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

The Ramsey City Council conducted a regular meeting on Tuesday, July 25, 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
Public Works Superintendent Grant Riemer
Community Development Director Timothy Gladhill
City Engineer Bruce Westby
City Planner Chris Anderson
Asst. City Administrator/Economic Development Manager Patrick Brama
City Attorney Joe Langel
Community Development Intern Alec Henderson

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

None.

4. CONSENT AGENDA

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

- 4.01: Receive June 2017 Financial Reports – General Fund and Enterprise Funds
- 4.02: Approve the following Meeting Minutes:
 - 1) City Council Work Session dated July 11, 2017
 - 2) City Council Regular dated July 11, 2017
- 4.03: Approve Rental Licenses
- 4.04: Approve Request to Declare Surplus Property
- 4.05: Adopt Resolution #17-07-183 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of July 7, 2017 through July 18, 2017
- 4.06: Adopt Resolution #17-07-178 Approving an Encroachment Agreement for a Deck to be Partially Located within a Drainage and Utility Easement at 7190 167th Terrace NW; Case of Justin and Amanda Hora
- 4.07: Adopt Resolution #17-07-184 Authorizing Partial Payment to North Valley Inc. for IP #16-98 Central Park Parking Lot
- 4.08: Adopt Resolution #17-07-185 Authorizing Final Payment to Kuechle Underground, Inc. for IP #16-95 Zeolite Street Storm Sewer Extension

Motion carried. Voting Yes: Mayor Strommen, Councilmembers Johns, Williams, Kuzma, LeTourneau, 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 #17-07-177 Awarding a Business Subsidy to PSD LLC Business Park, Building B, Adrenaline Sports Center, Public Financing Agreement

Presentation

Asst. City Administrator/Economic Development Manager Brama reviewed the staff report and recommendation to adopt Resolution #17-07-177 awarding a business subsidy to PSD LLC. He noted that Ehlers provided a memorandum in which they state that the pro-forma and sources/uses provided by PSD can be substantiated unduly enriching the developer and meeting industry standards and that the project meets the “but-for” test. He stated that staff believes that this project helps to accomplish several City Council Strategic Goals, EDA Workplan Goals, and will result in several ancillary benefits for the community. He noted that this project is not using TIF and therefore will be an immediate positive impact to the City’s tax capacity.

Public Hearing

Mayor Strommen called the public hearing to order at 7:11 p.m.

Citizen Input

There was none.

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

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

The public hearing was closed at 7:11 p.m.

Council Business

Councilmember Riley stated that he would like to hear from Adrenaline Sports.

Matt Kuker, PSD LLC, stated that the following day they will have a preconstruction meeting with Community Development Director Gladhill and the contractor before they remove trees and clear the site. He stated that they are ready to begin construction to meet the timeline needed for Adrenaline Sports. He stated that they are going to order materials in three weeks and they are moving full steam ahead. He thanked staff for their continued cooperation throughout this process. He stated that they will soon provide the road drawings being prepared by Bolton & Menk.

Jason Jacob, Adrenaline Sports, stated that his organization has grown since he last met with the Council to expand from just turf to sports courts for basketball. He stated that the plans have grown from 46,000 square feet to 53,000 square feet and he is lining up a contract with intention of being in the building some time in January. He reviewed some of the associations that he already has contracts with and noted that he continues to work through some of the pieces involved with the late start to the winter season in January. He stated that he is looking forward to learning more about volleyball, basketball and the sport court world as that was not previously a part of his business. He stated that in his prior Coon Rapids location, there were 5,000 families going through their facility and he would estimate 5,000 to 7,000 families at the new location.

Motion by Councilmember Riley, seconded by Councilmember Williams, to Adopt Resolution #17-07-177 Authorizing Execution of a Public Financing Agreement.

Further discussion: Councilmember Kuzma stated that this is an exciting time and he is excited to see this business come to Ramsey.

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

7. COUNCIL BUSINESS

7.01: REVISED: Consider Approving Actions for Riverstone Addition Located Near Bunker Lake Boulevard and Puma Street; Case of Capstone Homes (Project No. 17-106)

- 1. Adopt Ordinance #17-06 Approving Zoning Amendment to Planned Unit Development (PUD)**
- 2. Adopt Ordinance #17-07 Vacating Certain Easements**
- 3. Adopt Resolution #17-07-186 Approving Final Plat and Development Agreement**

Community Development Director Gladhill reviewed the staff report and recommendation to approve the Final Plat as presented. He stated that staff believes that the proposed contingencies are appropriate and, as presented, this action would be contingent on approval of final plans by the City.

Councilmember LeTourneau asked if the Planning Commission had the opportunity to review the contingencies and weigh in on the process.

Community Development Director Gladhill stated that the Planning Commission did have an opportunity to provide input on the Preliminary Plat but noted that some details occurred after that time and therefore the Commission did not weigh in on the Development Agreement or items such as street names.

Motion by Councilmember LeTourneau, seconded by Councilmember Johns, to waive the City Charter requirement to read the Ordinance aloud and Adopt Ordinance #17-06 Amending Section 117-90 “Map” of Chapter 117 of the City Code of Ramsey, Minnesota.

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 waive the City Charter requirement to read the Ordinance aloud and Adopt Ordinance #17-07 Vacating Portions of Roadway Easement for Puma Street.

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 #17-07-186 Granting Final Plat and Development Agreement Approval of Riverstone Addition.

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

7.02: Consider Assessment Agreement: Arterial Infrastructure to Serve Ramsey’s New Business Park and Riverstone Development

Asst. City Administrator/Economic Development Manager Brama reviewed the staff report and noted that the City Attorney, City Engineer, and Finance Director have reviewed the documents and found the agreement to be consistent with direction from the City Council and EDA in March and April of 2017. He stated therefore, staff recommends approval of the agreement. He stated that both property owners have recently made suggested changes to the document and noted that a redline version was provided. He noted that one last update is still planned as Appendix D needs to be updated to reflect an assessment of \$5,432 per lot.

Councilmember Riley stated that the Council has discussed this quite a bit but asked for a high-level explanation of the agreement.

Asst. City Administrator/Economic Development Manager Brama stated that it is common when there is public infrastructure placed on greenspace for cities to partner with the private sector because of the high cost. He stated that in this case the City can use its dollars as the financing tool and the City would recoup a portion of the costs through assessment (40%) against the properties which would be paid back over time with interest. He stated that this is arterial infrastructure as this is a collector road that would serve the community as a whole and not an interior road to the Capstone development. He noted that because the City as a whole will benefit, the City will pay 60 percent of the cost and the remaining 40 percent would be assessed to the properties.

Mayor Strommen stated that this is a bit unique in which there are two different property ownerships moving forward on development at the same time, which gives the City the opportunity to settle that at the same time rather than in The COR where the City funded the infrastructure and has an assessment against property that has not yet been sold.

Asst. City Administrator/Economic Development Manager Brama noted that one of these parcels is the residential Capstone development and the other is the business park. He stated that there are benefits to both developments. He advised that the business park will bring in jobs and opportunities for people to live close to home as well as additional traffic that will be generated from the users, such as the many families that will use Adrenaline Sports. He noted that additional residents will also join Ramsey through the Capstone development. He noted that both uses will increase traffic and numbers in the City which will help to bring in additional retail/commercial uses in The COR. He noted that this is a unique situation in which the City is not developing infrastructure ahead of development, as was done in The COR, but is developing the infrastructure with the development of the Capstone residential development and business park.

Motion by Councilmember LeTourneau, seconded by Councilmember Shryock, to adopt the Assessment Agreement between the City of Ramsey, Riverstone Development and Hageman Holdings; subject to final review and amendments by the City Attorney.

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

7.03: Consider Adoption of Resolution #17-07-182 Ordering Plans and Specifications for Improvement Project #17-10, Puma Street Utility Extensions

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #17-07-182 ordering plans and specifications for Improvement Project #17-10, Puma Street Utility Extensions which will support current and future development opportunities within the future business park area.

Councilmember Riley stated that throughout this process he has stated that he would like to receive updates and noted that the last few cases have provided those updates as requested. He noted that everything has fallen into the timeline.

Motion by Councilmember Johns, seconded by Councilmember LeTourneau, to Adopt Resolution #17-07-182 Ordering Plans and Specifications for Improvement Project #17-10, Puma Street Utility Extensions.

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

7.04: Consider Adoption of Resolution #17-07-179 Providing for the Issuance and Sale of \$895,000 GO Street Reconstruction Bonds, Series 2017A, Pledging Special Assessments and Levying a Tax for the Payment Thereof

Finance Director Lund reviewed the staff report and recommendation to adopt Resolution #17-07-179 authorizing approval of the sale of \$895,000 in GO Street Reconstruction Bonds, Series 2017A. She noted that the issuance of debt follows the direction that the City Council authorized as the funding mechanism for how road reconstruction projects would be funded.

Jason Aarsvold, Ehlers, presented the results of the bond sales. He stated that with the great bond rating of the City, the City was able to receive three bidders noting that the low bidder had an interest rate of 1.938 percent. He noted that the competitive bidding resulted in the City having about \$19,000 more to work with for project dollars because they received a lower interest rate than projected.

Motion by Councilmember Kuzma, seconded by Councilmember Shryock, to Adopt Resolution #17-07-179 Providing for the Issuance and Sale of \$895,000 General Obligation Street Reconstruction Bonds, Series 2017A, Pledging Special Assessments and Levying a Tax for the Payment Thereof.

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

7.05: Riverstone Development Purchase Agreement (Portions may be closed to the public)

Asst. City Administrator/Economic Development Manager Brama reviewed the staff report and stated that staff is comfortable with this proposed purchase agreement as it fits within the City's policies and procedures. He stated that the land proceeds are to be dedicated to the City's Park Fund and CBRE commission will be paid via land proceeds, per the listing agreement. He stated that this transaction is a direct result of the City's desire to realign Puma Street, noting that Capstone did not seek the purchase of this property originally and explaining that the City made this request/suggestion. He stated that the sale price matches the market rate. He noted that staff does not feel a need to go into closed session but if the Council has the desire to further negotiate price, he would suggest going into closed session. He noted that the EDA discussed this case on July 13th, in open session, and was generally supportive of this purchase agreement and is excited for the Riverstone project. He stated that the EDA recommends that the City sell this land to Riverstone. He noted that the EDA did specifically suggest staff counter-offer Riverstone's original offer price, which was \$25,000 per acre. He stated that staff did provide Riverstone with a counter-offer of \$35,000 per acre but Riverstone stated that they are not willing to accept the EDA's counter-offer as they believe the market price is \$25,000, based upon recent land transactions in the immediate area.

Councilmember Williams stated that they did review this in the EDA and the EDA was generally supportive. She stated that she raised the concern that this parcel has the same market price because of the higher density proposed and the location at the corner of Puma and Alpine makes it more desirable than the interior parcels. She stated that she believes that the land value would be higher than the interior lots but acknowledged that there are other factors that come into play.

Mayor Strommen asked Capstone to come forward and explain why the counter-offer was not accepted.

Steve Bona, Capstone Homes, stated that the property that is currently contracted had a higher underlying zoning than this property and because of that the reverse argument is true that the interior is more valuable because of the zoning. He stated that this takes into account where all

the units are placed. He stated that originally all of the townhomes were placed on the south end but then determined that there is not a market for townhomes. He stated that they then pushed the townhomes to the north with the hope that the market for that product will come back in the future. He stated that the conversation began because City staff approached them and asked if they would want to incorporate this parcel into their development because of the desire to realign the road. He stated that they believe that the market value is fair and will be set by the closing on the properties. He stated that if they cannot come to an agreement on the price they could remove the ability for the purchase agreement to move forward tonight and have continued discussions in the future as this parcel is not critical in them moving forward. He stated that on Puma Street there is no public infrastructure and Capstone is doing the Puma Street and Bunker Lake Boulevard assessment in order to create the infrastructure. He noted that if the road was built and had the infrastructure in place, the higher value would be there but because they are creating that with this project the cost to create the infrastructure is higher and will raise the price of the project.

Councilmember LeTourneau asked if the proceeds from the sale of the property meets, exceeds, or falls short of the original price associated with the par dedication fees from Hageman Holding.

Community Development Director Gladhill stated that this will fall short of the cash dedication of \$400,000 that would have been paid.

Councilmember Kuzma asked if Puma Street will be done in one year with the infrastructure.

Asst. City Administrator/Economic Development Manager Brama provided additional details on Puma Street and stated that the southern half of this development would be served by Puma Street and the infrastructure and therefore the remaining portion of Puma Street will be a future obligation for landowners and the City.

Councilmember Shryock asked the phasing of the project and how many years that would be.

Asst. City Administrator/Economic Development Manager Brama stated that there have been many discussions on phasing for Capstone. He noted that the project will be divided into two sections, north of the greenway and south of the greenway. He noted that the focus first will be on the south end of the greenway and that will be split into phasing.

Mr. Bona stated that with the market study they completed earlier in the process they estimate 50 units per year would be constructed. He stated that the southern half of the property will be multiple phases and they will find out in the next year to 18 months if their estimated timeline matches with the market.

Motion by Councilmember LeTourneau, seconded by Councilmember Shryock, to adopt the purchase agreement between the City of Ramsey and Riverstone Development for roughly 1.9 acres of City owned land.

Further discussion: Councilmember Shryock referenced Section 28 of the purchase agreement and wanted to ensure that language is consistent with the City policy. Asst. City

Administrator/Economic Development Manager Brama explained that if the purchase agreement is extended they want to ensure that they receive credit towards the purchase agreement equal to the amount of the earnest money. He believed that was consistent with the City policy. City Attorney Langel confirmed that is consistent with the City's earnest money practice, noting that indicates that any earnest money is credited against the purchase price. He confirmed that if the closing does not occur the earnest money would be kept by the City. Asst. City Administrator/Economic Development Manager Brama stated that if the developer passes the inspection period and does not close on the property, the funds would be non-refundable. He stated that the only thing that would return the money to the developer would be if the City defaults. Councilmember Williams stated that she is not comfortable with the purchase price proposed and therefore will not support the motion. Mayor Strommen stated that she appreciates the efforts of the EDA and Councilmember Williams to push for a higher price. She stated that staff has done that and received an answer on the counter-offer and because the price is within the acceptable range she did not see that delaying action would change the outcome and would be supporting this action.

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

7.06: REVISED: Consider Adoption of Resolution #17-07-187 Approving Final Plat for COR Stonebrook Academy (Project #17-101); Case of Michael and Kristen Johnson

Community Development Director Gladhill reviewed the staff report and recommendation of the Planning Commission to approve the Sire Plan contingent on further building design revisions in addition to those outlined in the Staff Review Letter. He noted that this contingency appears to have been met with the revised plans.

Councilmember Kuzma stated that he likes the architecture on the building and believed that this will be a good addition to The COR.

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to Adopt Resolution #17-07-187 Granting Final Plat and Development Agreement Approval of COR Stone Brook Academy.

Further discussion: Councilmember Williams asked why the cross-access easement is not shown on the plat. Community Development Director Gladhill stated that the County will not allow recording of easements on the plat and noted that will come forward with the Development Agreement and other separate documents that will be recorded in August.

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

7.07: Consider Adoption of Resolution #17-07-162 Approving Preliminary Plat for Cole Addition (Project No. 17-132); Case of Byron and Lynn Cole

Community Development Intern Henderson reviewed the staff report and noted that as long as the plans can be revised in accordance with the Staff Review Letter, including solving the drainage (and easement vacation) concern and the cul-de-sac design, staff would recommend approval of the Preliminary Plat. He stated that if the revisions result in a change in lot configuration, number of lots and/or deficiencies in the lot size, the revised Preliminary Plat could be routed back through the Planning Commission for consideration. He stated that a variance for the cul-de-sac size will be heard at the August Planning Commission meeting; noting that both cul-de-sac size and stormwater management appear to have the potential to result in a net loss of a buildable lot. He stated that it may be reasonable to reduce the net buildable lots by one to better accommodate stormwater needs and cul-de-sac size (if the variance is not supported by the Planning Commission).

Councilmember Kuzma asked for additional details on the contingencies for the cul-de-sac.

Community Development Intern Henderson provided additional details on the options for the cul-de-sac.

Community Development Director Gladhill noted that the Preliminary Plat can be approved today and the Staff Review Letter directs the applicant to solve for the deficiency. He noted that could occur with the applicant amending the plat to have a larger cul-de-sac should the variance not be approved by the Planning Commission and Council in August.

Councilmember Shryock stated that this looks like a subdivision of private property and there will be additional lots that head into the cul-de-sac and asked if those will have the opportunity to develop.

Community Development Director Gladhill stated that the property owner to the west has stated that they may want to develop in the future and would like to connect through that cul-de-sac. He stated that the City has done a lot of cul-de-sac speculation in the past assuming that the neighboring property will develop and that property never develops. He stated that a smaller cul-de-sac often works best when a project is being phased rather than relying on a neighboring parcel to develop.

Brian Cole, 6915 169th Ave NW, stated that this goes back to 2005 when John Peterson requested the Brookfield Addition. He stated that he was the only one in his neighborhood that stood up in favor of that development. He stated that change is coming and everyone around him has quarter acre lots, while he has 2.5 acres. He stated that he worked with Mr. Peterson and everything had been prepared to develop his property. He stated that the market then froze and so the development of his property also froze. He stated that he has been very upfront with everyone that has moved into his neighborhood about his desire to subdivide. He stated that he would like to have seven lots and noted that it would not be cost effective to move forward with six lots. He respectfully requested that the City be supportive of his request.

Councilmember Kuzma stated that he is supportive of the project but is concerned with safety equipment being able to move around the property. He stated that he would ask that the applicant continue to work with staff to find a reasonable solution.

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to Adopt Resolution #17-07-162 Granting Preliminary Plat Approval Cole Addition contingent upon compliance with the Staff Review Letter and upon the applicant successfully obtaining a variance to cul-de-sac lot size.

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

7.08: Consider Approval of Actions Related to Pearson Place (Project No. 16-31), Resolution #17-07-163; Case of Development Consulting Services, LLC

- 1. Introduce Ordinance #17-10 Approving Zoning Amendment**
- 2. Adopt Resolution #17-07-163 Approving Preliminary Plat**

City Planner Anderson reviewed the staff report and recommendation to approve the Preliminary Plat and Zoning Amendment for Pearson Place, contingent upon compliance with the Staff Review Letter. He stated that the bulk standards of the R-1 Residential (MUSA) District and the new Mississippi River Critical Corridor Area (MRCCA) District standards are generally met with this proposal with the exception of the use of private utilities rather than municipal sewer and water; however, the use of private utilities matches the existing development pattern on Bowers Drive and includes both primary and alternate locations for a septic system on each lot. He stated that since this is a transitional time between the existing MRCCA rules and the new MRCCA rules, staff supports the use of a PUD to address the difference in standards with the inclusion of the outlot that will serve as a buffer for the existing homes along Bowers Drive against potential development in the future.

Councilmember LeTourneau stated that he does live on Bowers Drive and is very much tuned in to what is going on with this development. He stated that he has participated in some of the meetings with the neighbors and while there is a group of people that may not be ready for development, they do understand that development is coming. He noted that the developer has done a great job of accommodating concerns and issues from the neighborhood and stated that he does appreciate that and is welcome of this development moving forward.

Motion by Councilmember LeTourneau, seconded by Councilmember Shryock, to introduce an Ordinance amending Section 117-90 "Map" of Chapter 117 of the City Code of Ramsey, Minnesota and to Adopt Resolution #17-07-163 Granting Preliminary Plat Approval of Pearson Place.

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

7.09: Consider Approving Actions Related to Estates of Silver Oaks 2nd Addition (Project No. 17-119); Case of John Peterson

- 1. Adopt Ordinance #17-09 Approving Zoning Amendment to R-1 Residential District (MUSA) *(Please note: This title/action should be to Introduce Ordinance #17-09 – not Adopt)***
- 2. Adopt Resolution #17-07-160 Approving Comprehensive Plan Amendment to Low Density Residential**
- 3. Adopt Resolution #17-07-161 Approving Preliminary Plat**

Community Development Intern Henderson reviewed the staff report and recommendation to approve the Preliminary Plat, Zoning Amendment and Comprehensive Plan Amendment contingent upon compliance with the Staff Review Letter. He stated that while the project will result in the loss of some significant tree cover, it does comply with the Tree Preservation Ordinance. He stated that the Preliminary Plat does show a relocated driveway access to Highway 47 for Lot 5, Block 2, further north on the property to address concerns previously noted by the Planning Commission. He stated that while this project would require a Zoning Amendment and Comprehensive Plan Amendment, the area immediately south of the subject property is zoned R-1 Residential (MUSA) and was reguided to LDR with a previous Comprehensive Plan Amendment.

Councilmember LeTourneau stated that the Environmental Policy Board had extensive discussion regarding the Tree Preservation Plan. He stated that he likes the City policy because it replaces inches for inches but noted that these oaks are so mature and highly prized and therefore there was a struggle between accommodating the development while saving the history of the trees. He appreciated that the developer was willing to make alterations on the pad sites but acknowledged that it was a tough discussion. He noted that this is a good product and therefore feels that it is worthy.

Motion by Councilmember LeTourneau, seconded by Councilmember Johns, to waive the City Charter requirement to read the ordinance aloud and ~~Adopt~~ **(Introduce)** Ordinance #17-09 Amending Section 117-90 “Map” of Chapter 117 of the City Code of Ramsey, Minnesota.

A roll call vote was performed by the Recording Secretary: *(Note: A roll call vote was not necessary as this ordinance should have been just introduced versus adopted – it will be on a subsequent agenda for formal adoption.*

| | |
|--------------------------|-----|
| 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 #17-07-160 Identifying Findings, Approving a Comprehensive Plan Amendment, Contingent Upon Metropolitan Council Approval, to Change a Land Use Designation on the Proposed Plat of Estates of Silver Oaks 2nd Addition from Rural Developing to Low Density Residential, and Authorizing City Staff to Submit an Application to the Metropolitan Council for an Amendment to the Comprehensive Plan and to Adopt Resolution #17-07-161 Granting Preliminary Plat Approval of Estates of Silver Oaks 2nd Addition.

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

7.10: Consider CBRE Real Estate Listing Contract, Amendment #2, 1-Year Extension w/Month to Month Termination Option

Asst. City Administrator/Economic Development Manager Brama reviewed the staff report and noted that staff is generally supportive of this approach and the contract extension. He stated that the EDA discussed the case on July 13th and by consensus recommended that the Council approve the contract.

Councilmember Riley stated that the EDA has thoroughly discussed this. He stated that his final conclusion was that the EDA decided to not move forward in a new direction because of all the things going on because there is a state of flux from everything going on. He stated that it would make sense to continue and see how things shake out because of all the things going on right now and how well things are going.

Motion by Councilmember Johns, seconded by Councilmember Williams, to approve the one-year contract extension for broker services with CBRE, subject to final review and amendments by the City Attorney.

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

7.11: Consider Authorizing Hakanson Anderson to Develop Plans and Specifications for the Demolition/Clean-Up of 6401 Highway 10 (Former Sunfish Lake Gas Station)

Asst. City Administrator/Economic Development Manager Brama reviewed the staff report and recommendation to approve the Hakanson Anderson work order. He explained that considering current staffing levels and other workload priorities, staff is not able to complete this work internally for the foreseeable future and this would keep the project moving forward.

Councilmember Riley stated that he supports the demolition as soon as possible. He asked for clarification on the contract terms and asked if this is two phases. He also asked if this is believed to be a reasonable price.

Asst. City Administrator/Economic Development Manager Brama confirmed that this would be two phases and the total cost include both phases. He noted that the City has experience with the contract firm and felt that this is a reasonable cost.

City Engineer Westby stated that Hakanson Anderson also prepared the plans for the demolition of the old municipal center and stated that this seems in line with that project and seems to be a reasonable proposal.

Councilmember LeTourneau stated that the premise of purchasing the property is to acquire right-of-way for a future underpass/overpass expansion which follows the Highway 10 access planning. He noted that the funding was also secured through the RALF program and therefore was not a use of City funds. He noted that the demolition of this site will also improve the sight line and could improve the business for the remainder of the retail node, which could help those businesses become more successful.

Motion by Councilmember LeTourneau, seconded by Councilmember Kuzma, to approve the work order authorizing Hakanson Anderson to provide professional services for the demolition and clean-up of 6401 Highway 10.

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

7.12: Consider Approval of Tinklenberg Group Proposal for Professional Services Contract Extension

City Administrator Ulrich reviewed the staff report and recommendation to consider the proposed contract extension with The Tinklenberg Group for 12 months through June 30, 2018. He stated that the alternative direction the Council may take includes shortening the term of the contract, not to approve the contract, or to seek other consultant proposals. He stated that any of those alternatives will result in a loss of momentum toward the accomplishment of the stated goals, so consequently continuation of the contract is recommended at this time.

Mayor Strommen noted that the Highway 10 planning group met with Mr. Tinklenberg recently and had a robust discussion.

Councilmember Shryock stated that Mr. Tinklenberg's skills have been very valuable and his ability to catch the necessary people at the necessary times has helped the City greatly.

Motion by Councilmember Johns, seconded by Councilmember Shryock, to approve the consulting services proposal with The Tinklenberg Group for an additional 12-month contract through June 30, 2018.

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

7.13: Consider Adoption of Resolution #17-07-180 Accepting Bids and Awarding Contract for Improvement Project #16-20, Riverdale Drive Extension – Traprock Street to Ramsey Boulevard

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #17-07-180 accepting bids and awarding a contract for Improvement Project #16-20, Riverdale Drive Extension – Traprock Street to Ramsey Boulevard, contingent on execution of the Cooperative Construction Agreement.

Motion by Councilmember Kuzma, seconded by Councilmember Shryock, to Adopt Resolution #17-07-180 Accepting Bids and Awarding a Contract for Riverdale Drive Extension from Traprock Street to Ramsey Boulevard, Improvement Project #16-20, contingent upon execution of the Cooperative Construction Agreement.

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

7.14: Consider Adoption of Resolution #17-07-181 Accepting Bids and Awarding Contract for Improvement Project #17-04, Sunwood Drive Striping Improvements

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #17-07-181 accepting bids and awarding contract for Improvement Project #17-04, Sunwood Drive Striping Improvements.

Motion by Councilmember Shryock, seconded by Councilmember Williams, to Adopt Resolution #17-07-181 Accepting Bids and Awarding a Contract for Improvement Project #17-04, Sunwood Drive Striping Improvements.

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

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Ulrich announced upcoming meetings and events.

9. ADJOURNMENT

Motion by Councilmember Williams, seconded by Councilmember Johns, to adjourn the meeting.

Motion carried.

The regular meeting of the City Council adjourned at 9:31 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.