and therefore this action will allow the City to continue to meet the need of the City and community. He stated that this action is necessary and acknowledged that there will be an increase to the budget.

Motion by Councilmember LeTourneau, seconded by Councilmember Johns, to adopt Resolution #15-08-204 to Hire Public Safety Personnel.

Further discussion: Councilmember Kuzma stated that the City is participating with the County to upgrade the software and acknowledged the additional cost this position would have in the future; noting that if the City were required to have its own dispatch that would be a much higher cost. Councilmember Williams stated that she agrees with Councilmember LeTourneau that this is a value decision over financial. She stated that if this action supports staff and their ability to serve the community in an effective manner she would support the request.

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

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Ulrich announced upcoming meetings, events, and provided an update on upcoming construction and improvement projects.

Police Chief Katers stated that the Police Department participated in Night to Unite the previous week, noting that there were 30+ parties in the community and he personally visited five parties. He stated that the department also hosted the car seat clinic tonight from 4:00 to 7:00 p.m. and he welcomed calls from residents that may need assistance installing the car seat.

Fire Chief Kapler stated that unfortunately he and some members of the Fire Department were not able to attend the parties because the Department was called to Elk River to assist with a fire. He thanked the firefighters and officers that were able to participate in the event.

Mayor Strommen thanked the Councilmembers, police and fire personnel, and party hosts for their participation in the event. She stated that it was a wonderful opportunity to meet members of the community and hear their concerns.

Councilmember LeTourneau stated that he also had a great evening and visited at least five parties with members of the Fire Department. He agreed that it is a unique opportunity to receive input from residents. He stated that he was impressed and pleased with the positive feedback that he received.

9. ADJOURNMENT

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

Motion carried.

The regular meeting of the City Council adjourned at 8:20 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.