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

The Ramsey City Council conducted a regular meeting on Tuesday, January 24, 2017, 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  
Police Chief Jeff Katers  
Parks and Assistant Public Works Superintendent Mark Riverblood  
Public Works Superintendent Grant Riemer  
Human Resources Manager Colleen Lasher  
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 7:05 p.m., followed by the Pledge of Allegiance led by Mayor Strommen.

**2. PRESENTATION**

**2.01: Presentation Regarding Mercy and Unity Hospital Strategy and Changes**

Sara Criger, Mercy Hospital President, thanked the Council for allowing her to attend tonight. She appreciated the partnerships the hospitals have with the community to improve the care and health of the communities. She stated that there is a standing invitation for them to attend any forums the City may see appropriate to provide more details. She stated that they are building on strong programs and hospitals that have been in the communities for over 50 years and highlighted some of the awards the hospitals have received. She stated that Medicare and Medicaid rate hospitals and noted that Unity was ranked as a four-star hospital while Mercy was ranked as a five-star hospital and that the only other five-star hospital in the state was the Mayo. She reviewed the service areas for both Unity and Mercy hospitals, noting that the hospitals do

serve the same communities to some extent and provide the same services which means that they sometimes compete with the same resources. She stated that there is a trend in decreasing hospital volume and surgical volume and therefore the role of the hospitals is changing and there is a reform focus to move the industry towards wellness and health rather than just illness and injury. She stated that more investments are being made in primary care while specialty programs improve outcomes for the sickest and most injured. She stated that on January 1<sup>st</sup>, Mercy and Unity hospital were merged into one hospital license, as Mercy hospital, with two campuses. She stated that no matter which facility people enter, they will be provided with the right services. She noted that each campus will continue to provide the busiest programs, such as emergency services and surgical services. She stated that the communities rely on the emergency services as the combined campuses rank as the 12<sup>th</sup> busiest emergency service in the country. She stated that they are evolving the location of specialty services to one campus which will help to build stronger programs as they are better able to address strategic investments, advance high quality specialists, access to more services locally and improve mental health services. She noted that in August 2015, the OB departments were merged into the Mother Baby Center with Children's Hospital at the Mercy location, which has been successful. She noted that additional services and improved care was provided, all employees kept their jobs and they were able to recruit more employees. She stated that the mental health services will be consolidated in the next 45 days. She explained that the Mercy campus does not have sufficient space to provide that treatment while the Unity campus has adequate space and can better provide both mental health and addiction treatment so that service will be provided on the Unity campus. She stated that this change will allow better treatment options and care and better recruitment of staff. She reviewed some of the facility investments that have been made on both locations. She stated that there will be an open house at the Unity campus on February 27<sup>th</sup> and invited the public to attend.

Mayor Strommen thanked Ms. Criger for attending tonight. She believed that this information is helpful for not only the Council but also the residents to provide a snapshot of the changes occurring to provide better care and better service.

### **3. CITIZEN INPUT**

None.

### **4. CONSENT AGENDA**

Motion by Councilmember Riley, seconded by Councilmember Kuzma, to approve the following items on the Consent Agenda as revise to remove Item 7.10:

- 4.01: Approve the following Meeting Minutes:  
1) City Council Work Session dated January 10, 2017  
2) City Council Regular dated January 10, 2017  
4.02: Approve Licenses:

Peddler/Solicitor  
Matthew Finn dba Edward Jones/331 Main Street, Elk River  
Peddler/Solicitor

Jeffrey Shillingstad to solicit for Heston & Associates/P.O. Box 32402, Fridley

- 4.03: Approve Request to Declare Surplus Property
- 4.04: Approve Extending CBRE Listing Agreement through July 2017
- 4.05: Approve Work Plan for Highway 10 Planning Efforts
- 4.06: Adopt Resolution #17-01-026 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of January 5, 2017 through January 18, 2017
- 4.07: Adopt Resolution #17-01-021 Authorizing Partial Payment to Douglas-Kerr Underground, LLC for IP #16-00, Div. C: Andrie Street – 164<sup>th</sup> Lane Reconstruction
- 4.08: Adopt Resolution #17-01-025 Authorizing Partial Payment to New Look Contracting, Inc. for IP #16-36, Business Park 95 Regional Stormwater Pond Improvements
- 4.09: Adopt Resolution #17-01-024 Authorizing Final Payment to Allied Blacktop Company for IP #16-00: Sealcoats Division A1
- ~~4.10: Adopt Resolution #17-01-029 Accepting Feasibility Report/Ordering Plans and Specifications for Improvement Project #17-01, Alpine Drive Reconstruction~~ This item was removed from the Consent Agenda and considered as Item 7.08A
- 4.11: Adopt Resolution #17-01-023 Authorizing Sale of City Owned Land: Case of Life Style Properties (Bill Gleason)
- 4.12: Adopt Resolution #17-01-027 Approving a Registered Land Survey that Reconfigures Property Boundaries to Include Additional Unbuildable Land; Case of Marilyn Gay
- 4.13: Adopt Resolution #17-01-033 Approving Financial Surety Agreement for Ramsey Town Center 7<sup>th</sup> Addition; Case of K Hovnanian
- 4.14: Adopt Resolution #17-01-032 to Hire a Police Records Technician

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

## **5. APPROVE AGENDA**

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

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

## **6. PUBLIC HEARING**

None.

## **7. COUNCIL BUSINESS**

- 7.01: Consider Introduction of Ordinance #17-02 Approving Zoning Amendment and Adopt Resolution #17-01-022 Approving Preliminary Plat for Woodlands 4<sup>th</sup> Addition (Project #16-102); Case of Lennar**

Community Development Director Gladhill reviewed the staff report and recommendation of the Planning Commission to adopt Ordinance #17-02 rezoning the property from R-1 Residential (Rural Developing) to R-1 Residential (MUSA) and adoption of Resolution #17-01-022 for Preliminary Plat of Woodlands 4<sup>th</sup> Addition, contingent upon revisions as outlined in the Staff Review Letter, rezoning of the property and based on the length of the dead end water line, additional maintenance activities by the City to address the potential for stagnant water at the terminus of the water line.

Councilmember Kuzma referenced the comment regarding the median and asked if the representative present has had the opportunity to speak with Lennar to determine their point of view.

Paul Tibon, Lennar, stated that he did run that by the land team and they will continue to work through that in the final plat process.

Motion by Councilmember Riley, seconded by Councilmember LeTourneau, to introduce Ordinance #17-02 to rezone the property from R-1 Residential (Rural Developing) to R-1 Residential (MUSA) and to Adopt Resolution #17-01-022 Granting Preliminary Plat Approval of Woodlands 4<sup>th</sup> Addition.

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

**7.02: Consideration Adoption of Resolution #17-01-015 Approving the Preliminary Plat for Vistas at North Commons (Project No. 16-90); Case of Lifestyle Properties (Project Originally Known as Ramsey Town Center 12<sup>th</sup> Addition/Gleason Plat)**

Community Development Director Gladhill reviewed the staff report and recommendation of the Planning Commission to approve the Preliminary Plat, contingent upon final review by the City Engineer.

Councilmember Riley asked the estimated timeline for construction.

Bill Gleason, representing the applicant stated that they would like to move forward immediately to have a model available in the spring time.

Councilmember LeTourneau thanked the applicant for their willingness to develop on this challenging parcel.

Motion by Councilmember LeTourneau, seconded by Councilmember Johns, to Adopt Resolution #17-01-015 Granting Preliminary Plat Approval of Vistas at North Commons.

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

**7.03: Consider Request for Interim Use Permit to Utilize a Membrane Tent Structure for a Secondary Showroom (Project #17-100); Case of Skeeter Boat Center**

Community Development Director Gladhill reviewed the staff report and recommendation of the Planning Commission to approve the request contingent with the structure being positioned behind the building and the applicant provide \$2,000 financial surety to ensure the structure is removed by May 31, 2017. He recommended approval of Resolution #17-01-008 approving the Findings of Fact favorable to the applicant and Resolution #17-01-009 approving the request for an Interim Use Permit.

Councilmember Kuzma referenced the \$2,000 financial surety and asked if the applicant would receive the surety back in full as long as the structure is removed prior to the deadline.

Community Development Director Gladhill confirmed that is correct.

Councilmember Riley stated that he would like the City to be business friendly and suggested the surety amount to be split in half.

Community Development Director Gladhill explained the City model, noting that the \$2,000 has been used consistently.

Mayor Strommen stated that she would like to ensure that the formula is applied uniformly.

Councilmember LeTourneau stated that he understands that the business is growing and the needs that have arisen as a result. He stated that he would like to see a long-term solution and the business to work with staff to develop a more appropriate manner to handle their growth. He stated that he is in favor of this at this time but would like to see a long-term solution. He believed that the \$2,000 financial surety would be appropriate but noted that he could support \$1,000. He noted that he would like the temporary structure to be a one and done deal.

Councilmember Johns agreed that this could get the business through this situation but would also want to see a long-term solution.

Motion by Councilmember LeTourneau, seconded by Councilmember Kuzma, to Adopt Resolution #17-01-008 Adopting Findings of Fact #0976 Relating to a Request for an Interim Use Permit to Erect and Maintain a Temporary Membrane Tent Structure as a Secondary Showroom and Adopt Resolution #17-01-009 Approving the Issuance of an Interim Use Permit to Erect and Maintain a Temporary Membrane Tent Structure as a Secondary Showroom Based on the Findings of Fact #0976 and Declaring Terms of Same.

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

**7.04: Review Concept Plan for Pearson Farm; Case of Capstone Homes**

Community Development Director Gladhill reviewed the staff report noting that the purpose of this case is to provide preliminary feedback for a future plat currently known as Pearson Farm. He stated that this is not an official application at this time, but does merit a policy discussion on several aspects of the proposed subdivision including a Comprehensive Plan Amendment, and subsequently a zoning amendment, use of a Planned Unit Development District, mandatory Environmental Review, park dedication and trail fees, cost share of trunk infrastructure, and street access to Alpine Drive.

Steve Bona, Capstone Homes, stated that they are extremely excited to be working on this project. He stated that the property is very exciting with the proximity to The Links Golf Course and Lake Itasca Park as those are great amenities for the potential residential units. He noted that the product type continues to change based on engineering data that has been gathered. He stated that they would like views of the amenities such as the golf course, open area greenspace, and play equipment. He stated that this would be a significant number of residents that would enjoy the amenities over the course of the build-out. He stated that typically developments in Ramsey have been all one product and in this development, they would like to provide four different types of home products to provide choice and variety which would appeal to different buyers. He noted that there are different obstacles to overcome with the railroad tracks and Highway 10 and explained how they would mitigate those elements through landscaping and berms. He noted that they will continue to review the infrastructure and park dedication with staff.

Councilmember Kuzma stated that he is excited about this project and asked the typical price points.

Mr. Bona stated that the prices would range from around \$240,000 to \$350,000 depending on the housing product. He stated that a thorough market study was completed and combined with their knowledge of Ramsey to determine the recommended products.

Councilmember Riley asked if the applicant has been working with staff to develop ironclad agreements for the homeowners' associations.

Mr. Bona stated that he does not have the best solution for that, noting that many homeowners' association have gone upside down. He stated that they would welcome input from staff on how to create strong homeowners' associations and documents. He believed they would be able to keep the association dues at a low number which will contribute to the success. He stated that they do expect to have revised concepts and engineering coming forward in the next 30 days, noting that they would like to start the first phase in August. He acknowledged that the timeline is aggressive but believes that they can do it.

Councilmember Riley stated that the City discourages pocket parks. He referenced the street opening on Alpine, noting that if there is not an entrance there that would only be three access/exit points and believed that the additional access point would be beneficial.

Mayor Strommen stated that while she understands the thinking of attempting to avoid those types of intersections, huge bottlenecks are created by limiting the number of access points into a neighborhood. She believed that there are tradeoffs that could be considered.

Community Development Director Gladhill stated that if there is an additional access point onto Alpine, perhaps that would strengthen the desire to realign Puma Street to better align with other streets.

Mayor Strommen stated that while the City often discourages pocket parks, kids need places to play close to their home. She stated that people are in Ramsey to experience the environment and therefore there is room for discussion on that item.

Councilmember Shryock asked for the timeline on the future development of Itasca Park.

Parks and Assistant Public Works Superintendent Riverblood stated that the discussions will include the timing and how that can coordinate with the plat. He noted that low maintenance items will also be reviewed to determine what could be shared.

**7.05: Consider Introduce Ordinance to Amend Board of Appeals and Adjustment/Official Map**

Community Development Director Gladhill reviewed the staff report and recommendation of the Planning Commission to approve Ordinance #17-03.

Motion by Councilmember LeTourneau, seconded by Councilmember Johns, to introduce Ordinance #17-03 Amending Section 2-159 (Duties, Responsibilities, and Objectives) of the Ramsey City Code.

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

**7.06: Approve Tinklenberg Group Proposal for Professional Service Contract Extension**

City Administrator Ulrich reviewed the staff report and recommendation to consider the proposed contract extension with The Tinklenberg Group for February through June 2017. The alternative direction the Council may take is not to approve the proposed contract and to utilize staff and Councilmembers, or seek another consultant, to perform the work. It was noted that either alternative will result in a loss of momentum toward the accomplishment of the stated goals and therefore consequently continuation of the contract is recommended.

Elwyn Tinklenberg, The Tinklenberg Group, stated that there is a remarkable new dynamic because of the changes in leadership and the change in Washington. He noted that there is a lot of discussion around transportation and people the City has worked with for some time now have elevated positions. He stated that there is great opportunity to advance the issues the City has been working on, as the City has positioned those issues well. He stated that, this evening, two leaders of the Senate are meeting to discuss reinitiating the bonding bill that did not pass in the

last session. He stated that there was a very good series of meetings today and additional meetings that continue in the next week. He reported that there was a great meeting with the staff at Congressman Emmer's office in preparation of initiatives that they believe will be well received. He stated that there was a good meeting the other morning with the County Coalition and believed there is a strong sense of clarity in the approach everyone is taking with a more incremental approach for some of the major projects. He stated that Anoka has a very strong plan in place for Fair oak and Thurston and is moving ahead with some of the connectivity of other roads in that area that support that plan.

Councilmember Kuzma stated that the City has been continuing the contract for several years. He stated that it seems the focus has been shifted to Anoka with Fair oak and Thurston. He asked if the City's efforts are pushing those elements forward.

Mr. Tinklenberg stated that there has been support for the improvements at Thurston and Fair oak but the focus is bonding that supports the rail grade separation at Ramsey Boulevard. He noted that within the bonding bill being considered there is a line item for rail safety.

Councilmember Kuzma asked if both Sunfish and Ramsey would be completed.

Mr. Tinklenberg stated that the focus would be Ramsey Boulevard at this time as there are some issues with water management at Sunfish and therefore the decision was made to delay the Sunfish crossing until a better solution can be determined.

Councilmember Shryock thanked Mr. Tinklenberg for his work as he has made the goals of Ramsey clear. She explained that through the coalition there has been an agreement to work together on the projects in order, not just focusing on one city but continuing to address the priorities in order of need, which began with Armstrong. She stated that Ramsey received clear approval from the coalition that Ramsey can go forward with the rail safety funding request as the highway improvements continue. She stated that the City is making headway and beginning to see light at the end of the tunnel. She believed that if they continue to move forward they will see success in the future.

Mr. Tinklenberg thanked the Council for their time, noting that it is always a treat to work with Ramsey. He stated that when they walk into the room people immediately know about Highway 10.

Motion by Councilmember Shryock, seconded by Councilmember LeTourneau, to approve the contract extension with The Tinklenberg Group through June 2017.

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

**7.07: Consider Adoption of Resolution #17-01-030 Accepting Feasibility Report for Improvement Project #17-02, Rivers Bend Street Reconstruction**

City Engineer Westby stated that the three projects have been grouped together because they are similar, but will have different construction methods. He stressed that the City is at the point in each of these projects where they would have hoped to have been in November, so they are behind a bit, and therefore lagging in the schedule could have implications on the ability to complete the projects within the timeline. He reviewed the staff report and recommendation to adopt Resolution #17-01-030 accepting the Feasibility Report for Improvement Project #17-02, Rivers Bend Street Reconstruction as this will allow the project to be constructed as part of the 2018 Street Maintenance Program, and will allow for the use of special assessments to pay for a portion of the project costs per the applicable provisions of the City Charter, the City's Special Assessments Policy and Minnesota Statute Chapter 429.

Councilmember Kuzma received confirmation that this is a new process with a shorter timeline for construction.

City Engineer Westby stated that the curb is not being removed and replaced and therefore that will speed up the process and allow homeowners better access to their driveways. He stated that this project could potentially be done in two months.

Councilmember Kuzma asked if something is added to the reclaimed material to make it stronger.

City Engineer Westby stated that they are not proposing to add the additional material for this project as this residential road does not have the same design standards of a collector or State aide road.

Councilmember Riley noted that the corings were built into this project and asked if that would be done going forward as well.

City Engineer Westby stated that staff will build that element into future projects with Council concurrence.

Councilmember Riley stated that he would like to discuss the assessments further and asked at what point the assessment has been set.

City Engineer Westby replied at the point of the public hearing and therefore accepting the Feasibility Report does not lock the Council into the proposed assessments.

Councilmember Riley suggested bring that topic back to the Public Works Committee for further discussion, specific to something unique in this instance compared to the assessment policy as a whole.

Motion by Councilmember Kuzma, seconded by Councilmember Shryock, to Adopt Resolution #17-01-030 Accepting Feasibility Report for Improvement Project #17-02; Rivers Bend Street Reconstructions.

Further discussion: Mayor Strommen asked for information on the timeline for homeowners to move their irrigation systems.

City Engineer Westby stated that it would depend on the approvals provided for the project but stated that they would like to provide at least 10 to 15 days' notice.

Mayor Strommen stated that perhaps homeowners can be alerted that step will be necessary and additional notice would be provided closer to the project start time.

Councilmember LeTourneau stated that he is open to an alternative method with irrigation but cautioned the Council not to be too attached to this method as they may learn the previous method was the better method.

City Engineer Westby stated that this will be much less invasive than Andrie Street was but noted that staff will get the word out very early to provide residents with a few months to digest the information.

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

**7.08: Consider Adoption of Resolution #17-01-029 Accepting Feasibility Report/Ordering Public Hearing for Improvement Project #17-00, Sunwood Drive Reconstruction**

Councilmember LeTourneau left the meeting at 8:44 p.m.

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #17-01-028 accepting the Feasibility Report and ordering a public hearing for Improvement Project #17-00, Sunwood Drive Reconstruction as this will allow the project to be developed in a timely manner for construction in 2017.

Councilmember Kuzma asked if the reconstruction of the bike trail was included.

City Engineer Westby noted that is a recommendation within the report and would be considered in the future but not as part of this specific project.

Motion by Councilmember Shryock, seconded by Councilmember Johns, to Adopt Resolution #17-01-028 Accepting Feasibility Report and Ordering Public Hearing for Improvement Project #17-00, Sunwood Drive Reconstruction.

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

**7.08A: Adopt Resolution #17-01-029 Accepting Feasibility Report/Ordering Plans and Specifications for Improvement Project #17-01, Alpine Drive Reconstruction**

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #17-01-029 Accepting the Feasibility Report and Ordering Plans and Specifications for Improvement Project #17-01, Alpine Drive Reconstruction.

Councilmember Riley stated that he pulled this item from Consent to receive the information, and for the public to hear that information, on why the road is being repaired so quickly. He stated that they are going to do it right this time. He noted that bond funds will be used for this case and the previous case as the City does not have available MSA funds, even though the roads are MSA routes.

Motion by Councilmember Riley, seconded by Councilmember Kuzma, to Adopt Resolution #17-01-029 Accepting Feasibility Report and Ordering Plans and Specifications for Improvement Project #17-01, Alpine Drive Reconstruction.

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

**7.09: Consider Adoption of Resolution #17-01-031 Approving an Interim Structure for Community Development Department**

Community Development Director Gladhill reviewed the staff report and recommendation to adopt Resolution #17-01-031 approving the interim structure for the Community Development Department. The Resolution proposes three specific actions: authorizes an interim structure for the Community Development Department assigning leadership of the Planning Division to the City Planner and assigning leadership of the Building Division to the Building Official; approves a temporary monthly stipend in the amount of \$390 per month for the City Planner through December 31, 2017; and recognizes that the City of Ramsey recently approved a market rate adjustment for the Building Official and therefore no wage adjustment is being proposed at this time.

Councilmember Johns stated that this seems to make sense for staff and appreciated that staff is always looking for better ways to utilize the resources available.

Motion by Councilmember Johns, seconded by Councilmember Shryock, to Adopt Resolution #17-01-031 Approving an Interim Structure for the Community Development Department.

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

**7.10: Consider Adoption of the 2017 City of Ramsey Legislative Platform**

City Administrator Ulrich reviewed the staff report and recommendation to adopt the City of Ramsey Legislative Platform as presented, or amended, based on discussion.

Councilmember Shryock asked for clarification regarding the percentage of local communities around Ramsey that support an elected Metropolitan Council and whether Ramsey would want to support that language.

City Administrator Ulrich stated that he does not know the specific number but did not believe the majority support elected officials. He noted that he will do additional research and provide the results to the Council.

Mayor Strommen noted that this does reflect the position the Council took.

Motion by Councilmember Riley, seconded by Councilmember Johns, to Adopt the City of Ramsey 2017 Legislative Platform.

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

#### **7.11: Consider Approval of Request for Exemption to EDA Revolving Loan Fund Guidelines**

Asst. City Administrator/Economic Development Manager Brama reviewed the staff report and recommendation of the EDA to support this exemption. The EDA felt the purpose of this program was to help Ramsey businesses, noting the program is very rarely used. He stated that generally this appears to be a reasonable request/opportunity to expand the ability to use this program. The EDA will still rely heavily on the underwriting process to determine if an applicant is credit worthy. The EDA believes some level of equity is needed in any project the City was involved with, in this specific scenario, five percent appears to be reasonable. The EDA has requested staff bring back a future case to update the EDA Revolving Loan Fund Policy.

Councilmember Riley stated that the EDA had a robust discussion on this topic and it was proposed to accept the five percent equity rather than ten percent. He stated that the EDA supports the change to five percent. He noted that perhaps this change will help utilization of the RLF program.

Motion by Councilmember Riley, seconded by Councilmember Johns, to allow for an exemption to the EDA RLF Guidelines, to allow for minimum equity, in the amount of five percent, for American Print and Digital.

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

#### **7.12: Stone Brook Academy Purchase Agreement for 1 Acre of City Owned Land Located within The COR (Portions may be closed to the public)**

Asst. City Administrator/Economic Development Manager Brama reviewed the staff report and recommendations from the EDA and Planning Commission, noting that each group had a

different position on the request and reviewing the concerns and points of each group. He stated that everyone agrees that this is a great project and will be a great addition to Ramsey, the struggle is simply with the location. He stated that staff recommends that the land sale policy be updated to further outline a process moving forward.

Councilmember Riley stated that there were two different EDA meetings that dedicated a large amount of time. He stated that everyone agrees that this is a great project but struggles with the location. He stated that the EDA passed a recommendation to move forward with the project, but noted the question would be how this fits with the vision. He stated that his vision is to sell the land that is available for sale and fits within the zoning, which this request does, and therefore recommends moving forward.

Mayor Strommen noted that she spent considerable time processing this request and has struggled. She stated that other bodies have struggled with this as well because of the site selection as there is not a good framework for these types of decisions. She stated that she does have concerns with the remnant parcels and ensuring that the decisions made today do not negatively affect the future development. She asked whether the priority is to sell land versus whether the project fits the site. She stated that personally she cannot just want to sell the land. She stated that this is a great project that will fit within The COR but is unsure that it fits on this parcel. She did not feel like she had the right information to make a decision that she could feel good about.

Councilmember Kuzma stated that he agrees that this would be a great project but also struggles with the site and therefore is more in favor of the recommendation of the Planning Commission to review an alternative site.

Councilmember Riley stated that earlier this evening there was a discussion with the Planning Commission and it was pointed out that the vision is focused on wants and the City has nothing. He asked how long the City is willing to hold on to vacant land with a vision. He stated that this is a request to sell land to a business that will bring in traffic and could bring additional business.

Mayor Strommen stated that this is not the first time that the Council has said that the site selection is not right and were able to find a better site for the use. She stated that she is intrigued that the EDA was able to have two discussions and asked staff if they believe that the Planning Commission would benefit for another discussion.

Asst. City Administrator/Economic Development Manager Brama stated that there are people struggling with the project because of the location, issues with the lot, and remnant sites that would remain. He stated that a detailed analysis has not been completed and stated that if there is value in completing further analysis, staff could do that. He stated that he is unsure how that falls with the timelines for Mr. and Mrs. Johnson but would be happy to work with them on that.

Mayor Strommen stated that there are certain challenges whether this use goes on this site and is not aware of the tradeoffs. She asked the potential of the three lots if this were not placed in the middle, meaning what the City would be giving up versus what would be retained.

Councilmember Johns agreed with the comments of Mayor Strommen that this is a fabulous project that she would love to see come to Ramsey. She stated that she did not want the City to cut themselves short on this location and could perhaps move this user down one block. She agreed that additional information would be helpful.

Mayor Strommen stated that there is a lot of excitement from the City, there is simply a struggle with whether this is the right decision for the City and they would like the information necessary to determine if this is the best site for the business. She asked whether the applicants would be amenable to the timeline.

Michael Johnson stated that they started talking with staff in October of 2016. He stated that they had lived her for many years but now live in Andover. He stated that they have seen the growth and development in Ramsey and would like to be a part of that. He stated that they have been to all the lots in The COR, noting that each of the lots have their own appeal. He stated that the lots north of Coborn's are retail and therefore the school would not be a good fit. He stated that the areas from Casey's moving west are vacant and leave a lot of possibilities. He stated that the half acre lot remnant is not their fault. He stated that their school would bring 100 vehicles through The COR twice daily, which would bring additional business to those businesses in The COR. He stated that they chose the location they chose, not just for price, but because they feel that is the best fit and how they could best fit into The COR.

Mayor Strommen appreciated that and noted that is why the Council is excited. She asked if the applicants are willing to work with the City for a little more time to let the Planning Commission and Council become more comfortable, as the EDA did. She stated that they want to work with the applicants and are asking for additional time to let everyone get to the point of being comfortable.

Mr. Johnson stated that they are going to continue to work with the City but would like to stay within the school schedule.

Mrs. Johnson asked for additional input on the timeframe.

Community Development Director Gladhill reported that the Planning Commission meets the following week and then it could come back to the Council in February.

Asst. City Administrator/Economic Development Manager Brama agreed that the timeline could be targeted to come back to the Council the second week in February. He noted that having professional help for the mockup with put a question mark into the timeline and perhaps it comes back to the fourth week in February.

Mrs. Johnson stated that they were hoping to open for the 2017 school year and it probably does not look like that would happen. She thanked the Council for their time.

Mayor Strommen stated that the goal is not to delay the project, but this is the first time is it coming before the City Council and it is a complex decision. She stated that the Council is attempting to find a path to approve the request in a manner people are comfortable with.

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to direct staff to bring the item back to the Planning Commission for further recommendation.

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

**7.13: Right-of-Way Acquisition Loan Fund (RALF) Program: Case of 6401 Highway 10: Consider Purchase Agreement (Case may be closed to the public)**

Asst. City Administrator/Economic Development Manager Brama reviewed the staff report and recommendation to move this project forward and approve the purchase agreement. He stated that the next major hurdle is removing the underground petroleum tanks and completing the Phase II ESA. If that process is clean, the City should be in a good position to close on the purchase; if not, staff will need to bring this case back for further discussion.

Councilmember Riley stated that this is a property that needs to be purchased as it is an eyesore, does not have access and is within the access corridor. He appreciated the work that has gone into protecting the City. He asked if this is the best way to handle the item.

Asst. City Administrator/Economic Development Manager Brama confirmed that he has received that guidance from the experts at Braun and the City Attorney.

Councilmember Kuzma recommended getting the other two bids before making a decision. He stated that once you hire someone they will pull the tanks out.

Motion by Councilmember Kuzma, seconded by Councilmember Riley, to approve the agreement with Series Sunfish of Athans Holdings, LLC for the purchase of Lot 2, Block 1, Sunfish Commons; subject to final review and amendments by the City Attorney and to authorize staff to complete final due-diligence; including removing the underground storage tanks and completing a Phase II ESA.

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

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

**8.01: Receive Progress Report for the 2040 Comprehensive Plan Update**

Community Development Director Gladhill provided an update on the 2040 Comprehensive Plan update process. He commended the Comprehensive Steering Committee for their efforts throughout this process.

City Administrator Ulrich announced upcoming meetings and events.

**9. ADJOURNMENT**

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

Motion carried.

The regular meeting of the City Council adjourned at 10:14 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.*