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

The Ramsey City Council conducted a regular meeting on Tuesday, May 23, 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 Melody Shryock  
Councilmember Kristine Williams

Members Absent: Councilmember Chris Riley

Also Present: Asst. City Administrator/Economic Development Manager Patrick Brama  
Parks and Assistant Public Works Superintendent Mark Riverblood  
Community Development Director Timothy Gladhill  
City Engineer Bruce Westby

**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**

None.

**3. CITIZEN INPUT**

None.

**4. CONSENT AGENDA**

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

4.01: Receive April 2017 Financial Reports – General Fund and Enterprise Funds

4.02: Note the Following Boards and Commissions Meeting Minutes:

- Planning Commission Meeting Minutes dated April 6, 2017
- Economic Development Meeting Minutes dated April 13, 2017
- Park and Recreation Meeting Minutes dated April 13, 2017

- Environmental Policy Board Meeting Minutes dated April 17, 2017
- 4.03: Approve the following Meeting Minutes:
- 1) City Council Work Session dated May 9, 2017
  - 2) City Council Regular dated May 9, 2017
- 4.04: Approve Joint Powers Agreement between the City of Ramsey and County of Anoka for Assessment of Property
- 4.05: Approve Request to Declare Surplus Property
- 4.06: Adopt Resolution #17-05-116 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of May 5, 2017 through May 17, 2017
- 4.07: Adopt Resolution #17-05-114 to Hire Seasonal Public Works Maintenance Workers
- 4.08: Adopt Resolution #17-05-115 Approving a Beekeeping License for the Property Located at 6768 158<sup>th</sup> Lane NW (Project #17-122); Case of Lorraine Winsor
- 4.09: Adopt Resolution #17-05-117 Approving an Easement Encroachment Agreement for a Sport Court at 7496 161<sup>st</sup> Ave NW
- 4.10: Adopt Resolution #17-05-123 Authorizing Partial Payment to DRC, Inc. for Ramsey Municipal Complex Site Demolition
- 4.11: Adopt Resolution #17-05-124 Approving Work Plan and Budget for Trailside Pollinator Habitat Restoration at the Lake Itasca Trail

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

## **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, and Williams. Voting No: None. Absent: Councilmember Riley.

## **6. PUBLIC HEARING**

None.

## **7. COUNCIL BUSINESS**

### **7.01: Consider Park Dedication Obligations and Credit for the Development Agreement for the Riverstone Addition**

Parks and Assistant Public Works Superintendent Riverblood reviewed the staff report and introduced Steve Bona.

Steve Bona, Capstone Homes and Riverstone Development Company, displayed the Master Plan for the development. He stated that he was unsure whether there is question about the need for the park or simply regarding the development credits. He stated that this development is zoned

R-2 and therefore the lots will be smaller than the typical single-family home lot which will result in smaller lots and higher density. He stated that because of that, this is a unique neighborhood for the City of Ramsey and for the area. He stated that they will take advantage of the high visibility from Highway 10. He noted that they are attempting to provide a park and area for the kids to run within the development, rather than the closest park being a quarter mile from the development. He stated that they would be unable to build the park without the credits towards park dedication and would instead be converted into lots for additional homes. He provided an overview of what would be created in the development including the number of lots, open space, trails, and amenities which will include landscaped open space, berm landscaping, landscaped entrances, water features and surrounding landscaping. He stated that they are attempting to create a crosswalk to the play area from the greenway corridor as well. He stated that at the Park and Recreation Commission meeting he had difficulty describing the area outside of the greenway corridor. He provided a sketch of the proposed greenway corridor trail and the proximity to the proposed park that would include at least one, possibly two, crossings to the park. He stated that the proposed park would have a connection to the Lake Itasca Trail, provide a unique play area, have close proximity to homes in Riverstone, landscaping with irrigation, include a pavilion and would be available for public use. He provided a comparison from the original proposal to the new proposal request for park dedication credits, noting that the land costs had been removed. He stated that there are significant infrastructure off-site costs for utilities and noted that the share of the developer will be over \$1,000,000 for utility extension. He stated that is not a typical developer cost and therefore the additional cost for creating the park and open space and paying full park dedication would not financially work. He stated that there has been discussion of setting precedent by allowing this request but noted that he did not believe that this would be precedent setting. He referenced the Villages at Sunfish Lake and noted that situation should not be used as an example of a developer paying park dedication and creating a park in addition because the development went bankrupt. He stated that Northfork has also been mentioned but noted that development has higher home values with larger lots and the attempt in this development is to provide more affordable homes.

Parks and Assistant Public Works Superintendent Riverblood reviewed the recommendation that Alternative 1 or Alternative 2, as outlined in the staff memorandum, be selected as the framework to fulfill Park Dedication Obligations and Credit for the Development Agreement for the Riverstone Addition. He noted that staff supports recommendation of Alternative 2, which was developed on the direction from the joint worksession between the City Council and Park and Recreation Commission. He stated that regardless of the alternative that the Council directs staff to proceed with, there will still be several hundred dollars in park dedication provided by the developer. He noted that following the direction of the Council, the Park and Recreation Commission will make a formal recommendation at their meeting on June 9<sup>th</sup> that will come before the Council on June 13<sup>th</sup>.

Mayor Strommen noted that there was great discussion at the joint worksession meeting with the Park and Recreation Commission. She noted that in this instance the Council should consider the interim topic and not the policy as a whole.

Councilmember Johns stated that in the end there will still be a balance owed for park dedication regardless of the option chosen and asked for more detailed information.

Parks and Assistant Public Works Superintendent Riverblood stated that there is currently a total of \$1,100,000 with the combination of park dedication and trail fees for the number of lots proposed. He stated that park dedication and trail fees have a tendency to increase slowly over time and therefore with phasing of the development that figure could increase. He stated that there has been a firm decision on the crosswalk solution, so that is a small item that may change in terms of park dedication.

Councilmember Johns stated that there would then be approximately \$460,000 in credits and over \$500,000 in cash paid for park dedication.

Councilmember Shryock asked if the park would be a City owned park.

Parks and Assistant Public Works Superintendent Riverblood stated that it would be a City owned park but the mowing, trimming, fertilization and leave blowing would be the responsibility of the Homeowners Association.

Councilmember Kuzma stated that typically the City does not support small pocket parks but this would be a park alongside the greenway corridor that would be accessible to the public.

Parks and Assistant Public Works Superintendent Riverblood confirmed that this would be an amenity along the trail that would provide residents the option to stop and use the park features, such as the water fountain and benches, regardless of whether they use the playground equipment.

Councilmember LeTourneau stated that he was not present at the worksession but does also support the credit for the park because it would be an amenity for the residents not only in the neighborhood but also for those using the corridor.

Motion by Councilmember LeTourneau, seconded by Councilmember Kuzma, to direct staff to proceed with Alternative 2 as the framework to fulfill Park Dedication Obligations and Credit for the Development Agreement for the Riverstone Addition.

Further discussion: Mr. Bona stated that if the land cost is removed with Alternative 2, he would suggest the overall budget for the park be reduced such as the landscaping and pavilion which would offset the cost of the land. Councilmember Shryock asked for clarification; confirming that the developer would be asking the Council to reduce the proposed line item costs to account for the land costs. Mr. Bona confirmed that the overall credits would be the same, he would simply ask for the line items for items such as landscaping to be reduced. Councilmember Johns stated that it would then seem that the Council would be giving credit for \$275,000 but only receiving \$250,000 in product. Mr. Bona stated that the costs would come down by approximately \$23,000 to account for the land costs. Mayor Strommen noted that the line item costs are estimates and therefore would not want to specify. She stated that the motion would include the up to amount with the direction for the developer to work with the Park and Recreation Commission and staff. She stated that perhaps the developer could meet the landscaping requirements at a lesser cost but those details will be worked out with staff and the

Park and Recreation Commission. Parks and Assistant Public Works Superintendent Riverblood agreed that the details would be developed with staff, the developer, and the Park and Recreation Commission. He believed that Alternative 2 would provide a win/win for everyone involved as the park will increase the value of the homes in the development which will increase the tax base for the City. Councilmember Williams asked if the cost for the land was recommended to be included by the Park and Recreation Commission. Parks and Assistant Public Works Superintendent Riverblood provided additional details but noted that Alternative 2 seems to be a good compromise of what the developer is requesting and the Park and Recreation Commission would like to see. Councilmember Kuzma stated that Alternative 2 is a good compromise between the City and the developer request. He noted that the cost of the land could be easily split between the homes in the development. He stated that if the land is going to be a sticking point, he would not support the credit for park dedication in return for the park. Mayor Strommen noted that there is an expectation of standard but the details of the park are not included in the motion and will be worked out with the developer, staff and the Park and Recreation Commission. Councilmember Shryock stated that she is confident that a solution will be found and that a great product will be developed.

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

Mr. Bona thanked the Council and stated that they do appreciate the efforts of the City.

**7.02: Introduce Ordinance Vacating Roadway Easement for Puma Street Related to Riverstone Addition**

Community Development Director Gladhill reviewed the staff report and recommendation to introduce the Ordinance vacating roadway easement for Puma Street related to the Riverstone Addition. He noted that staff acknowledges that opposition from an adjoining property owner exists. He noted that staff will attempt to resolve this issue prior to the June 13, 2017 City Council meeting where the Council is scheduled to take action on adopting the Ordinance along with the Preliminary Plat approval for Riverstone Addition. He noted that introducing the Ordinance does not obligate the City Council to approve the request.

Motion by Councilmember Shryock, seconded by Councilmember LeTourneau, to introduce an Ordinance vacating portions of roadway easement for Puma Street related to Riverstone Addition and direct staff to attempt to resolve the issue with the adjoining property owner prior to the next Council meeting.

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

**7.03: Consider Adoption of Resolution #17-05-118 Approving Plans and Specifications and Authorizing Advertisement for Bids for Improvement Project #17-03, 2017 Crackseal and Sealcoat**

City Engineer Westby reviewed the staff report and recommendation to adopt the Resolution approving plans and specifications and authorizing advertisement for bids for Improvement Project #17-03, 2017 Crackseal and Sealcoat.

Councilmember Kuzma asked if the Public Works would be able to utilize the overage of bunds budgeted should the bids come in lower than expected.

City Engineer Westby confirmed that if the bids are low and the base elements and additional items are included, Public Works could use the additional funds. He stated that he does not anticipate that occurring as the estimate was done very tightly.

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to Adopt Resolution #17-05-118 Approving Plans and Specifications and Authorizing Advertisements for Bids for Improvement Project #17-00, 2017 Crackseal and Sealcoat Improvements.

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

**7.04: Consider Adoption of Resolution #17-05-119 Approving Plans and Specifications and Authorizing Advertisement for Bids for Improvement Project #17-09, Bunker Lake Boulevard Utilities Extension**

City Engineer Westby reviewed the staff report and recommendation to adopt the Resolution approving plans and specifications and authorizing advertisement for bids for Improvement Project #17-09, Bunker Lake Boulevard Utilities Extension to support current and future development within the Future Business Park area.

Motion by Councilmember Johns, seconded by Councilmember LeTourneau, to Adopt Resolution #17-05-119 Approving Plans and Specifications and Authorizing Advertisement for Bids for Improvement Project #17-09, Bunker Lake Boulevard Utilities Extension.

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

**7.05: Consider Adoption of Resolution #17-05-120 Authorizing Municipal Agreement Program Funding Application for Highway 10 North Frontage Road Improvements – Ramsey Boulevard to Sunfish Lake Boulevard**

City Engineer Westby reviewed the staff report and recommendation to adopt the Resolution authorizing City staff to submit a grant fund application for the maximum amount of \$710,000 from the MnDOT Metro Municipal Agreement Program to construct frontage road improvements north of U.S. Highway 10 and realign westbound U.S. Highway 10 between Ramsey Boulevard and Sunfish Lake Boulevard.

Councilmember Shryock asked if there is a timeline in which the City must use the funds if the funds are awarded.

City Engineer Westby replied that typically there is a two-year window to use the funds.

Councilmember Kuzma stated that Highway 10 is a priority and therefore this would be a good step forward.

Motion by Councilmember Kuzma, seconded by Councilmember Shryock, to Adopt Resolution #17-05-120 Authorizing Metro Municipal Agreement Program Funding Application for Highway 10 North Frontage Road Improvements Between Ramsey Boulevard and Sunfish Lake Boulevard.

Further discussion: Councilmember LeTourneau agreed that this would be another step in getting the ball rolling for Highway 10. He noted that the project is so large that even the small steps are expensive. He stated that this would position the City in a situation where they will be ready to go forward in both options for Sunfish Lake Boulevard and Ramsey Boulevard.

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

**7.06: Consider Adoption of Resolution #17-05-121 Accepting Quotes and Awarding Contract for Improvement Project #17-11, Ground Penetrating Radar Pavement Evaluations – 2018 and 2019 Reconstruction and Overlay Improvements**

City Engineer Westby reviewed the staff report and recommendation to adopt the Resolution accepting quotes and awarding a contract for Improvement Project #17-11, Ground Penetrating Radar Pavement Evaluations for 2017-2026 CIP Reconstruction and Overlay Improvements.

Councilmember Johns stated that this is a nice process to remove the surprises from the road improvement projects and therefore she strongly supports this process.

Councilmember LeTourneau agreed that this is an interesting opportunity to learn more about the road conditions and prevent unwanted surprises.

Motion by Councilmember Johns, seconded by Councilmember LeTourneau, to Adopt Resolution #17-05-121 Accepting Quotes and Authorizing Award of Contract for Improvement Project #17-11; Ground Penetrating Radar Pavement Evaluations for 2017-2026 Street Reconstruction and Overlay Improvements.

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

**7.07: Consider Adoption of Resolution #17-05-122 Accepting Quotes and Awarding Contract for Improvement Project #17-12, Soil Borings and Geotechnical Reports – 2018 and 2019 Reconstruction and Overlay Improvements**

City Engineer Westby reviewed the staff report and recommendation to adopt the Resolution accepting quotes and awarding a contract for Improvement Project #17-12, Soil Borings and Geotechnical Reports – 2018 and 2019 Reconstruction and Overlay Improvements.

Motion by Councilmember Kuzma, seconded by Councilmember Williams, to Adopt Resolution #17-05-122 Accepting Quotes and Authorizing Award of Contract for Improvement Project #17-12; Soil Borings and Geotechnical Reports for 2018 and 2019 Street Reconstruction and Overlay Improvements.

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

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

Asst. City Administrator/Economic Development Manager Brama provide an update on the fund request for the purchase of the gas station on Sunfish Lake Boulevard by the City with the purchase of RALF funds. He noted that the item is moving forward for approval by the necessary agency on their consent agenda. He announced upcoming meetings and events.

Mayor Strommen stated that it is great to see residents utilizing the canoes and kayaks available at the park. She provided an update on the 30<sup>th</sup> anniversary North Metro Mayors Association meeting that the City of Ramsey hosted at the Fountains of Ramsey which went well.

## **9. ADJOURNMENT**

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

Motion carried.

The regular meeting of the City Council adjourned at 8:24 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.*