

**CC Regular Session**

7. 8.

**Meeting Date:** 07/24/2012**By:** Jo Thieling, Administrative  
Services

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**Information****Title:**

Consider Acquisition of Tax Forfeit Properties and Resolution #12-07-XXX Authorizing Acquisition of Tax Forfeit Property for Utility Easement Purposes

**Background:**

The City was notified by Anoka County that the State of Minnesota has ownership of four tax forfeit properties located in Ramsey. The State of Minnesota, through Anoka County, is offering Ramsey the first right to acquire the referenced tax forfeit properties.

**Observations:**

Attached to this case are profiles for each of the four tax forfeit properties; which include a GIS image and Anoka County property record. After review by City Planning, Engineering, Police, Fire and Parks Staff the summaries below were developed for each of the four tax forfeit properties:

## 1.) 23-32-25-11-0070 –

This property is located west of Saint Francis Boulevard off of 156th Lane NW and is 9.03 acres in size. This property is a long meandering piece of land that is dotted with wetlands. There is an opportunity to develop this property. Staff has been notified in the past of interest by property owners to the west to incorporate this property into a larger development. Furthermore, infrastructure is located near this property to be used for future development; and, to connect an existing gravity sewer line to an existing lift sewer line. Besides securing a trail easement, there is little foreseeable value in the City acquiring this property. Staff recommends that City does not pursue purchasing this property.

## 2.) 23-32-25-11-0006 –

This property is located on the east side of Saint Francis Boulevard on the north side of 156th Lane NW and is .13 acres. This is a very small triangular shaped piece of land. There is little economic value to this piece of property. Originally, this piece of land was suppose to be an easement to cover significant existing City infrastructure. However, the developer at the time could not convey the agreed upon easement to the City and the property is now an outlot. Therefore, the City was granted an escrow to purchase this piece of land in the future. Because there is little or no value for this property in the private sector and the need for the City to place a utility easement over this property Staff recommends that the City purchase this parcel.

## 3 &amp; 4.) 26-32-25-41-0024 &amp; 26-32-25-41-0023–

These two parcels share a common property line and they are located on the south side of 146th Court NW in the Ponds of Ramsey Development. Both of these properties are landlocked wetlands. The City does have a drainage and utility easement that covers the majority of each lot. There is little or no economic value in either lot. The property owners to the north may be interested in purchasing

these properties. The only value in purchasing these two properties is to have control over City drainage and utility easements, to protect wetlands or for future trail use. Staff does not recommend the City pursue purchasing these two properties.

Attached to this case is also the City Land Acquisition Policy. Staff did use the City Land Acquisition Policy to guide and support the recommendations presented.

**Recommendation:**

1.) 23-32-25-11-0070 –  
Staff recommends that City does not pursue purchasing this property.

2.) 23-32-25-11-0006 –  
Staff recommends that the City purchase this property.

3 & 4.) 26-32-25-41-0024 & 26-32-25-41-0023–  
Staff recommends that City does not pursue purchasing these properties.

**Funding Source:**

The purchase of property #2 (23-32-25-11-0006) will be funded by the escrow acquired by Oakwood Insurance.

**Council Action:**

**Motion to approve Resolution No. 12-07-\_\_\_\_\_ which is a resolution authorizing the Mayor and City Administrator to complete the application to Anoka County and the Department of Revenue for a State use deed to secure ownership of Outlot A, Wildlife Sanctuary Addition, Anoka County, Minnesota, PIN# 23-32-25-11-0006 for utility easement purposes.**

**Attachments**

- 01
- 02
- 03
- 04

Policy for Acquisition of City Owned Land

**Form Review**

Inbox	Reviewed By	Date
Jo Thieling (Originator)	Jo Thieling	07/11/2012 01:55 PM
Patrick Brama	Patrick Brama	07/19/2012 09:59 AM
Kurt Ulrich	Kurt Ulrich	07/19/2012 02:27 PM
Patrick Brama	Patrick Brama	07/19/2012 02:36 PM
Form Started By: Jo Thieling		Started On: 07/05/2012
Final Approval Date: 07/19/2012		

Police Chief Way reviewed the staff report and advised that it met criteria to issue a citation if a complaint is received that the sound level is a nuisance. The complainant would be expected to give court testimony as to the level of annoyance.

Motion by Councilmember Elvig, seconded by Councilmember Backous, to waive the City Charter requirement to read the ordinance aloud and adopt Ordinance #12-10 Amending the City Code Relating to Noise Nuisance/Sound Levels.

A roll call vote was performed by the Recording Secretary:

Councilmember McGlone	aye
Councilmember Elvig	aye
Councilmember Backous	aye
Councilmember Wise	aye
Councilmember Tossey	aye
Councilmember Strommen	aye
Mayor Ramsey	aye

Motion carried.

**7.07: Adopt Ordinance to Amend City Code Chapter 10 – Animals, Article III Dogs**

Police Chief Way reviewed the staff report.

Motion by Councilmember Wise, seconded by Councilmember Backous, to waive the City Charter requirement to read the ordinance aloud and adopt Ordinance #12-11 Amending City Code Chapter 10 – Animals, Article III Dogs.

A roll call vote was performed by the Recording Secretary:

Councilmember Elvig	aye
Councilmember McGlone	aye
Councilmember Wise	aye
Councilmember Strommen	aye
Councilmember Backous	aye
Councilmember Tossey	aye
Mayor Ramsey	aye

Motion carried.

Councilmembers McGlone and Backous left the Council Chambers at 7:58 p.m.

**7.08: Consider Acquisition of Tax Forfeit Properties and Resolution #12-07-XXX  
Authorizing Acquisition of Tax Forfeit Property for Utility Easement Purposes**

Management Analyst Brama reviewed the staff report.

Motion by Councilmember Elvig, seconded by Councilmember Wise, to adopt Resolution #12-07-115 Authorizing Acquisition of Tax Forfeit Property for Utility Easement Purposes.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Elvig, Wise, Strommen, and Tossey. Voting No: None. Absent: Councilmembers Backous and McGlone.

#### **7.09: Update on Sunwood Drive Realignment Project**

Interim Engineer Wagner provided an update on the Sunwood Realignment Project and answered questions of the Council. It was noted that during the first few days of the project, work occurred on property the City did not own. Interim Engineer Wagner stated they would ask the contractor about that situation and whether a change order will result.

Councilmember Backous returned to the Council Chambers at 8:03 p.m.

The Council discussed the existing "roller coaster" grade of Zeolite Street and whether it was cost efficient to complete the final grade.

Mayor Ramsey indicated he had spoken with City Administrator Ulrich and Interim Engineer Wagner about this matter and it was concluded to be too late for that type of change because the manhole covers would also have to be lowered, causing significant delay in the project.

#### **7.10: Update on Landform Billing**

Mayor Ramsey explained that in response to a question raised why the City has paid Landform, The COR Development Management Team, "over \$1 million over the last 2.5 years" he had asked Development Manager Lazan to provide clarification.

Development Manager Lazan presented the Development Management Contract costs for the first seven months of 2012 for each of the four primary categories: Administration, Incentive Based Compensation, Project Based Compensation, and Reimbursable Expenses.

Councilmember McGlone returned to the Council Chambers at 8:16 p.m.

Mayor Ramsey stated this information makes it clear that it would probably have cost twice this amount to complete the work in house. He noted the effort to consultants only increased 2% when the City lost the Deputy City Administrator.

In response to Councilmember Strommen, Development Manager Lazan indicated there was some overlap between Administration and Incentive and he had detailed Administration because he believed it was a fair reflection of what the City would have paid to complete that work.

To get a fair comparison, Councilmember Strommen requested the total costs for Landform and other consultants and contractors that have been involved in The COR. She also requested staff