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

The Ramsey City Council conducted a regular meeting on Tuesday, March 14, 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
Finance Director Diana Lund
Police Chief Jeff Katers
Public Works Superintendent Grant Riemer
Community Development Director Timothy Gladhill
City Engineer Bruce Westby
Asst. City Administrator/Economic Development Manager Patrick Brama

1. CALL TO ORDER

Mayor Strommen called the regular meeting of the Ramsey City Council to order at 7:02 p.m., followed by the Pledge of Allegiance led by Mayor Strommen.

2. PRESENTATION

None.

3. CITIZEN INPUT

None.

4. CONSENT AGENDA

Councilmember Kuzma requested to remove item 4.10 from the Consent Agenda.

Councilmember Riley referenced Item 4.03 and explained that the Council is simply receiving the update and is not giving or approving the update.

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to approve the following items on the Consent Agenda as revised to remove item 4.10:

- 4.01: Receive Cash and Investments for Period Ending February 28, 2017
- 4.02: Receive Progress Report on Comprehensive Plan Update
- 4.03: Receive Progress Report on The COR Development Plan Update
- 4.04: Receive Update on Comprehensive Plan Amendments for Brookfield 8th Addition and Woodlands 4th Addition
- 4.05: Note the Following Boards and Commissions Meeting Minutes:
 - 1) Planning Commission Meeting Minutes dated January 5, 2017
 - 2) Economic Development Authority Meeting Minutes dated January 12, 2017
 - 3) Park and Recreation Meeting Minutes dated January 12, 2017
 - 4) Environmental Policy Board Meeting Minutes dated January 18, 2017
- 4.06: Approve Licenses:
 - Solicitor
 - Comcast Cable/6901 Winnetka Avenue N, Brooklyn Park
- 4.07: Approve the following Meeting Minutes:
 - 1) City Council Work Session dated February 28, 2017
 - 2) City Council Regular dated February 28, 2017
- 4.08: Approve Amended Communications Plan
- 4.09: Approve Various Items Related to Reassignment of Lifestyle Properties, Inc. Purchase Agreement to Morning Sun Homes, Inc.
- 4.10: ~~Approve Request from Ramsey Business for Use of EDA Revolving Loan Fund; Case of American Print & Digital~~ This item was removed from the Consent Agenda and considered as Item 7.04.
- 4.11: Adopt Resolution #17-03-058 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Received During the Period of February 23, 2017 through March 8, 2017

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

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, Riley, and Williams. Voting No: None.

6. PUBLIC HEARING

6.01: Public Hearing to Consider Adoption of Resolution #17-02-060 Approving the Issuance of Bonds by the City of Minneapolis and the Housing and Redevelopment Authority of the City of St. Paul on Behalf of Allina Health System

Presentation

Finance Director Lund reviewed the staff report and recommendation to adopt Resolution #17-03-060 approving the issuance of bonds by the City of Minneapolis and the HRA of the City of St. Paul on behalf of Allina Systems.

Public Hearing

Mayor Strommen called the public hearing to order at 7:07 p.m.

Citizen Input

There was none.

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

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

The public hearing was closed at 7:07 p.m.

Council Business

Councilmember Kuzma asked if some of the offices in Ramsey would be remodeled.

Nathan Canova, Dorsey and Whitney, replied that this would provide no improvements and is strictly refinancing for the purpose of interest rate savings.

Motion by Councilmember Kuzma, seconded by Councilmember LeTourneau, to adopt Resolution #17-03-060 Approving the Issuance of Bonds by the City of Minneapolis and the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, on Behalf of Allina Health Systems Under Minnesota State Statutes, Sections 469.152 to 469.165.

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

6.02: Public Hearing to Consider Adoption of Resolution #17-03-057 Accepting Feasibility Report and Ordering Plans and Specifications for Improvement Project #17-00, Sunwood Drive Reconstruction

Presentation

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #17-03-057 accepting the Feasibility Report and ordering Plans and Specifications for Improvement Project #17-00, Sunwood Drive Reconstruction.

Public Hearing

Mayor Strommen called the public hearing to order at 7:19 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 7:19 p.m.

Council Business

Councilmember Riley noted that the Council has heard this case multiple times and the Public Works Committee has also discussed the project. He stated that City Engineer Westby has also done a great job reaching out and working with the business owners in the project area. He stated that this is a project that is wanted.

Motion by Councilmember Riley, seconded by Councilmember Johns, to adopt Resolution #17-03-057 Accepting Feasibility Report and Ordering Plans and Specifications for Improvement Project #17-00, Sunwood Drive Reconstruction.

Further discussion: Councilmember LeTourneau stated that he appreciates how City Engineer Westby and the staff reach out to the community, whether that is residents or businesses. He stated that the City is doing the best they can with the difficult policy. He stated that the feedback that the City receives helps the City to shape the policy, as roadwork is something that everyone wants but no one wants to pay for. Mayor Strommen agreed that these are improvements that everyone wants but no one wants to pay for. She stated that there were multiple options discussed for how to pay for these improvements when the policy was created. She stated that it is often easier for people to provide input on specific projects when it becomes real and appreciates the input that everyone is providing.

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

7. COUNCIL BUSINESS

7.01: Receive Update on Covenant Meadows and Consider Environmental Review Options (Project #17-102); Case of Eric Thomsen

Community Development Director Gladhill reviewed the staff report and provided an update on Covenant Meadows. He noted that the Planning Commission postponed action at their March 2nd meeting to spend more time addressing concerns raised by neighboring property owners regarding impacts to ecological and wildlife resources. It was requested that the City explore a discretionary Environmental Assessment Worksheet (EAW) or Citizen Petition EAW. He noted that the City will be hosting a workshop on the project on Thursday, April 6th at 5:30 p.m. to discuss neighbor concerns in more detail.

Councilmember Riley asked for more information on the 15 acres along Trott Brook that would be protected.

Community Development Director Gladhill noted that staff was able to negotiate with the developer to deed the 15 acres to the north that borders Trott Brook to the City at no cost. He stated that staff believes that would provide better protection than private development/ownership.

Mayor Strommen asked the next step.

Community Development Director Gladhill stated that the Planning Commission will hold a workshop on Thursday, April 6th at 5:30 p.m. prior to their regular meeting later that night, at which formal recommendation will be made.

Mayor Strommen stated that she agrees with staff that the EAW would not provide the answers the citizens are requesting and agrees that the public workshop would be the best course of action to resolve those concerns.

7.02: Consider Authorizing Ad-Hoc Subcommittee of the Planning Commission to Update Housing Plans

Community Development Director Gladhill reviewed the staff report and recommendation to authorize the Planning Commission to re-establish the Ad-Hoc Housing Committee to update the City's Housing Plan.

Councilmember LeTourneau asked if a member of the EDA should also be a member of the Ad-Hoc Committee.

Community Development Director Gladhill stated that the makeup of the Committee could be discussed but believed that the membership should be limited to three members. He confirmed that the composition could be mixed between the EDA and Planning Commission.

Mayor Strommen confirmed the consensus of the Council to offer one of the spots to a member from the EDA and if no one wishes to participate, the three members will simply be pulled from the Planning Commission.

Motion by Councilmember Johns, seconded by Councilmember LeTourneau, to authorize the Planning Commission, and possibly EDA, to re-establish the Ad-Hoc Housing Committee to update the City's Housing Plan.

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

7.03: Consider Stone Brook Children's Academy & Childcare Center Purchase Agreement (Portions May be Closed to the Public)

Asst. City Administrator/Economic Development Manager Brama reviewed the staff report and noted that staff is generally comfortable with the terms and conditions laid out in the purchase agreement as they appear to meet the land sale policies, fit within the CBRE adopted "deal ranges", and meet the intent of the template purchase agreement. He stated that staff does not have a need to go into closed session for this case as Stone Brook has agreed to the EDA's counter offer on price. He reviewed the benefits that this development would provide to the City and to The COR and recommended approval.

Councilmember Riley referenced the different concept options for the planned sites, noting that the original plan of the applicant was Plan A, while the Planning Commission suggested B or C. He asked how that would work with no other future sites developed at this time.

Asst. City Administrator/Economic Development Manager Brama stated that in looking at the four concepts, the Planning Commission felt most comfortable with Concept B because of how it flows with the overall site. He stated that there has been direction from the Planning Commission and EDA that concept B would be preferred as it would best fit with the vision for the area. He noted that it would allow cross access for the site and would also provide a north/south connection. He stated that he has spoken with the applicant and their first choice would be concept A as that would increase safety for the users of their site as it would eliminate cross traffic. He stated that the location of the playground would need to be more creative as well. He stated that Stone Brook understands the needs and desires of the City and is comfortable making a compromise with the City to utilize concept B.

Councilmember Williams stated that she would like to see the easements specified in the purchase agreement and development agreement.

Asst. City Administrator/Economic Development Manager Brama agreed that is an important component and noted that the development agreement would outline the easements and would be in place prior to execution of the purchase agreement.

Councilmember LeTourneau stated that originally, he thought he would favor option B, as that provides a better view shed from the street, but is also sensitive of the safety concerns with cross traffic. He emphasized that he likes the building orientation of concept B but the parking alignment of concept A. He stated that he would prefer to not have cross access through the site because of the safety concern.

Councilmember Shryock stated that the reservation would simply be a holder and the City could take it or leave it at a later date. She stated that she understands the safety aspect of concept A, but also understands for the overall safety of the area it would be nice to have the cross access. She stated that none of the access options show a cross access on the southern portion, which would eliminate the safety concern. She stated that she would like to see that alternative.

Mayor Strommen stated that there are two ways to look at safety and stated that she would be in favor of including the easements in the purchase agreement. She referenced a portion of the case which outlines the elements of the purchase agreement, specifically regarding private road versus public road. She asked for clarification.

Asst. City Administrator/Economic Development Manager Brama stated that there are two options for the road and provided additional details. He stated that the purchase agreement will include both options and specify how the cost splits would occur for each option.

Kristin Johnson, the applicant, stated that her preference for safety reasons would be concept A. She explained that having a road coming through the site would be less safe for parents dropping off their children. She stated that with the site more self-contained it would be safer for the parents and children, especially as the neighboring use is not known.

Councilmember Shryock stated that she understands the desire to have the separation and noted that perhaps a cross access could occur on the south portion of the property which would allow cross access and would also provide the safety for her site.

Councilmember Williams asked the preference of a public or private road.

Ms. Johnson replied that her preference would be for a public road as that would ensure that the road continues to be well maintained in alignment with other public roads.

Councilmember Williams stated that she is not in favor of a public road in this location if the cross easements cannot be reserved. She stated that the cost of constructing a public road is high and therefore should serve more than one parcel.

Motion by Councilmember LeTourneau, seconded by Councilmember Riley, to approve the purchase agreement with Stone Brook Academy for one acre of land located near the center of The COR for a children's academy and childcare center.

Further discussion: Councilmember Williams stated that given the absence of the cross access easement language she cannot support the motion.

Councilmember Riley withdrew this second of the motion.

The motion failed for lack of second.

Asst. City Administrator/Economic Development Manager Brama stated that the Council can either move forward with the proposed motion which was silent of the language regarding cross access easements, or the Council can reach consensus on whether to include the cross access easements.

City Administrator Ulrich stated that the Council can approve the purchase agreement with the additional language and staff can work with the City Attorney.

Motion by Councilmember LeTourneau, seconded by Councilmember Riley, to approve the purchase agreement with Stone Brook Academy for one acre of land located near the center of The COR for a children's academy and childcare center, with the inclusion of a provision that the purchaser provide a cross easement with language acceptable to the City Attorney.

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

7.04: Approve Request from Ramsey Business for Use of EDA Revolving Loan Fund; Case of American Print & Digital

Asst. City Administrator/Economic Development Manager Brama reviewed the case and the recommendation to approve the request from a Ramsey business, American Print & Digital, for use of an EDA Revolving Loan Fund. He provided an update that has occurred to provide a different collateral than originally approved.

Councilmember Kuzma stated that there is a big different between a second mortgage on a home versus used equipment. He stated that if there was a problem it would be easy for the business owner to walk away and it would be risky for the City to recoup the cost. He stated that he would not support this item.

Councilmember Riley stated that as discussed earlier, the position of the City is not to act as a bank but as a lender of last resort. He stated that this is a business loan and it makes more sense to have business collateral rather than a personal residence. He stated that the City now has the first position which is stronger than a second position and therefore he will continue to support this item.

Motion by Councilmember Riley, seconded by Councilmember Williams, to approve the request from American Print and Digital for use of the EDA Revolving Loan Fund in the amount of \$72,500 subject to the items in the case.

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

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Ulrich announced upcoming meetings and events.

Mayor Strommen stated that tomorrow is the North Metro Mayors Legislative Day and Board meeting and therefore she and City Administrator Ulrich will be meeting with the legislative representatives to discuss the City's priorities along with the priorities of the North Metro Mayors.

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 8:10 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.