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

The Ramsey City Council conducted a regular meeting on Tuesday, October 24, 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

Members Absent: None

Also Present: Asst. City Administrator/Economic Development Manager Patrick Brama  
Police Chief Jeff Katers  
Community Development Director Timothy Gladhill  
City Engineer Bruce Westby  
City Planner Chris Anderson

**1. CALL TO ORDER**

Mayor Strommen called the regular meeting of the Ramsey City Council to order at 7:05 p.m., followed by the Pledge of Allegiance led by Mayor Strommen.

**2. PRESENTATION**

**2.01: Congressional Update**

Stacy Morse, District Director from Congressman Emmer's Office, stated that the framework for tax reform was recently introduced and provided an update of some of the proposed changes. She stated that the framework will go through a series of committee meetings and would be amended along the way, but noted that it is believed that these changes should be completed before the end of the calendar year.

Mayor Strommen expressed appreciation for the update and thanked Ms. Morse for taking the time to speak to the Council tonight.

**3. CITIZEN INPUT**

None.

#### **4. CONSENT AGENDA**

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

- 4.01: Receive September 2017 Financial Reports – General Fund and Enterprise Funds
- 4.02: Note the Following Boards and Commissions Meeting Minutes:
  - Park and Recreation Commission Meeting Minutes dated August 10, 2017
  - Planning Commission Meeting Minutes dated September 7, 2017
  - Economic Development Authority Meeting Minutes dated September 14, 2017
- 4.03: Approve the following Meeting Minutes:
  - 1) City Council Work Session dated October 10, 2017
  - 2) City Council Regular dated October 10, 2017
- 4.04: Approve Rental Licenses
- 4.05: Approve Amending Council and Public Works Meeting Schedule for December
- 4.06: Adopt Resolution #17-10-275 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of October 5, 2017 through October 18, 2017
- 4.07: Adopt Resolution #17-10-245 Approving the Issuance of a Conditional Use Permit to Anoka Ramsey Farm and Garden, located at 7435 Highway 10 (Project No. 17-148) to Increase Square Footage of a Ground Sign on a Property in the H-1 Highway 10 Business District and Declaring Terms of Same
- 4.08: Adopt Resolution #17-10-265 Authorizing Partial Payment to North Valley, Inc. for IP #17-00, Sunwood Drive Reconstruction
- 4.09: Adopt Resolution #17-10-266 Authorizing Partial Payment to North Valley, Inc. for IP #17-01, Alpine Drive Reconstruction
- 4.10: Adopt Resolution #17-10-267 Authorizing Partial Payment to Metro Utilities, Inc. for IP #17-09, Bunker Lake Boulevard Utilities Extension
- 4.11: Adopt Resolution #17-10-248 Authorizing Partial Payment to Douglas-Kerr Underground, LLC for IP #16-20, Riverdale Drive Extension Improvements
- 4.12: Adopt Resolution #17-10-270 Ordering Feasibility Report for Improvement Project #18-03, 2018 Overlay Improvements
- 4.13: Adopt Resolution #17-10-277 to Authorize Hiring a Police Officer

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

#### **5. APPROVE AGENDA**

Mayor Strommen noted that it has been requested to remove Item 7.02 (Consider Introduction of Ordinance #17-15) from the agenda and to move Item 7.03 (Consider Adoption of Resolution #17-10-278) to be considered after Item 7.06 (Consider Adoption of Resolution #17-10-273).

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

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

## **6. PUBLIC HEARING**

### **6.01: Public Hearing to Consider Introducing Ordinance #17-17 to Vacate Drainage and Utility Easements on Outlot A, Estates of Silver Oaks (Project No. 17-119); Case of Royal Oaks Realty**

#### **Presentation**

City Planner Anderson reviewed the staff report and recommendation to introduce Ordinance #17-17 to vacate the drainage and utility easement over, under, and across Outlot A, Estates of Silver Oaks.

#### **Public Hearing**

Mayor Strommen called the public hearing to order at 7:14 p.m.

#### **Citizen Input**

Jay Guimont, 5720 164<sup>th</sup> Avenue NW, asked why the easements are proposed to be removed, noting that his property is adjacent to the proposed development. He explained that the previous development that occurred caused drainage problems on his property and is concerned that continued development in this area will make the problems even worse.

City Planner Anderson explained that while it is proposed to vacate these underlying drainage and utility easements, new drainage and utility easements would be dedicated with the plat. He noted that the proposed plat has come forward and drainage and utility easements are shown on the plat and would be recorded with that plat. He noted that he can provide a copy of Final Plat showing the proposed easements to the resident. He noted that the City Engineer has also reviewed the plans for stormwater management to ensure that the development would not cause problems on neighboring properties.

Mr. Guimont stated that he continues to have drainage problems from the last development and urged the City staff to ensure that the stormwater management will be sufficient before vacating any drainage and utility easements.

Mayor Strommen stated that City staff can follow-up with Mr. Guimont to provide additional information on the easements that would be dedicated with the Final Plat. She noted that the City Engineer could also have discussions with the resident to ensure that his drainage concerns with the previous development are also considered. She noted that the action tonight is to introduce the ordinance and therefore the item will still come back to the Council for adoption at a future meeting.

Councilmember Kuzma thanked Mr. Guimont for expressing his concerns, noting that the public hearing is the appropriate place for residents to express concerns with the proposed action.

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

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

The public hearing was closed at 7:19 p.m.

### **Council Business**

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to introduce Ordinance #17-17 Vacating Drainage and Utility Easements on Outlot A Estates of Silver Oaks.

Further discussion: Mayor Strommen asked that staff report back to the Council when the case comes forward for adoption of the Ordinance to ensure the comments of the adjacent property owner have been addressed.

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

## **7. COUNCIL BUSINESS**

### **7.01: Consider Adopting Resolution #17-10-274 Accepting Quotes and Awarding Contract for Improvement Project #17-13, Potassium Street Cul-De-Sac Improvements**

City Engineer Westby reviewed the staff report noting that in order to ensure that maintenance, service, and emergency response vehicles are able to turn around at the north end of Potassium Street within the near future, staff recommends adoption of Resolution #17-10-274 accepting quotes and awarding a contract to Dave Perkins Contracting, Inc. in the amount of \$34,877 for Improvement Project #17-13, Potassium Street Cul-De-Sac Improvements. He noted that approving this option would also allow this matter to be resolved without incurring additional legal fees that would be required if the City were to seek a declaratory judgement through Anoka County District Court; however, anticipated legal fees associated with seeking a declaratory judgement on this matter could be much less than the cost to construct the temporary cul-de-sac.

Mayor Strommen asked if staff believes that Shade Tree Communities, LLC understands the time constraints the City is under.

City Engineer Westby replied that it was a quick email conversation and the timeline was not addressed. He stated that he did mention timing in his response and that he would provide an update to Shade Tree the following day.

Councilmember Kuzma referenced the funding of the project, which would come from the public improvement revolving fund and asked if that fund typically is used for this type of improvement.

City Engineer Westby stated that fund is used for unfunded or unexpected projects and therefore this would be a typical use.

Councilmember Kuzma asked the balance of the fund.

City Engineer Westby stated that he was not certain of the balance but noted that the balance is substantial, estimating over \$500,000.

Councilmember Riley asked how the price of \$1 per square foot was determined and whether that was included in the projected estimate for the project.

City Engineer Westby stated that is the high-end that the City would pay for easement and therefore staff would hope the easement cost would be less than that cost. He stated that the higher-end limit was included for proposed Council action in order to keep the project moving along but again hoped that the negotiation would come in lower.

Mayor Strommen provided the opportunity for the Schmitzs to speak and they declined. She referenced the counter-offers made by the Schmitzs and the cost change that would occur if the December 31<sup>st</sup> timeline is exceeded. She believed that the language of the motion should be clear to identify that timeline and noted that if the project is not complete by December 31<sup>st</sup>, the case should return to the Council.

Motion by Councilmember Johns, seconded by Councilmember LeTourneau, to Adopt Resolution #17-10-274 Accepting Quotes and Awarding Contract for Improvement Project #17-13, Potassium Street Cul-De-Sac Improvements contingent upon staff obtaining an easement, for the proposed cul-de-sac, from Shade Tree Communities LLC, in an amount not to exceed \$1 per square foot and authorize staff to enter into a settlement agreement with the Schmitzs that in consider of an \$8,050 contribution, the City will proceed with the project, retain any necessary easements upon the Schimitzs' property, and negotiate a reasonable time for completion of December 31, 2017 (if not complete by that date the case shall return to the Council), subject to the review and approval of the City Attorney.

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

~~7.02: Consider Introducing Ordinance #17-15 Vacating Pedestrian Trail Easement on Lot 6, Block 3, Wildlife Sanctuary Third Addition (Item removed from the agenda)~~

~~7.03: Consider Adoption of Resolution Approving Drainage and Utility Easement Encroachment for Eave Overhangs in the Riverstone Subdivision; Case of Capstone Homes/Riverstone Development, LLC (Item moved to be considered following 7.06)~~

**7.04: Consider Adoption of Resolution #17-10-271 Accepting Feasibility Report and Ordering Public Hearing for Improvement Project #18-00, Stanhope Terrace Street Reconstructions**

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #17-10-271 accepting the Feasibility Report and ordering a public hearing for November 14, 2017, for Improvement Project #18-00, Stanhope Terrace Street Reconstructions. He noted that this will allow the project to be constructed as part of the 2018 Street Maintenance Program and to allow for the use of special assessments to pay for a portion of the project costs per the applicable provisions of the City Charter, the City's Special Assessments Policy, and Minnesota Statute, Chapter 429.

Councilmember Riley asked if the City would be testing depths to ensure the correct amount of aggregate is provided.

City Engineer Westby noted that the City conducts that action with all projects, noting that there is a standard required and City staff does provide testing to ensure the appropriate result is provided to ensure consistent aggregate is provided to the City standard.

Motion by Councilmember Shryock, seconded by Councilmember Johns, to Adopt Resolution #17-10-271 Accepting the Feasibility Report and Ordering Public Hearing for Improvement Project #18-00 Stanhope Terrace Street Reconstructions.

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

**7.05: Consider Adoption of Resolution #17-10-272 Accepting Feasibility Report and Ordering Public Hearing for Improvement Project #18-01, North Forty Street Reconstructions**

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #17-10-272 accepting the Feasibility Report and ordering a public hearing for November 14, 2017, for Improvement Project #18-01, North Forty Street Reconstructions. He noted that this will allow the project to be constructed as part of the 2018 Street Maintenance Program, and to allow for the use of special assessments to pay for a portion of the project costs per the applicable provisions of the City Charter, the City's Special Assessment Policy and Minnesota Statute, Chapter 429.

Motion by Councilmember Kuzma, seconded by Councilmember LeTourneau, to Adopt Resolution #17-10-272 Accepting Feasibility Report and Ordering Public Hearing for Improvement Project #18-01 The North Forty Street Reconstructions.

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

**7.06: Consider Adoption of Resolution #17-10-273 Accepting Updated Feasibility Report and Ordering Public Hearing for Improvement Project #17-02, River's Bend Street Reconstructions**

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #17-10-273 accepting the updated Feasibility Report and ordering a public hearing for November 14, 2017, for Improvement Project #17-02, River's Bend Street Reconstructions. He noted that this will allow the project to be constructed as part of the 2018 Street Maintenance Program, and to allow the use of special assessments to pay for a portion of the project costs per the applicable provision of the City Charter, the City's Special Assessments Policy, and Minnesota Statute, Chapter 429.

Councilmember LeTourneau noted that this project was postponed in order to tie into the Stanhope project with an anticipated benefit related to economies of scale. He asked if there was actually a benefit received.

City Engineer Westby stated that the same contractor would perhaps bid all three projects and noted that while he would anticipate a benefit related to economies of scale, that would be unknown until the bids are received.

Motion by Councilmember LeTourneau, seconded by Councilmember Shryock, to Adopt Resolution #17-01-273 Accepting Updated Feasibility Report and Ordering Public Hearing for Improvement Project #17-02 River's Bend Street Reconstructions.

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

**7.03: Consider Adoption of Resolution Approving Drainage and Utility Easement Encroachment for Eave Overhangs in the Riverstone Subdivision; Case of Capstone Homes/Riverstone Development, LLC**

Community Development Director Gladhill reviewed the staff report and recommendation to adopt the resolution based on past practice and updates to overall City Code design standards over the winter.

Motion by Councilmember Riley, seconded by Councilmember Kuzma, to Adopt Resolution #17-10-278 Approving Drainage and Utility Easement Encroachments for Eave Overhangs in the Riverstone Subdivision.

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

**7.07: Consider Introducing Ordinance #17-18 Amending Street Names in the Riverstone Subdivision; Case of Capstone Homes/Riverstone Development, LLC**

Community Development Director Gladhill reviewed the staff report and recommendation to introduce Ordinance #17-18 amending street names in the Riverstone subdivision.

Councilmember Johns asked if the public works and fire departments were asked for input on Snowy Owl and whether that would be an issue since Andover uses bird names. She also asked if the street names would carry over in other areas of the City.

Community Development Director Gladhill noted that the Public Works Committee had provided input throughout this process and Chief Katers has also been involved. He stated that there would not be a conflict with the use of these names as they do not exist in the other communities. He stated that the street names could be carried over throughout the City but noted that there is not a lot of developable area in this area of the grid that would use the same names.

Councilmember LeTourneau stated that the Council did agree with these name changes in concept in previous discussion.

Motion by Councilmember LeTourneau, seconded by Councilmember Johns, to introduce Ordinance #17-18 amending street names in the Riverstone subdivision.

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

**7.08: Consider Actions Related to Pearson Place (Project No. 16-31); Case of Development Consulting Services, LLC**

- a) **Adopt Ordinance #17-10 Approving Zoning Amendment**
- b) **Adopt Resolution #17-10-269 Granting Approval of Final Plat and Development Agreement for Pearson Place**

City Planner Anderson reviewed the staff report and recommendation to approve the Final 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 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. He explained that the use of private utilities matches the existing development pattern on Bowers Drive and includes both primary and alternate locations for septic system on each lot. He stated that since this is a transition time between the existing MRCCA rules and the new MRCCA rules, staff would support 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. He noted that the Planning Commission also supports these actions.

John Dobbs, the applicant, stated that he agrees with all the comments made by City Planner Anderson. He stated that Capstone will most likely be the builder for the homes, which he is excited about.

Councilmember LeTourneau stated that he is a neighbor on the Bower's Drive cul-de-sac and the consensus is to support the project as this would be an adequate use of the property.

Motion by Councilmember LeTourneau, seconded by Councilmember Riley, to waive the City Charter requirement to read the ordinance aloud and adopt Zoning Amendment Ordinance #17-10 Amending Section 117-90 “Map” of Chapter 117 of the City Code of Ramsey, Minnesota.

Further discussion: Councilmember Johns stated that there are certain elements required for a PUD, including a 20 percent requirement for public open space, and asked if the buffer would help to establish that 20 percent. City Planner Anderson replied and confirmed that the buffer and corridor together would address the 20 percent requirement.

A roll call vote was performed by the Recording Secretary:

Councilmember Riley	aye
Councilmember Shryock	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 #17-10-269 Granting Approval of the Final Plat and Development Agreement for Pearson Place.

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

**7.09: Preliminary Approvals Related to Proposed North Fork Meadows Subdivision; Case of Paxmar, LLC (Project No. 17-126)**

- 1. Introduce Ordinance #17-16 Approving a Conditional Zoning Amendment to Planned Unit Development**
- 2. Adopt Resolution #17-10-276 Authorizing Conditional Rezoning Agreement**

Community Development Director Gladhill reviewed the staff report. He noted that Planning Commissioner Surma actually voted in support of the action and wanted to clarify that as the record did not reflect that action. He noted that when considering a recommendation, staff reviewed the concept again the following points raised during the first stages of review: consistency with the Comprehensive Plan; the need for a more compelling reason to amend the Comprehensive Plan, or leave as Low Density Residential (LDR); and the desire to create a more meaningful Density Transitioning Plan (DTP), with wider lots and deeper lots. He stated that considering those factors, staff feels that this is a reasonable compromise and would support the Planning Commission and City Council in approving this project. He noted that as a reminder, the City is not obligated to approve the project and this is a policy level decision that requires direction from the City Council.

Councilmember Kuzma asked the potential consequences could result from this action.

Community Development Director Gladhill stated that this request would fall under the conditional rezoning request, which is acceptable to the City. He noted that the City Attorney provided input and did not feel that this would be contract rezoning. He stated that the applicant can also provide input on why they would want the conditional rezoning before spending the large amount that will be required to move through the process for this proposed development.

    , Paxmar, stated that they have spoken with the Council, Planning Commission, and the neighborhood in previous meetings. He stated that they have significantly changed their proposal throughout this process in attempt to appease all parties. He noted that the current proposal would include 97 units, would not require a Comprehensive Plan amendment, would fit within the R-1 zoning standards and density, would provide a buffer zone and the required buffer zone plantings, and would provide the trail easement for the greenway corridor. He reviewed the concerns that they heard from adjacent residents about the original development proposal and reviewed the related elements that were made to the plan to address those concerns. He stated that there were some comments from residents at the meeting of the Planning Commission expressed that the residents would like the property to simply develop under R-1. He noted that the properties along the eastern border match the R-1 lot width and therefore the views of those neighbors will be the same regardless.

Councilmember Kuzma asked why the zoning amendment is requested prior to the Preliminary Plat.

     replied that the Preliminary Plat is the most expensive part of the preparation process. He stated that they would not want to spend that \$200,000 without some assurance that the requested density for the project would be allowed, as that item would be the deciding factor in whether the project would be financially viable.

Councilmember Riley stated that staff identified some risks to rezoning prior to the project and asked if there are also tools in place that would appease those concerns.

Community Development Director Gladhill confirmed that there are tools in place that require the necessary protection. He noted there will also be an additional agreement recorded through this process to ensure that what is agreed upon is provided.

Councilmember Johns asked if the buffer would become City property. She referenced the greenway corridor and noted that it was mentioned that is off this plat and asked for additional details.

Community Development Director Gladhill confirmed that the greenway corridor is off this plat but will become a part of the plat during this process. He stated that the City will not own the buffer area. He stated that the depth for R-1 is not met by the eastern boundary lots and wanted to ensure that it is clear that is part of the PUD. He stated that a separate easement would be placed over the buffer, similar to what occurred with the Woodlands development.

Councilmember Shryock asked for information on the lot depth and buffer that would exist between the existing homes and the proposed development.

Mayor Strommen stated that she does not feel that she has enough information on whether the public benefit being received is commensurate for the additional lots. She appreciated the compromises that have occurred thus far but noted that she is not using that original request as the starting point but instead is using the existing City standards as the starting point with this proposal as the comparison. She stated that typically the open space being provided for a PUD is within the same plat. She noted that a lot of the open space is wetland and the trail corridor and therefore she is not sure if that is of equal benefit or whether that would be gained through park dedication under normal development of this property. She stated that she is on board with the process of a greenway corridor but she was unsure if that is something that would only be provided in this proposal or whether that would come in through the development of this area. She stated that the language states that the permittee controls the greenway land but the owner actually controls the land. She did not feel that she had enough information to make a decision on this. She stated that the eastern boundary should meet the design standards of the R-1 zoning district and was still unsure that the public benefit is equal to the additional density and flexibility being provided. She noted that the decision needs to be made as to whether the deviation from the Comprehensive Plan and zoning standards is equal to the public benefit that would be provided.

Community Development Director Gladhill noted that the item was reviewed by the Park Commission and noted that minutes from that meeting can come back to the Council when this is discussed again. He asked if there is conceptual consensus with this proposal.

Mayor Strommen stated that she does not have enough data to move forward in a concept. She stated that she does not see the comparable data and is not comfortable moving forward without that input from the Park Commission and Environmental Policy Board (EPB).

City Planner Anderson stated that the EPB reviewed this information at their October meeting and generally supported the proposal. He noted that the group focused on density transitioning and did support on the public benefit of securing the land for the greenway corridor. He noted that the group did not discuss the upland/wetland ratio.

Councilmember Shryock stated that she also shared the concern of Mayor Strommen and agreed that the Park Commission would discuss whether to accept land or funds for park dedication and therefore she wondered whether this would be provided under normal development.

Councilmember Riley stated that he was unsure if the greenway would become part of the plat.

Community Development Director Gladhill stated that the greenway could be included as an outlet as part of the plat itself.

Councilmember Riley stated that these are two very different issues of park dedication and the public areas that would be gained.

Community Development Director Gladhill agreed that if this is accepted as the public benefit, he would feel that the next iteration would need to show the park dedication in addition to this public benefit.

█ stated that they would not be contributing park land and would pay park dedication in addition to the greenway and trail contribution. He explained that the density was determined by reviewing the property values of the existing homes in the area and the values proposed by Capstone. He explained that they would need to match the values of the surrounding area and would not want to be a “unicorn” in terms of pricing in that area. He stated that if you were to develop the property at the R-1 standards throughout the development, the prices would far exceed the values of the neighboring developments and therefore they attempted to provide a range of units that would fall around that range.

Councilmember Johns stated that if this is going to move on as a PUD she would like to see additional public benefit provided above the greenway. She agreed that there are additional details that need to be provided before this moves forward.

█ replied that the 45-foot buffer is without the berm and therefore the density transitioning berm can be created and the difference in the lot depth would only fall five feet short of the R-1 requirement.

Mayor Strommen stated that while that would help to know that, she still does not feel that there is sufficient information to make this decision.

Councilmember LeTourneau stated that there seems to be too much moving around in this discussion. He stated that the attempt is to try to develop land in the community that will increase the population and could result in additional benefits to the City, such as bringing in additional service businesses. He stated that the input of the neighboring residents has been provided and considered throughout this process. He stated that the addition of the greenway was a little late in the game and is somewhat separate from the reason of this request. He stated that he is willing to take a bit of a risk to conceptually approve the PUD today so that the Council can learn more about it tomorrow. He stated that while he does not want to dismiss the concerns brought forth tonight, he also wanted to remind the Council of their purpose tonight. He stated that he would like the Council to accept that there is still a lot of work to do and this would be taking a step, in good faith, to continue to work on this development.

Mayor Strommen stated that she did not feel that she would not be able to support this request but stated that she did not have enough information. She stated that in order to approve a PUD there has to be a public benefit provided and therefore she is attempting to determine if this public benefit is commensurate for the flexibility requested. She stated that her starting place for review is what is allowed today and then weighing that against what is being asked for and what is being received in terms of public benefit in return. She stated that this site will develop eventually. She appreciated that she and Councilmember LeTourneau are coming from different points of view.

Councilmember LeTourneau stated that he also appreciates the different points of view and noted that he also agrees that there would be additional information required but felt that this would be the first step.

Community Development Director Gladhill asked for the input the Council would like to receive before this comes back.

Councilmember Shryock stated that she would like to see a comparison of what would be provided through normal development of this property and then a comparison of what would be provided through this proposal.

Councilmember Kuzma asked for input on the timeline of the developer.

█ provided input on the timeline for the potential project. He noted that there is flexibility but advised that delaying action for one month could delay the construction from April to May.

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to direct this case to go back before the appropriate Commissions/Boards for additional input for the Council to review.

Further discussion: Councilmember LeTourneau asked what would result from the Commissions/Boards reviewing this request again. Community Development Director Gladhill summarized the discussion points that were made tonight, noting that staff would attempt to develop a proforma that the Commissions/Boards could review to determine what would be provided under normal development compared to this proposal. █ stated that he would have concern spending funds on a survey if this is not going to move forward. Mayor Strommen noted that this would not have be a formal survey and provided additional details noting that the City's corridor map could be used.

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

#### **7.10: Consider Filling Vacancies on Commissions, Committees, and/or Boards Created by Resignation of Councilmember Williams**

Asst. City Administrator/Economic Development Manager Brama reviewed the staff report and recommendation to ratify Mayor Strommen's appointment of Councilmember LeTourneau to serve as the representative for the EDA with Councilmember Johns to serve as the alternate, and to delay filling the other vacancies until the Council vacancy is filled.

Motion by Councilmember Kuzma, seconded by Councilmember Riley, to ratify Mayor Strommen's appointment of Councilmember LeTourneau to fill the vacancy on the Economic Development Authority and Councilmember Johns to fill the position of alternate.

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

**7.11: Consider Adoption of Resolution #17-10-279 Amending Policy for Donation of Surplus Equipment to a Nonprofit Organization**

Police Chief Katers reviewed the staff report and recommendation to replace the definition of “surplus equipment” in the City of Ramsey Donation of Surplus Equipment Policy to include the following language:

- A. Any tangible property or furnishings which are owned, retained, or in possession of City operated departments or facilities. It specifically includes equipment that is no longer needed by the City departments.
- B. Unclaimed, lost, or confiscated property which has been retained by the Police Department for over 90 days. This shall include, but is not limited to, unclaimed bicycles and other non-evidentiary items.
- C. Equipment or property obtained through administrative or judicial criminal forfeiture under Minnesota State Statutes 169A.63 or 609.5315 cannot be deemed surplus property and thus municipalities are prohibited from donation and restricted on the sale of such property.

He stated that included in the case is a strike-through version of the policy which identifies the language proposed to be added and deleted.

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to Adopt Resolution #17-10-279 Amending Policy for Donation of Surplus Equipment to a Non-Profit Organization.

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

**8. MAYOR, COUNCIL AND STAFF INPUT**

Asst. City Administrator/Economic Development Manager Brama announced upcoming meetings and events.

Councilmember Riley noted that the School District is having an election on November 7<sup>th</sup> and encouraged residents to become informed voters and vote.

Mayor Strommen noted that a long-time resident and City contributor Bruce Bacon recently passed away. She stated that she has been touched by the many stories she has heard about him.

**9. ADJOURNMENT**

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

Motion carried.

The regular meeting of the City Council adjourned at 9:17 p.m.

Respectfully submitted,

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Kurtis G. Ulrich  
City Administrator

ATTEST:

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Jo Ann M. Thieling  
City Clerk

Drafted by Amanda Staple  
*TimeSaver Off Site Secretarial, Inc.*

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