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

The Ramsey City Council conducted a regular meeting on Tuesday, February 28, 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
Councilmember Kristine Williams

Members Absent: None

Also Present: City Administrator Kurtis Ulrich
Parks and Assistant Public Works Superintendent Mark Riverblood
Public Works Superintendent Grant Riemer
City Engineer Bruce Westby
City Planner Chris Anderson

1. CALL TO ORDER

Mayor Strommen called the regular meeting of the Ramsey City Council to order at 7:00 p.m., and led in the Pledge of Allegiance.

2. PRESENTATION

None.

3. CITIZEN INPUT

None.

4. CONSENT AGENDA

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

- 4.01: Receive January 2017 Financial Reports – General Fund and Enterprise Funds
- 4.02: Approve the following Meeting Minutes:
 - 1) City Council Work Session dated February 14, 2017

- 2) City Council Regular dated February 14, 2017
 - 3) Strategic Planning Work Session dated February 21, 2017
- 4.03: Approve Licenses:
- Therapeutic Massage Therapist
Xiangju Zhao at Oasis Massage/14037 St. Francis Blvd NW
- 4.04: Adopt Resolution #17-02-052 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of February 9, 2017 through February 22, 2017
 - 4.05: Adopt Resolution #17-02-049 Authorizing Partial Payment to DRC, Inc. for Ramsey Municipal Complex Site Demolition
 - 4.06: Adopt Resolution #17-02-054 Approving Final Plat (Lot Split) for the Wayne and Jane Olson Subdivision Located at 5830 151st Ln NW
 - 4.07: Adopt Resolution #17-02-055 to Enter into a Residential Recycling Program Agreement with Anoka County to Receive SCORE Funds for 2017
 - 4.08: Adopt Resolution #17-02-056 Proclaiming March 7, 2017 as: A Day of Action to End Domestic Violence

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

5. APPROVE AGENDA

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

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

6. PUBLIC HEARING

6.01: Public Hearing to Consider Adoption of Resolution #17-02-044 Accepting Feasibility Report and Ordering Plans and Specifications for Improvement Project #17-00, Sunwood Drive Reconstruction

City Engineer Westby reviewed the staff report and recommendation to deny adoption of Resolution #17-02-044 at this time and to postpone the public hearing for Improvement Project #17-00, Sunwood Drive Reconstruction, until March 14, 2017. He noted that a revised assessment roll was included in the Council packet, which reflects some of the changes staff plans to make after working with the assessor.

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to deny adoption of Resolution #17-02-044 Accepting the Feasibility Report and Ordering Plans and Specifications for Improvement Project #17-00, Sunwood Drive Reconstruction.

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

6.02: Public Hearing to Consider Easement Vacations and Final Plat Request for Brookfield 8th Addition (Project No. 16-78); Case of Brookfield Land, LLC

Presentation

City Planner Anderson reviewed the staff report and recommendation to adopt Resolution #17-02-051: vacation of trail and drainage and utility easements, final plat approval for Brookfield 8th Addition, and enter into a tree clearing and grading agreement and a development agreement, contingent upon review and approval as to legal form by the City Attorney, and confirmation of street light charges by Connexus Energy. He suggested that a contingency be added specifying that no work begin until the Comprehensive Plan amendment is approved by the Metropolitan Council.

Public Hearing

Mayor Strommen called the public hearing to order at 7:15 p.m.

Citizen Input

There was none.

Motion by Councilmember Shryock, seconded by Councilmember Johns, to close the public hearing.

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

The public hearing was closed at 7:15 p.m.

Council Business

Councilmember Kuzma referenced the construction of the loop for the watermain, noting the mention of cost-share and asked for more information.

City Planner Anderson stated that there are benefits to having the loop constructed and recognized that it was not in the proforma of the applicant to begin with. He stated that staff is open to a discussion regarding some type of cost-share.

Mayor Strommen asked if action or direction is needed from the Council tonight on that topic.

City Planner Anderson stated that staff believes that it would be reasonable but wants the input of the Council, noting that if the Council desires that activity, staff can incorporate that language into the agreement.

Councilmember Riley asked why this is being brought up now.

City Planner Anderson noted that comment was in the initial staff review letter for the preliminary plat. He noted that utility and engineering staff reviewed that item and believe that the best approach would be to loop the service. He stated that there were discussions between staff and the developer between the preliminary plat and this time. He noted that staff still feels that it is important and the cost-share potential was brought forward as the aspect was not initially included in the applicant's proforma.

City Engineer Westby estimated the cost to be between \$65,000 and \$105,000.

Mayor Strommen stated that there are all kinds of examples where an applicant or developer fails to account for something in a proforma because they do not realize what the code says or thinks they would be able to achieve the result without the additional activity. She stated that she would not want to set precedent if the error was not the City's or a larger benefit to the City was not being provided.

City Planner Anderson stated that the comment was part of the comments on the preliminary plat and therefore is not a surprise to the applicant. He stated that it is a long stretch of the line that is not serving any additional lots affiliated with the development but would serve the benefit of the proposed lots in the development.

Mayor Strommen stated that perhaps the question is better posed to the applicant if the comment was made in the initial review letter.

Heather Lorge, Capstone Homes, stated that Capstone was aware of the loop issue but worked diligently with their engineer and determined that water quality could be provided without the loop. She stated that her interpretation was that the City's concern was regarding the long-term and not the initial ability to provide water quality. She stated that Capstone understands that the loop is the expectation and appreciates the willingness of the City and staff to work with them.

Mayor Strommen stated that she would be concerned that the City would fund this because of a miscommunication or expectation. She asked if perhaps the Public Works Committee should review that issue, as she would be hesitant to offer a cost-share.

City Engineer Westby noted that the comment was in the initial review letter with staff and was discussed with the applicant. He noted that in the end, the road fell out of the mix and the watermain connection was left. He stated that the applicant stated that they would run calculations to ensure that stagnant water would not be an issue. He stated that as the discussion evolved there was a discussion regarding not only the initial concerns but long-term as well and were ongoing throughout the process. He noted that the benefits to the City and developer were discussed to determine if a compromise could be reached.

Mayor Strommen asked if this could be isolated so that it does not open the door for all the future development requests. She stated that the developer simply not including the item in a proforma does not seem to be an appropriate justification.

City Administrator Ulrich noted that the application is delayed at least 60 days because of the Comprehensive Plan amendment and therefore there would be sufficient time for staff to consider the matter and to obtain the input of the Public Works Committee.

City Planner Anderson noted that the City has already granted approval of the Comprehensive Plan amendment contingent upon the approval of the Metropolitan Council and therefore the item would not necessarily have to come back to the Council. He noted that the approval could be made and the item can still be directed back to the Public Works Committee.

Councilmember Riley asked for additional information on the tree clearing agreement and recommended action.

City Planner Anderson stated that it would not be prudent to take that action until the approval is gained from the Metropolitan Council. He stated that Ramsey has its own standards in regard to tree preservation and grading, but noted that part of the process is the reguiding of the property. He noted that the specific concerns that arose were regarding tree removal and therefore staff believes that work should be delayed until the approval is gained from the Metropolitan Council.

Councilmember Riley stated that he would not support delaying this process.

Councilmember LeTourneau stated that the application has to be consistent with the guidelines and because of the inconsistencies with the watermain and Metropolitan Council; he does not feel like he could support moving forward until those are resolved. He stated that the normal operating process requires the developer to cover those costs and this appears to be inconsistent.

City Administrator Ulrich noted that one solution would be to approve the plat without a cost-share and then go back through the process to determine if a cost-share would be available.

Councilmember Shryock asked the timeline for the project if approval was given to the project, contingent upon the other items.

City Planner Anderson noted that the Metropolitan Council invoked a 60-day extension, and may not take the full 60 days. He suggested allowing staff to provide the additional information to the Metropolitan Council, noting that the information was not initially requested by the Metropolitan Council.

Councilmember Williams echoed the comments of Councilmember LeTourneau, noting that there are a number of contingencies and therefore did not see an element of urgency to rush the approval until those items are resolved. She thought that perhaps clarity and certainty would be provided if the Council had an opportunity to review the final plan once the contingencies are approved.

City Planner Anderson provided additional details on the contingencies that are considered normal and noted that perhaps the cost-share element is left out. He explained that staff suggests no work occurring until the approval is gained from the Metropolitan Council as that makes the most sense.

Councilmember LeTourneau stated that he agrees that there is not a sense of urgency with the contingencies still unresolved. He stated that he is open to the idea that the approval could be made without adding the cost-share element but was not convinced that moving forward would be the right action tonight. He stated that he does not support clearing trees when something may never occur.

Motion by Councilmember LeTourneau, seconded by Councilmember Williams, to table Resolution #17-02-051 until the time when the contingencies are resolved.

Further discussion: Councilmember Kuzma asked if the Public Works Committee would also be involved.

Councilmember LeTourneau agreed that would be part of the process.

Mayor Strommen asked staff to highlight the portion of the staff review letter that references the watermain.

Mayor Strommen asked what this motion would do to the timeline of the project, versus granting contingent approval as she was unsure if that would make a difference.

City Planner Anderson stated that from a staff perspective, they understand that the applicant was excited to get in ahead of the Oak Wilt season and further developments were made more recently. He stated that staff is confident that the additional narrative staff will provide to the Metropolitan Council will be sufficient.

Mayor Strommen asked for a specific difference in the timeline between the two options or whether they would both reach the same end result.

City Planner Anderson stated that he would think having the approvals in place and awaiting the approval of the applicant would be preferred rather than awaiting a future City Council meeting after that approval is gained.

Ms. Lordge agreed with the comments that it would be beneficial to receive the approval, with the removal of the cost-share language and contingent upon the other items.

Councilmember Kuzma stated that it is his opinion that if the cost-share language is removed the developer agrees to fund that expense.

Ms. Lordge stated that she would not presume that but they would be willing to come back to the City with that request. She stated that they did not want to remove the option from the table.

Councilmember Riley stated that the Council is acting like this is something strange but noted that this is the 8th addition of this neighborhood and this is simply adding homes to the neighborhood. He did not see a reason to delay action.

Councilmember LeTourneau stated that while he agrees with some of the comments made by Councilmember Riley, he does not want to see a precedent in spending the residents' money on something it does not need to be spent on. He noted that there is still an inconsistency in the expectations of each party and believes that should be clear before a plat is approved.

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

7. COUNCIL BUSINESS

7.01: Consider Request for Zoning Amendment, Comp Plan Amendment, Preliminary and Final Plat, and Site Plan for Regency Commons (Project No. 16-108); Case of National Self Storage, LLC

City Planner Anderson reviewed the staff report and recommendation of the Planning Commission to approve the project. He noted that subsequent to the Planning Commission review, the City received official comment from Anoka County Highway Department. He noted that Anoka County prefers that the Ramsey Boulevard access be shifted to the north and the Bunker Lake Boulevard access be eliminated. However, Anoka County understands that the site is constrained and cannot force each scenario; of key importance is the relocation of the Ramsey Boulevard access, which would have the effect of eliminating the smaller of the two buildings on the site. The City Council is legally able to approve the site plan as presented, however plans will be required to be revised to incorporate the requested turn lanes as outlined in the Anoka County Review Letter. He stated that staff recommends the following actions, all contingent upon compliance with the Staff Review Letter and review and approval by Anoka County Highway Department: City Council adopt Ordinance #17-05 to rezone the subject property to E-1 Employment District and B-1 Business District; and adopt Resolution #17-02-036 granting a Comprehensive Plan amendment to re-guide the subject property as Business Park and Commercial, contingent upon approval by the Metropolitan Council; and adopt Resolution #17-02-037 granting Site Plan approval; and adopt Resolution #17-02-038 and #17-02-039 approving the Preliminary and Final Plat approval.

Reid Schultz, Landform Professional Services, thanked staff for the phenomenal job they have done to help bring this forward to the Council. He noted that this is not the first proposal for this site, and not even the first self-storage facility for this site. He stated that this is actually the fifth application for this site. He believed that this is the best application to come forward to the Council. He stated that the business owner is local and is dedicated to making this successful. He stated that the proposal would be for two buildings, a main facility that would include three levels with approximately 325 storage units ranging in size and a secondary, one-story building that will provide larger storage facilities for vehicles and recreational vehicles. He stated that the site plan would include all necessary utilities, off-street parking, and would provide cross access agreements. He noted that extensive landscaping and berming would be provided to help buffer from the existing neighbors. He stated that they have met with some of the neighbors to work through their concerns and appreciate the cooperative nature everyone has had. He noted that the proposed lighting would meet the City's requirements and the onsite ponding would meet the stormwater needs for the initial and future development. He stated that they are currently

working with the Lower Rum River Water Management Organization to meet their stormwater requirements as well. He stated that they do agree with the comments in the staff review letter.

Councilmember Shryock asked if the lighting plan has been designed.

Mr. Schultz stated that the light plan has been submitted as part of the application and noted that they intend to provide an upscale self-storage facility. He stated that they need to balance the aesthetics with the need for security and find a balance between fencing and lighting. He noted that they are also attempting to use trees and landscaping to deter trespassing. He noted that there will be lighting at night to assist the cameras in capturing any negative actions.

Motion by Councilmember LeTourneau, seconded by Councilmember Johns, to waive the Charter requirement to read the ordinance aloud and adopt Ordinance #17-05 to rezone the Subject Property to E-1 Employment District and B-1 Business District.

A roll call vote was performed by the Recording Secretary:

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

Motion carried.

Motion by Councilmember LeTourneau, seconded by Councilmember Johns, to Adopt Resolution #17-02-036 Identifying Findings, Approving a Comprehensive Plan Amendment, Contingent Upon Metropolitan Council Approval, to Amend Land Use Designation on the Subject Property to Align with Revised Property Boundaries, and Authorizing City Staff to Submit an Application to the Metropolitan Council for an Amendment to the Comprehensive Plan; Resolution #17-02-037 Granting Site Plan Approval for National Self Storage, LLC; and Resolutions #17-02-038 Granting Preliminary Plat Approval of Regency Commons and #17-02-039 Granting Final Plat Approval of Regency Commons; contingent upon the conditions in the Staff Review Letter and input from Anoka County Highway Department.

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

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Ulrich announced upcoming meetings and events.

9. ADJOURNMENT

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

Motion carried.

The regular meeting of the City Council adjourned at 8:15 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.