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

The Ramsey City Council conducted a regular meeting on Tuesday, September 8, 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: Asst. City Administrator/Economic Development Manager Patrick Brama  
Finance Director Diana Lund  
Fire Chief Dean Kapler  
Police Chief Jeff Katers  
Public Works Superintendent Grant Riemer  
Human Resources Manager Colleen Lasher  
Community Development Director Timothy Gladhill  
City Engineer Bruce Westby  
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., and led in the Pledge of Allegiance to the Flag.

**2. PRESENTATION**

None.

**3. CITIZEN INPUT**

None.

**4. CONSENT AGENDA**

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

- 4.01: Receive Cash and Investments for Period Ending August 31, 2015
- 4.02: Approve the following Meeting Minutes:
  - 1) City Council Work Session dated August 25, 2015
  - 2) City Council Regular dated August 25, 2015
- 4.03: Confirm Question Developed by the Environmental Policy Board to Invite the Public to Participate in the Review of the Environmental Protection/Resource Management Chapter of the Comprehensive Plan
- 4.04: Adopt Resolution #15-09-221 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of August 20, 2015 through September 2, 2015
- 4.05: Adopt Resolution #15-09-217 Declaring Costs to be Assessed and Calling for a Public Hearing on Proposed Assessment for Past-Due Charges on Municipal Utility Bills (which may include water, sewer, street lighting, recycling, storm water charges and penalties incurred) and Current Services Rendered
- 4.06: Adopt Resolution #15-09-222 to Hire Temporary Housing Intern

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

## **5. APPROVE AGENDA**

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

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

## **6. PUBLIC HEARING**

None.

## **7. COUNCIL BUSINESS**

### **7.01: Consider Preliminary Policy Direction Regarding Fence Standards and Front Yard Definition in City Code Chapter 117 (Zoning)**

Community Development Director Gladhill reviewed the staff report and recommendation that the matter be referred to the Planning Commission because this is a land use issue and that the property owners are also willing to go through mediation through Anoka County in attempt to resolve the situation.

Councilmember Kuzma questioned if the two property owners have talked about this.

Natalia Zherdetsky, 14026 Dysprosium Street NW, stated that they wanted to install a privacy fence because she has a nine-month-old son and they want to protect him from the busy

roadway. She stated that they did research other materials and heights for the fence but because of the busy roadway, they wanted to use a six-foot privacy fence. She acknowledged that the four homes face each other and they did receive approval for an extended driveway, so she believed the fence would be a better view for the neighbor rather than additional vehicles.

Mayor Strommen received confirmation that there is not a resolution at this time and the property owners are willing to go through mediation. She believed the input of the Planning Commission would be beneficial because this is a land use issue.

Councilmember LeTourneau appreciated that the two residents were willing to participate in mediation to find a resolution and also believed there would be benefit gained by having the Planning Commission review the item further.

Councilmember Riley stated that he would like to see this item addressed but believed that the current Ordinance applies to most all situations and should not be changed dramatically.

Motion by Councilmember Riley, seconded by Councilmember LeTourneau, to direct staff and the Planning Commission to develop an isolated flexible fix for this situation within the Ordinance to amend City Code related to the construction of fences without making major changes to the Ordinance.

Further discussion: Councilmember Kuzma hoped that a resolution could be found and recognized the right of the property owner to construct a fence on their property.

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

**7.02: Consider Adopting Ordinance #15-14 Approving a Zoning Amendment for 14100 Sunfish Lake Boulevard NW: Case of Life Fitness**

Mayor Strommen recused herself from the discussion.

Community Development Director Gladhill reviewed the staff report and recommendation to adopt Ordinance #15-14 approving a zoning amendment for 14100 Sunfish Lake Boulevard NW.

Motion by Councilmember Kuzma, seconded by Councilmember Shryock, to waive the City Charter requirement to read the Ordinance aloud and adopt Ordinance #15-14 approving a Zoning amendment for 14100 Sunfish Lake Boulevard NW.

A roll call vote was performed by the Recording Secretary:

Councilmember Johns	aye
Councilmember Kuzma	aye
Councilmember LeTourneau	aye
Councilmember Williams	aye
Councilmember Shryock	aye

Councilmember Riley            aye  
Mayor Strommen                abstained

Motion carried.

Mayor Strommen rejoined the Council.

**7.03: Receive CBRE Updates and Consider Update Pricing Table for City Owned Land  
(Portions of this case may be closed to the public)**

Asst. City Administrator/Economic Development Manager Brama reviewed the staff report.

Richard Palmiter CBRE, provided an update on the current activities in the market. He noted that the trend in retail is to infill smaller users. He advised that restaurants are tending to reuse existing space rather than build new because of the costs. He provided an update on industrial and residential trends as well.

Councilmember Williams asked how the City can be in the best position to favorably keep potential buyers interested and moving forward.

Mr. Palmiter stated that the Council needs to give clear direction to staff to ensure that can happen.

Councilmember Riley referenced the issue of rooftops and asked how the additional residents would make a difference when the 8,000 existing residents are not making the difference to bring in restaurants and retailers.

Mr. Palmiter stated that companies look at the activity within a city and determine if they can add to what is going on and whether the demand supports the activity. He stated that he emailed a potential client to highlight the activity within Ramsey, as businesses like to catch a city on an upward swing. He stated that there used to be a rule of thumb that a certain number of households would attract a certain retailer, but noted that varies by user. He stated that if someone is interested, staff should clear their desk and pay attention.

Mayor Strommen stated that the next phase of the discussion would be regarding the pricing table and should be discussed in closed session.

Asst. City Administrator/Economic Development Manager Brama stated that the Council has given direction to staff to remove unknowns and give priority for shovel ready status projects.

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 CBRE updates and consider update pricing table for City owned land.

Motion by Councilmember Shryock, seconded by Councilmember Kuzma, to move to Closed Session to discuss the pricing table for City owned land.

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

The City Council meeting moved into a Closed Session at 7:50 p.m.

The City Council reconvened in Open Session at 8:15 p.m.

Mayor Strommen confirmed that staff has the necessary updates needed for the pricing table in regard to City owned land.

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

Asst. City Administrator/Economic Development Manager Brama announced upcoming meetings and events including Happy Days, noting that events begin Thursday through the weekend.

Councilmember Kuzma invited the community to the pancake breakfast at City Hall this Saturday morning.

## **9. ADJOURNMENT**

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

Motion carried.

The regular meeting of the City Council adjourned at 8:19 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 Amanda Staple  
*TimeSaver Off Site Secretarial, Inc.*