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

The Ramsey City Council conducted a regular meeting on Tuesday, November 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 (arrived at 7:13 p.m.)
Councilmember Chris Riley
Councilmember Melody Shryock

Members Absent: None

Also Present: City Administrator Kurtis Ulrich
Finance Director Diana Lund
Police Chief Jeff Katers
Parks and Assistant Public Works Superintendent Mark Riverblood
Human Resources Manager Colleen Lasher
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 7:00 p.m., followed by the Pledge of Allegiance led by Mayor Strommen.

2. PRESENTATION

2.01: Oath of Office for New Board and Commission Members

Mayor Strommen welcomed the two new Board/Commission members, Mr. Dominic Kanaventi who will serve on the Economic Development Authority, and Mr. Andrew Andrusko, who will serve on the Park and Recreation Commission. She administered the ceremonial oath of office to both new members, who will begin their terms in December. She stated that the volunteers on the Boards and Commissions are a great asset to the community and thanked both new members for their future contributions.

3. CITIZEN INPUT

None.

4. CONSENT AGENDA

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

- 4.00: Acknowledge “Doing Business As” Name Change for Penalty Box
- 4.01: Receive October 2017 Financial Reports – General Fund and Enterprise Funds
- 4.02: Approve Rental Licenses
- 4.03: Approve the following Meeting Minutes:
 - 1) City Council Work Session dated November 14, 2017
 - 2) City Council Regular dated November 14, 2017
- 4.04: Declare Unclaimed Bicycles as Surplus Property and Authorize Donation of Same to a Non-Profit Organization According to Donation Policy
- 4.05: Adopt Resolution #17-11-292 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of November 9, 2017 through November 22, 2017
- 4.06: Adopt Resolution #17-11-281 Adopting the 2018 Parking Ramp Maintenance Budget and Adopt Resolution #17-11-282 Allocating the Parking Ramp Maintenance Costs per the Adopted 2018 Budget
- 4.07: Adopt Resolution #17-11-291 Not Waiving Statutory Tort Limits
- 4.08: Adopt Resolution #17-11-294 Approving the 2018 LELS Captain Contract
- 4.09: Adopt Resolution #17-11-295 to Hire Temporary On-Call Snow Plow Drivers
- 4.10: Adopt Resolution #17-11-298 Approving Municipal State Aid Maintenance Allocation Reduction
- 4.11: Adopt Resolution #17-11-299 Approving September 2017 Comprehensive Sanitary Sewer Study Update
- 4.12: Adopt Resolution #17-11-296 Approving Final Payment to Allied Blacktop Company for IP #17-03, 2017 Crackseal and Sealcoat Improvements
- 4.13: Adopt Resolution #17-11-297 Approving Partial Payment to Douglas-Kerr Underground LLC for IP #16-20, Riverdale Drive Extension from Traprock Street to Ramsey Boulevard
- 4.14: Adopt Resolution #17-11-300 Approving September 2017 Comprehensive Water System Study Update

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

5. APPROVE AGENDA

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

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

6. PUBLIC HEARING

6.01: Public Hearing to Consider Adoption of Ordinance #17-19 Adopting the 2018 Schedule of Rates, Fees and Charges

Presentation

Finance Director Lund reviewed the staff report and recommendation to accept the rates as proposed and adopt Ordinance #17-19.

Mayor Strommen noted that the Council has previously discussed this item.

Public Hearing

Mayor Strommen called the public hearing to order at 7:08 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, Riley, and Shryock. Voting No: None. Absent: Councilmember LeTourneau.

The public hearing was closed at 7:09 p.m.

Council Business

Motion by Councilmember Johns, seconded by Councilmember Shryock, to waive the City Charter requirement to read the ordinance aloud and Adopt Ordinance #17-19 Adopting the 2018 Schedule of Rates, Fees, and Charges.

A roll call vote was performed by the Recording Secretary:

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

Motion carried.

7. COUNCIL BUSINESS

7.01: Consider Adopting Ordinances Related to Connexus Energy Solar Array (Project No. 17-135); Case of Connexus Energy

- 1. Ordinance #17-13 Amending Official Zoning Map to Guide the Property as Public/Quasi-Public to Guide Future Uses**
- 2. Ordinance #17-14 Amending Zoning Code Amending Allowable Uses in the Public/Quasi-Public District Allowing Solar Energy Systems as a Conditional Use Permit**

Community Development Director Gladhill reviewed the staff report and recommendation of the Environmental Policy Board and Planning Commission to approve of the zoning amendments and Conditional Use Permit. He noted that since this project requires two zoning amendments, the City is not obligated to approve said request if it feels that it is not compatible with the surrounding area. He noted, that being said, the City does have the legal authority to approve the project with said zoning amendments if it feels it to be appropriate.

Mayor Strommen noted that there was significant discussion and participation at the last meeting.

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to waive the City Charter requirement to read the ordinances aloud and Adopt Ordinance #17-13 Amending Section 117-90 “MAP” of Chapter 117 of the City Code of Ramsey, Minnesota and Ordinance #17-14 Amending Section 117-122 (Public/Quasi-Public District) of the Ramsey City Code.

A roll call vote was performed by the Recording Secretary:

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

Motion carried.

Councilmember LeTourneau arrived at 7:13 p.m.

7.02: Consider Approving Actions Related to North Fork Meadows Subdivision Located Near Puma Street and Alpine Drive; Case of Paxmar, LLC (Project No. 17-126)

- 1. Introduce Ordinance #17-16 Granting a Conditional Zoning Amendment to Planned Unit Development**
- 2. Adopt Resolution #17-11-276 Approving a Conditional Rezoning Agreement**

Community Development Director Gladhill reviewed the staff report and noted that the Planning Commission restated its recommendation for approval of this project at its November 2, 2017 meeting. He stated that the Environmental Policy Board recommends that the conveyance of the corridor for the Lake Itasca Greenway is sufficient public benefit for a Planned Unit Development approval. He stated that the Park and Recreation Commission recommends that the conveyance of the corridor for the Lake Itasca Greenway is sufficient public benefit for a Planned Unit Development approval and recommends that Park Dedication and Trail Development Fee obligations be satisfied through a cash contribution.

Mayor Strommen noted that there was a problem with the live broadcasting, which has been corrected. She asked staff to take note of the issue because it has happened more regularly in recent times.

Councilmember Kuzma stated that this has come before the Council a number of times and he is troubled that they cannot seem to get this done right. He stated that the developers are asking for the zoning change, ordinance change, and yet further definition of the greenway still seems to be needed. He stated that he believes that this should go through the typical process and the City should not be granting these approvals ahead of the plat submission and therefore he will not support this item.

Mayor Strommen asked for further definition of the property borders and specifically the four-acre parcel.

Community Development Director Gladhill provided further clarification. He stated that while the four-acre parcel will not be used for park, any cash obtained from the sale of the parcel would go into the park trust fund.

Councilmember Shryock asked for additional details on the density transitioning that would occur near the existing homes.

Community Development Director Gladhill stated that they have worked to obtain wider and deeper lots near the existing homes, noting that there would be a 45-foot buffer area that would be encumbered by easement. He stated that the lot depth for the proposed homes would be 15 feet short of the required depth. He noted that a berm could be used for density transitioning but noted that, with that option, the depth would still be short five feet. He stated that aspect could be negotiated through the Planned Unit Development (PUD) should the Council view the public benefit to be adequate to support that variation.

Val Kruger, 15210 Kangaroo Street, asked the Council to think about what they are doing. She stated that the residents desire the rural aesthetic and feel of the community. She stated that there is already a huge development that received approval, and this would be another large development in the area, which would go against the desires of the community. She stated that the City should pause and wait for the right development, as this developer is requesting a lot of concessions. She stated that the elementary school already cannot support the children in the community and this would add more children. She stated that they have spoken with a realtor that has stated that her property value will drop with this development. She stated that her

feelings are shared by the majority of their development. She noted that she and Ms. Clark walked for two hours to collect signatures on the petition and were able to obtain the signatures submitted, because the majority of residents remain opposed.

Leslie Clark, 15150 Kangaroo, stated that she submitted a letter to the Council and feels that this request is a sell-out for the City in return for a potential trail. She stated that while she likes the idea of the trail, she does not believe this is the right development in return. She hoped that the Council would consider all the residents that live around this property that are opposed to this request. She stated that all along they have been told that they are receiving a compromise in the border homes being constructed at the R-1 standards but at the last meeting it was determined that the lots are still 15 feet short of the depth requirement. She acknowledged that 15 feet is not a huge difference, but believed it to be the principle of the issue in that they have been told that the homes would be constructed to the R-1 standard.

Michael Altimari, in representation of Hageman Holdings, asked if the greenway corridor would be constructed separate of this project.

Community Development Director Gladhill replied that the greenway corridor would be conditional upon the approval and therefore would be required with this development.

Mr. Altimari replied that Hageman Holdings is being generous in the donation of this land for the corridor. He stated that the company has worked closely with staff over the years and provided examples, including the extension of Bunker Lake Boulevard and the infrastructure along that portion of roadway as well as infrastructure along Puma. He stated that there has been a lot of collaboration between Hageman Holdings and the City in order to support development in that area of the City. He stated that the company has been very accommodating of the City's requests for future development in that area of the City. He stated that the City would be giving up a lot of benefits by not considering this project. He stated that he is confused with the comments about the greenway.

Councilmember Kuzma stated that it has not been clearly specified as to how the greenway would be laid out.

Mr. Altimari replied that the wetland would be dedicated along with 15 feet of upland area, in which a trail can be constructed. He noted that this would significantly reduce the cost to the City, as a boardwalk had previously been considered. He stated that there is a piece of land missing from the corridor connection and Hageman Holdings is willing to provide a bypass until the time the City can obtain the other parcel of land.

Mayor Strommen stated that she understands the input but noted that the Council also has to consider if the benefits support the PUD request.

Alan Roessler, Paxmar, stated that they requested the PUD as the zoning code allows for a PUD within the R-1 district. He stated that they considered the home values in the surrounding developed areas and noted that if they developed under the straight R-1 zoning, the home prices would be near \$425,000 because of the need to spread the infrastructure prices between the lots.

He noted that having values in the \$300,000s would be much more appropriate and would also help to increase the home values of those already development nearby. He stated that it is hard to bring forward \$200,000 in preliminary engineering costs for the preliminary plat process if they do not know the outcome and receive positive input from the Council. He stated that this process allows them to determine if the Council is onboard and, if so, they would move forward to work out additional details through the preliminary plat process. He stated that the greenway corridor would be of great value to the community and he did not believe would be available to the City outside of this request through typical development of this property. He stated that the additional 27 homes would provide increased tax benefits, the greenway corridor, \$75,000 in park dedication fees, \$25,000 in trail dedication fees, and the savings of not having to create a boardwalk to provide the trail connection.

Councilmember Shryock asked, if this were to move forward and additional units were removed from the development, what would be the break point of the developer for this to be successful.

Mr. Roessler replied that 100 units was their break point and they have varied down to 97 units at this time. He stated that they would not want to lose additional units.

Councilmember Riley asked for additional input on a conditional zoning amendment, what would be provided and how the City would still be protected.

Community Development Director Gladhill stated that the conditional zoning would allow approval, as long as the development that comes forward through the plat process matches what is proposed. He stated that this would prevent the developer from pitching something completely different than proposed today. He stated that this would provide entitlement, in that if the developer brings forward a preliminary plat matching this proposal, it would be allowed to move forward.

Councilmember LeTourneau stated that he struggles with the density transitioning, as the proposal is still 15 feet short of the requirement. He noted that the berm would bring that down to five feet and asked what would need to happen to match the depth requirement.

Community Development Director Gladhill noted that there is a menu of options, including matching existing adjacent lot sizes, a 45-foot landscape buffer with no berm, or a 35-foot landscape buffer with a berm. He stated that the developer could choose the berm option which would decrease the deficiency to five feet. He stated that the direction from the Council has always been to require wider and deeper lots, to match the R-1 standards, and therefore the City could choose to make the developer match that requirement exactly.

Councilmember LeTourneau asked for input from Paxmar on how they could match the model.

Mr. Roessler stated that they are willing to put the berm in to be within the five-foot area. He stated that if they lose the five-feet they will lose homes on the other side. He stated that they intended to match the 85-foot width as that matched the number of units in the adjacent development.

Councilmember LeTourneau stated that in his mind the density transitioning is the most significant input and therefore he would like to have as much relief as possible. He stated that he would hate for the Council to promise to the existing residents that they would do what the code says without achieving that, or getting really close.

Community Development Director Gladhill identified the lots that would be lost with the requirement for the additional lot depth, per the comments from the developer. He stated that either way, a decision would need to be made today and would not recommend tabling the matter again.

Mr. Roessler stated that if the five feet is the difference between approving and not approving, he would prefer the City approve with the full buffer rather than deny.

Councilmember Shryock stated that there seems to be a lot of discussion and some confusion as to what has been, or would be, acquired to satisfy the different fees and requirements.

Parks and Assistant Public Works Superintendent Riverblood stated that the trail along Bunker Lake Boulevard was constructed as a necessary piece of infrastructure, as is done along all arterial roads. He stated that the four acres did meet the park dedication for what the developer is calling the Alpha Project. He noted that any proceeds from the sale of that land would go back to the park trust fund. He stated that there is some difference in opinion over the park dedication being satisfied for the Alpha Project, noting that if there is additional park dedication that could conceivably be due, the park dedication fees would not be much.

Community Development Director Gladhill stated that Hageman Holdings did not pay for 100 percent of the trail along Bunker/Puma, noting that the City had a large cost in that as well.

Mayor Strommen asked if the greenway corridor was not considered when the Legacy project was approved, as the greenway has been mapped for years.

Parks and Assistant Public Works Superintendent Riverblood provided additional details, noting that the Legacy project was not amenable to public use when they came for preliminary plat. He stated that the City did mention the greenway corridor, but the boardwalk was instead considered as an option, but it was not resolved as to whether that would be the best option as the project did not ultimately move forward.

Community Development Director Gladhill stated that Legacy was concerned with public use that close to their school and that is why the boardwalk was considered and the four acres was obtained that could be sold.

Councilmember Johns stated that if the PUD is approved, the trail connection would be great for the City. She stated that she is very concerned with the density transitioning and those details would need to be firmed up. She asked if the trail construction would be included or whether it would simply include conveyance of the land.

Community Development Director Gladhill replied that it would simply be the land and the City would be responsible for the construction of the trail at some time in the future.

Mayor Strommen stated that the greenway does not seem to connect to the park and forecloses a meaningful connection. She stated that she appreciates the work that staff, the developer, and the Board and Commissions have done in attempt to firm up the details on the corridor. She stated that the greenway corridor has been mapped for years and it seems unfortunate that something that is so important now was not considered when that project previously came forward. She stated that they are getting something that has already been promised to residents in the Comprehensive Plan. She stated that this is 27 lots out of a 97-home development and this seems like moving the pieces around rather than receiving a great benefit. She appreciated the offer of the greenway from Hageman Holdings but did not see it being a significant net gain in return for the rezoning.

Councilmember LeTourneau stated that this project is very market driven and therefore he is attempting to justify how this could all work as he does not want to see it go away. He stated that he mentioned the disconnection in the greenway at a previous meeting and was glad Mayor Strommen brought that up tonight. He stated that he is intrigued by stepping back in attempt to preserve a bigger piece for the community to allow a better flow.

Parks and Assistant Public Works Superintendent Riverblood provided additional details on how the connection could occur, noting that the greenway is not as direct as originally proposed but provides the best connection through the developments.

Mayor Strommen noted that the piece proposed to be constructed in this development would take away the option to connect in the other location to the east.

Motion by Councilmember Riley, seconded by Councilmember LeTourneau, to introduce Ordinance #17-16 Granting a Conditional Zoning Amendment to Planned Unit Development and Adopt Resolution #17-11-276 Authorizing a Conditional Rezoning Agreement for North Fork Meadows, with the addition of requiring the density transitioning to meet the requirements of the City policy.

Further discussion: Councilmember LeTourneau clarified that the density transitioning would be required to meet the specifications of the City policy. Mayor Strommen stated that she will not support this action as it does not address her concern for the greenway.

Motion failed 2-4. Voting Yes: Councilmembers Riley and LeTourneau. Voting No: Mayor Strommen, Councilmembers Johns, Kuzma, and Shryock.

Motion by Councilmember Johns, seconded by Councilmember Kuzma, to deny Ordinance #17-16 Granting a Conditional Zoning Amendment to Planned Unit Development and deny Resolution #17-11-276 Authorizing a Conditional Rezoning Agreement for North Fork Meadows.

Motion carried 4-2. Voting Yes: Mayor Strommen, Councilmembers Johns, Kuzma, and Shryock. Voting No: Councilmembers LeTourneau and Riley.

7.03: Consider Adoption of Ordinance #17-20 Providing for a Special Closing Times License of On-Sale Intoxicating Liquor during the 2018 National Football League Super Bowl Game at the U.S. Bank Stadium

City Administrator Ulrich reviewed the staff report and recommendation to adopt Ordinance #17-20 allowing additional hours of liquor sales during the Super Bowl 2018 weekend, with a fee rate of \$100.

Mayor Strommen noted that this item was introduced at the last meeting.

Motion by Councilmember Kuzma, seconded by Councilmember LeTourneau, to waive the City Charter requirement to read the ordinance aloud and adopt Ordinance #17-20 Providing for a Special Closing Times License of On-Sale Intoxicating Liquor during the 2018 National Football League Super Bowl Game at U.S. Bank Stadium.

A roll call vote was performed by the Recording Secretary:

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

Motion carried.

8. MAYOR, COUNCIL AND STAFF INPUT

8.01: Strategic Plan Update

City Administrator Ulrich reviewed the staff report. He provided highlights of accomplishments that the City has had towards the goals within the Strategic Plan.

Mayor Strommen noted that she and City Administrator Ulrich had the opportunity to present this information before the Charter Commission the previous week as well.

8.02: Other

City Administrator Ulrich announced upcoming meetings and events.

9. ADJOURNMENT

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

Motion carried.

The regular meeting of the City Council adjourned at 8:28 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.