

7.05: Consider Adopting Resolution #15-08-213 Approving Development Agreement for Riverdale Drive Extension Project

City Engineer Westby reviewed the staff report and recommendation to Adopt Resolution #15-08-213 Approving the Development Agreement for Riverdale Drive Extension Project.

Motion by Councilmember LeTourneau, seconded by Councilmember Kuzma, to Adopt Resolution #15-08-213 Approving Development Agreement between PSG, LLC, 2-OI, LLC and the City of Ramsey for Riverdale Drive Extension to Traprock Street.

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

7.06: Dedicated Networks: Consider Resolution in Support of Minnesota Job Creation Fund Application for a Proposed Facility Expansion at 14000 Unity St NW

Asst. City Administrator/Economic Development Manager Brama reviewed the staff report and recommendation to Adopt Resolution #15-08-195 declaring the City of Ramsey's support of applying to the State of Minnesota Department of Employment and Economic Development Job Creation Fund program.

Councilmember Riley stated that this would create additional tax base, support a local business, and create new jobs by simply supporting the request.

Motion by Councilmember Riley, seconded by Councilmember Williams, to Adopt Resolution #15-08-195 Declaring the City of Ramsey's Support of Applying to the State of Minnesota Department of Employment and Economic Development Job Creation Fund Program.

Further discussion: Asst. City Administrator/Economic Development Manager Brama stated that for the purpose of transparency the City is currently working with Dedicated Networks on an application that could move forward to the EDA for use of the revolving loan funds. Mayor Strommen stated that she is pleased to see this in alignment with the goal of the Strategic Plan in regard to economic development. Councilmember LeTourneau stated that he had the opportunity to celebrate the 10th anniversary of Dedicated Networks and noted that there was great energy and this is a great business.

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

7.07: Discuss Initial Policy Direction Regarding a Potential Amendment to City Code Section 105-1 Entitled Hours of Construction

Community Development Director Gladhill reviewed the staff report and stated that the decision for the Council would be whether the Council would like amend the City Code regarding hours of construction and if so, which of the two alternatives the Council would desire. He noted that

most of the complaints received are for work beginning prior to 7:00 a.m. and noted that there are not usually complaints for work occurring after 10:00 p.m.

Councilmember Riley stated that in regard to Harvest Estates and those neighbors, they were shocked to hear that the reasonable construction hours extended to 10:00 p.m. and believed the negotiated timeframe was a better fit that the residents agreed with. He stated that he would support shortening the hours, with the option for the developer to request longer hours if appropriate.

Mayor Strommen stated that she would find it surprising that construction workers would attempt to work past 10:00 p.m. although noted that there could be construction work attempting to stretch past 8:00 p.m., which is where the complaints arose in Harvest Estates.

Community Development Director Gladhill provided additional information on the Harvest Estate situation, noting that the core construction activities were completed by 8:00 p.m. but the street sweeping was occurring after 8:00 p.m., which is what caused the complaint calls.

Councilmember Williams stated that this would also apply to work on specific residential property, such as work on a deck.

Community Development Director Gladhill stated that additional language could be added to not impact existing homeowners.

Councilmember Johns stated that perhaps by shortening the construction hours you would generate more work for staff because of the requests that would come in for extended hours, rather than allowing the later hours and limiting the hours on situations that require that action.

Community Development Director Gladhill stated that he did not believe that there would be additional work in either situation.

Councilmember Kuzma stated that he would like to leave the hours as is and negotiate the hours as needed as he believed that would give the City more control.

Mayor Strommen stated that she would view the situation in the opposite as she believed that shortening the hours and allowing extended hours would give the City more control. She believed that 8:00 p.m. was a more reasonable hour for neighborhood construction, noting that if extended hours are needed the developer can request that.

Councilmember LeTourneau stated that if it's not broken he does not see a reason to fix it, as the Ordinance has worked well for many years, with the exception of the Harvest Estates case. He stated that 7:00 a.m. to 10:00 p.m. is reasonable, noting that many contractors end work by 6:00 or 8:00 p.m. on their own. He stated that if additional language is needed to be built into the development agreement that could be done.

Motion by Councilmember LeTourneau, seconded by Councilmember Kuzma, to follow the recommendation of the Planning Commission to leave the limits on the hours of construction to

7:00 a.m. to 10:00 p.m., except that the City may require 7:00 a.m. to 9:00 p.m. through a Development Agreement as part of the initial subdivision review, which puts the burden on the City to negotiate reduced construction hours.

Further discussion: Mayor Strommen stated that she was not sure what grounds the City would have to ask for reduced hours with the exception of complaints.

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

7.08: Consider Change Orders for Parking Ramp Garage Project

Asst. City Administrator/Economic Development Manager Brama reviewed the staff report and recommendation to approve change order #1 for construction project #14-28.

Councilmember Williams referenced an increase on page two stating zero (21) days and asked if there would be an impact to the timeline.

Asst. City Administrator/Economic Development Manager Brama stated that the contract is over the original date and is currently 21 days over the original timeline. It was noted that the typographical error would be corrected.

Mayor Strommen stated that she believed that contingency was built into the contracts and asked for additional information.

Asst. City Administrator/Economic Development Manager Brama explained that there are policies for public construction projects that require contingency but that had been left off of this project in error.

Councilmember Riley understood the purpose of contingency but noted that he would like contingency to be used judiciously.

Motion by Councilmember LeTourneau, seconded by Councilmember Kuzma, to approve Change Order No. 1 for Construction Project #14-28.

Further discussion: He stated that he appreciated that contingency would be added in the future and reviewed the change orders proposed and believed them to be appropriate.

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

7.09: Review and Adopt Future Business Park Infrastructure Analysis