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

The Ramsey City Council conducted a regular meeting on Tuesday, June 27, 2017, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Sarah Strommen
Councilmember Jill Johns
Councilmember Mark Kuzma
Councilmember Chris Riley
Councilmember Melody Shryock

Members Absent: Councilmember John LeTourneau
Councilmember Kristine Williams

Also Present: City Administrator Kurtis Ulrich
Finance Director Diana Lund
Police Chief Jeff Katers
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 7:04 p.m., followed by the Pledge of Allegiance led by Mayor Strommen.

2. PRESENTATION

None.

3. CITIZEN INPUT

David Logan, 7939 158th Avenue NW, referenced the bike trails the City has, noting that the parks department does an excellent job within the parks but wondered if the department could extend that work along the trails. He noted that he personally took his mower out and did a section of trail. He stated that previously residents could bring brush debris to the County for free but now it is harder to dispose of that material. He stated that perhaps Ramsey could have their own brush debris drop-off location.

City Administrator Ulrich stated that he and staff will research the items and bring something back to the next meeting.

Mayor Strommen agreed that the park department does an excellent job but she also noticed cracks and grass growing on the trails.

4. CONSENT AGENDA

Motion by Councilmember Johns, seconded by Councilmember Kuzma, to approve the following items on the Consent Agenda:

- 4.01: Receive May 2017 Financial Reports – General Fund and Enterprise Funds
- 4.02: Note the Following Boards and Commissions Meeting Minutes:
 - Planning Commission Meeting Minutes dated May 4, 2017
 - Park and Recreation Meeting Minutes dated May 11, 2017
 - Environmental Policy Board Meeting Minutes dated May 15, 2017
 - Economic Development Authority Meeting Minutes dated May 25, 2017
- 4.03: Approve the following Meeting Minutes:
 - 1) City Council Work Session dated June 13, 2017
 - 2) City Council Regular dated June 13, 2017
- 4.04: Approve Rental Licenses
- 4.05: Award Contract for a Towing Vendor for the City of Ramsey
- 4.06: Adopt Resolution #17-06-152 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of June 8, 2017 through June 21, 2017
- 4.07: Adopt Resolution #17-06-146 Authorizing Partial Payment to New Look Contracting, Inc. for IP #16-36 Business Park 95 Regional Stormwater Pond Outlet
- 4.08: Adopt Resolution #17-06-153 Authorizing Final Payment to DRC, Inc. for Ramsey Municipal Complex Site Demolition
- 4.09: Adopt Resolution 17-06-154 Authorizing Partial Payment to Park Construction Company for IP #16-54 Mississippi River Trail Phase III
- 4.10: Adopt Resolution #17-06-155 Authorizing Partial Payment to Park Construction Company for IP #16-54 Mississippi River Trail Phase III
- 4.11: Adopt Resolution #17-06-156 Approving a Development Agreement for Covenant Meadows (Project #17-02)
- 4.12: Adopt Resolution #17-06-157 Adopting a General Records Retention Schedule

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

5. APPROVE AGENDA

City Administrator Ulrich noted that the public hearing for Item 6.1 will be canceled and advised that a statement will be provided in lieu of the public hearing for Item 6.2 as well.

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

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

6. PUBLIC HEARING

6.01: Public Hearing to Consider Liquor License Request for Penalty Box Grill: Case of SM Enterprises (Canceled)

This item was removed from the agenda.

6.02: Public Hearing to Consider PSD LLC Business Park: Consider Establishing TIF District 16 and Approving a TIF Agreement

Asst. City Administrator/Economic Development Manager Brama stated that there were changes to the case that is being reviewed and therefore this item should be postponed.

Councilmember Riley stated that the developer is in a hurry to have this developed in time for the indoor soccer season and asked if this action will impact that timeline.

Asst. City Administrator/Economic Development Manager Brama stated that the developer and the City have had several conversations over the past few days. He stated that the developer is actually going to swap building pads which will allow the developer to avoid moving the large soil mound which will allow the developer to create some time savings in the process. He stated that therefore this will not have an impact on the timeline as this strategic change will actually benefit the timeline.

Motion by Councilmember Riley, seconded by Councilmember Kuzma, to postpone the public hearing on the proposed modification to Development District No. 1 and District No. 16 and granting of a business subsidy from today, June 27, 2017 to July 11, 2017.

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

7. COUNCIL BUSINESS

7.01: PSD LLC Business Park: Consider Approving MOU Related to New Internal Public Roadway

Asst. City Administrator/Economic Development Manager Brama reviewed the staff report and noted that this roadway construction puts PSD in a position to complete their first two buildings. He noted that PSD hopes to have both buildings completed over the winter of 2017/2018 and additionally this roadway will put PSD in a position to provide pad ready sites for multiple future users, which is a competitive advantage to Ramsey. He noted that the first 500 feet of this roadway will be separate by a media and will include tree plantings, signage and will look both professional and inviting, thus setting the tone for the new business park. He noted that the public infrastructure project will help kick-off the new PSD business park and will set up

Ramsey for economic development success into the future. He noted that the EDA reviewed this case on June 8th and felt that it was generally consistent with the previous discussion/action by the EDA and Council in April and by consensus passed a motion to approve the MOU.

Councilmember Riley stated that the EDA reviewed this case and is supportive as this will help to create the much anticipated business park.

Motion by Councilmember Riley, seconded by Councilmember Johns, to Adopt the Memorandum of Understanding (MOU); authorizing a not-to-exceed \$250,000 reimbursement to PSD LLC for the construction of a new public roadway located within the City's new business park.

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

7.02: PSD LLC Business Park: Consider Accepting Business Subsidy Application and Call for a Public Hearing (Building #2)

Asst. City Administrator/Economic Development Manager Brama reviewed the staff report and recommendation from staff and the EDA to accept the business subsidy request from PSD LLC. He noted that staff believes that this request needs to be underwritten and checked against the policies of the City. He noted that staff also believes that from a preliminary/high-level perspective, the request seems reasonable for the City to further consider. He noted that the EDA also reviewed the request and by consensus, passed a motion to accept the business subsidy application from PSD LLC.

Councilmember Kuzma asked for input from the developer.

Matt Kuker stated that he was thinking about how this could get done to meet the timeline of Adrenaline Sports, noting that swapping the building pads will save about one month in the timeline. He commended staff for their continued cooperation and their ability to respond to changes. He stated that Adrenaline will occupy 88.5 percent of the building. He explained that the spec building and Adrenaline Sports building are not the same size, so basically this change will allow a 50-foot end open which could accommodate a batting cage client. He stated that he spoke with the owner of Adrenaline Sports, who is supportive of the change to the new location.

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to accept a business subsidy application from PSD LLC and call for a public hearing on July 25, 2017.

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

7.03: Consider Adoption of Resolution #17-06-158 Providing for the Sale of \$895,000 in General Obligation Road Reconstruction Bonds, Series 2017A

Finance Director Lund reviewed the staff report and recommendation to adopt Resolution #17-06-158 approving the issuance of general obligation street reconstruction bonds.

Motion by Councilmember Kuzma, seconded by Councilmember Shryock, to Adopt Resolution #17-06-158 Providing for the Sale of \$895,000 General Obligation Road Reconstruction Bonds, Series 2017A.

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

7.04: Consider Adoption of Resolution #17-06-147 Accepting Bids and Awarding Contract for Improvement Project #17-03, 2017 Crackseal and Sealcoat Improvements

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #17-06-147 accepting bids and awarding a contract to Allied Blacktop Company in the amount of \$358,217.14 for the base bid and four alternate bids for Improvement Project #17-03, 2017 Crackseal and Sealcoat Improvements, and to direct Public Works to use the remaining street maintenance budget funds to complete additional spray patching in 2017.

Councilmember Riley stated that is nice to see the alternates incorporated and additional funds for patching. He asked for additional information on fog sealing.

City Engineer Westby provided additional details on fog sealing, noting that the intent is to lock in the rock better which makes it look newer longer and prevents the rock from tracking onto driveways and tracking into homes. He stated that the City has found that the benefit does not outweigh the cost for fog sealing as the next spring after that is completed you cannot tell the difference between the streets that were fog sealed and those that were not.

Motion by Councilmember Riley, seconded by Councilmember Shryock, to Adopt Resolution #17-06-147 Accepting Bids and Awarding Contract for Improvement Project #17-03, 2017 Crackseal and Sealcoat Improvements and direct Public Works to use the remaining street maintenance budget funds to complete additional spray patching in 2017.

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

7.05: Consider Adoption of Resolution #17-06-148 Accepting Bids and Awarding Contract for Improvement Project #17-09, Bunker Lake Boulevard Utility Extensions

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #17-06-148 accepting bids and awarding a contract for Improvement Project #17-09, Bunker Lake Boulevard Utility Extensions.

Councilmember Riley stated that when they went out for bid they talked about having check-ins to make sure the project was moving along smoothly. He asked the milestones reached to determine the City should move forward on this before that project moves forward.

City Engineer Westby stated that staff continues to meet with Capstone, more than weekly. He stated that Capstone already has \$400,000 vested to date and they are very close to having the assessment agreement that will come back to the Council for the improvements to the street and utility projects. He stated that Capstone hopes to have approvals by July and hopes to begin grading at the end of July. He noted that the funds the City will expend are from the sewer and water fund and will serve both the Capstone and PSD projects.

Councilmember Riley asked if there are any indications that Capstone will not move forward or receive the necessary approvals.

City Engineer Westby stated that the Lower Rum River Water Management Organization approved the Capstone permit today and there are no indications that Capstone is going to withdraw from the process as they continue to move full steam ahead.

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to Adopt Resolution #17-06-148 Accepting Bids and Awarding Contract for Improvement Project #17-09, Bunker Lake Boulevard Utilities Extension.

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

7.06: Consider Adoption of Resolution #17-06-149 Approving Plans and Specifications and Authorizing Advertisement for Bids for Improvement Project #17-04, Sunwood Drive Striping Improvements

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #17-06-149 approving plans and specifications and authorizing advertisement for bids for Improvement Project #17-04, Sunwood Drive Striping Improvements.

Motion by Councilmember Johns, seconded by Councilmember Shryock, to Adopt Resolution #17-06-149 Approving Plans and Specifications and Authorizing Advertisement for Bids for Improvement Project #17-04, Sunwood Drive Striping Improvements.

Further discussion: Mayor Strommen noted that the striping will be different than what currently exists and asked what will be done to alert and educate the public. City Engineer Westby stated that the plan was to add something to the City website, noting that typically if they add a stop sign they put out a traffic control change sign but they typically do not put additional signage for striping. Mayor Strommen noted that advance warning is always good, noting an example in a nearby city where a minor change caused confusion for traffic patterns.

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

7.07: Consider Adoption of Resolution #17-06-151 Approving Plans and Specifications and Authorizing Advertisement for Bids for Improvement Project #16-20, Riverdale Drive Extension from Traprock Street to Ramsey Boulevard

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #17-06-151 approving plans and specifications and authorizing advertisement for bids for Improvement Project #16-20, Riverdale Drive Extension from Traprock Street to Ramsey Boulevard.

Mayor Strommen stated that while this may not be as flashy as the Armstrong interchange it shows the City and County's commitment towards improving Highway 10.

Motion by Councilmember Kuzma, seconded by Councilmember Shryock, to Adopt Resolution #17-06-151 Approving Plans and Specifications and Authorizing Advertisement for Bids for Riverdale Drive Extension from Traprock Street to Ramsey Boulevard, Improvement Project #16-20.

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

7.08: Consider Adoption of Resolution #17-06-159 Authorizing Staff to Commence an Action in Anoka County District Court Seeking an Order Re-Vesting Title to Lot 2, Block 1, COR TWO, City of Ramsey

City Administrator Ulrich reviewed the staff report and recommendation to adopt Resolution #17-06-159 authorizing staff to commence an action in Anoka County District Court Re-Vesting Title to Lot 2, Block 1, COR TWO, City of Ramsey.

Councilmember Kuzma stated that the City has reached out to McDonald's a number of times throughout the past few years and have continually been given the same response, therefore the City needs to move forward with development of the City.

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to Adopt Resolution #17-06-159 Authorizing Staff to Commence an Action in Anoka County District Court Re-Vesting Title to Lot 2, Block 1, COR TWO, City of Ramsey.

Further discussion: Councilmember Riley stated that this is truly unfortunate that they are in this position, as he is the last person that wants the City to possess more land. He stated that this comes down to a contract issue as McDonald's has stated that they would begin construction in 2016 and complete by 2017 while McDonald's continues to state that they would not be ready to move forward for some period of time. Councilmember Shryock agreed that this is an unfortunate circumstance. She stated that there are other opportunities for development once this situation resolves itself and looks forward to future opportunities. Mayor Strommen stated that the City wants to sell the land but also wants to see development, noting that the intent was to sell the land for development and that is not what happened. She stated that this is an important

step in solidifying the position that the Council wants to see development and not people sitting on land with speculation.

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

8. MAYOR, COUNCIL AND STAFF INPUT

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 8:05 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.