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

The Ramsey City Council conducted a regular meeting on Tuesday, June 13, 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
Police Chief Jeff Katers
Public Works Superintendent Grant Riemer
Community Development Director Timothy Gladhill
City Planner Chris Anderson
City Engineer Bruce Westby
Asst. City Administrator/Economic Development Manager Patrick Brama
Public Information and Event Specialist Nicole Wenberg

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: Recognition of Heart Safe Ramsey Volunteers for Achieving Goal of 1400 Residents Trained in CPR and AED Use

Mayor Strommen invited members of the Ramsey Heart Safe Committee to come forward. She recognized the volunteers for achieving their goal of training 1,400 residents in CPR and AED use, noting that the initiative began in 2014. She stated that the City reached certification in just nine months but kept climbing in order to reach the goal the committee had set. She recognized Tim Hoffman, who has been the champion of this cause and brought forth the idea to the City Council. She presented the certificate of achievement to the group and thanked them for their service to the community.

Tim Hoffman stated that it was not just the group but also other organizations including the City Council, Ramsey Lions and Ramsey Rotary. He stated that the sustainability of the plan is important now that they have reached this level.

Mayor Strommen stated that the slogan says, “don’t wait for the help, be the help” and believed that it a great mantra. She noted that this is a wonderful example of how people can contribute to the community as this was community driven and community led. She again thanked the group for their efforts.

2.02: Presentation of the 2016 Comprehensive Annual Financial Report by the City’s Auditing Firm of Malloy, Montague, Karnowski, Radosevich & Company (MMKR) – Aaron Nielsen, Principal with the Firm Will be Presenting

Aaron Nielsen, MMKR, stated that he is here to present the three reports included in the Council packet. He noted that a more detailed presentation was given to the Council prior to this meeting at the worksession. He reported that an unmodified, or clean, opinion was given on the audit. He stated that the reports required have been filed and there was one finding in the area of internal controls regarding the capture of assets received by developers the previous year. He stated that there were no findings in regard to Minnesota state legal compliance. He stated that they did testing from the finding from the previous year and they were pleased that the City had addressed the item and the finding was eliminated this year.

Councilmember Riley stated that there is a lot of information included in the reports and it can be difficult to interpret. He thanked Mr. Nielsen and Finance Director Lund and her staff.

Mayor Strommen agreed and recognized the high level of work that is needed from staff. She stated that there is an action item on the consent agenda to receive the audit and submit for excellence in financial reporting.

3. CITIZEN INPUT

None.

4. CONSENT AGENDA

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

- 4.01: Receive 2016 Comprehensive Annual Financial Report (CAFR)
- 4.02: Receive Cash and Investments for Period Ending May 31, 2017
- 4.03: Approve Licenses:

Solicitor
Maintenance Free Minnesota Inc/4220 83rd Ave N Minneapolis
Temporary On-Sale Liquor License
Ramsey Lions Club/P.O. Box 771

Temporary On-Sale Liquor License
Ramsey Lions Club/P.O. Box 771

- 4.04: Approve the following Meeting Minutes:
- 1) City Council Work Session dated May 23, 2017
 - 2) City Council Regular dated May 23, 2017
- 4.05: Approve Development Agreement for Regency Commons (Project #108); Case of National Self Storage
- 4.06: Approve Off-Sale Intoxicating Liquor, Off-Sale 3.2% Liquor, On-Sale Intoxicating Liquor, Beer, Sunday Sales, and Optional 2:00 a.m. Closing
- 4.07: Approve Rental Licenses
- 4.08: Approve Aeon Purchase Agreement: Multiple Actions
- 4.09: Adopt Resolution #17-06-135 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of May 18, 2017 through June 7, 2017
- 4.10: Adopt Resolution #17-06-136 to Hire Seasonal Public Works Maintenance Workers
- 4.11: Adopt Resolution #17-06-141 International Code Council (ICC) Nonexclusive License Agreement
- 4.12: Adopt Resolution #17-06-143 to Approve Participation in the Public Employees Retirement Association Phased Retirement Option
- 4.13: Report from the Public Works Committee Meeting dated May 16, 2017:
- 1) Review Pedestrian Safety Concerns at Variolite Street and 161st Avenue – *Ratify the recommendation of the Public Works Committee to request that the Police Department use the speed trailer at Variolite Street/161st Avenue NW intersection periodically to help reduce traffic speeds, and to consider an amendment to the Capital Improvement Plan regarding lowering the grade at the Variolite Street/161st Avenue NW intersection to improve the site line to the north.*
 - 2) Parking Concern Near Rhinestone Street and Ramsey Parkway – *Ratify the recommendation of the Public Works Committee to recommend that the yellow curb marking be extended, as needed, to ensure uniform “No Parking” restrictions on all legs of the intersection at Rhinestone Street/Ramsey Parkway.*
 - 3) Consider Recommending City Council Approval of Plans and Specifications for Improvement Project #17-03, 2017 Crackseal and Sealcoat Improvements – *Ratify the recommendation of the Public Works Committee to approve plans and specifications for Project #17-03 – 2017 Crackseal and Sealcoat Program, and to recommend that the following related items be funded through the 2017 Street Maintenance Contract under the Streets Department Budget: Analyze payment sections using ground penetrating radar - \$35,000; Spray patching machine rental - \$35,000.*

Motion carried. Voting Yes: Mayor Strommen, Councilmembers Kuzma, Johns, LeTourneau, Riley, Shryock, and Williams. 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

None.

7. COUNCIL BUSINESS

7.01: Consider Adopting of Resolution #17-06-127 Approving Preliminary Plat for COR Stonebrook Academy (Project #17-101): Case of Michael and Kristen Johnson

Community Development Director Gladhill reviewed the staff report and recommendation to adopt Resolution #17-06-129 approving the Preliminary Plat request as recommended by the Planning Commission. He stated that the proposed project appears to comply with the bulk standards of The COR Design Framework and the proposed use would be an asset to The COR development as well as the City of Ramsey.

Councilmember Riley stated that there were a few members of the Planning Commission that did not vote in favor and asked for additional details.

Community Development Director Gladhill stated that there are different aspects which include the minimum zoning requirements and the fact that the City owns the parcel and has more control. He stated that some of the comments were regarding whether this is the right location for this business and whether more than the base minimum should be required. He stated that there seems to be more concern with pitched roofs in the central corridor of The COR.

Councilmember Riley stated that the City does have the flexibility and this does meet the requirements, therefore this could be built.

Community Development Director Gladhill noted that with the comments being addressed from the staff review letter and Planning Commission conditions the request would meet the standards.

Councilmember LeTourneau noted that he attended the Planning Commission meeting and there was robust discussion. He stated that while not everyone agreed, the item did pass. He stated that the comments he heard were around the location of the main door and whether that should be on the Sunwood side. He stated that the decision showed flexibility in the City's standards that would best fit that use and would not set precedent. He agreed that it would not be appropriate for the main door to be off Sunwood Drive. He referenced the glass and believed that the building should have more glass. He wanted to ensure that the building meets the minimum standard of glass for The COR. He believed that the proposal in front of the Council is very reasonable.

Councilmember Williams stated that she does not see a reference to the cross-access easement.

Community Development Director Gladhill noted that easement will come forward in a separate document at the time of Final Plat.

Mayor Strommen referenced the facing of the building and access from Sunwood. She stated that she is less concerned with the pitch roof but does agree with the statement requesting more glass, especially on the Sunwood facing side. She explained that would make it appear more as the front of the building, she does agree that for safety and operating reasons that is not the right location for the door.

Motion by Councilmember LeTourneau, seconded by Councilmember Williams, to Adopt Resolution #17-06-129 Granting Preliminary Plat Approval of COR Stone Brook Academy.

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

7.02: Consider Adoption of Resolution Approving Final Plat of Covenant Meadows and Rezoning of the Subject Property (Project #17-102): Case of Eric Thomsen

City Planner Anderson reviewed the staff report and recommendation to approve the Zoning Amendment and Final Plat for Covenant Meadows. He stated that the Final Plat is generally consistent with the approved Preliminary Plat. He stated that the Zoning Amendment would rezone the subject property to a Planned Unit Development with the public benefit for being about 15 acres of land that would be deeded to the City for permanent protection of open space. He stated that this area also includes a portion of land that is classified as having conservation value based on the Minnesota Biological Survey. He stated that furthermore this would preserve in perpetuity another segment of a greenway corridor along the Trott Brook.

Councilmember Riley applauded staff for protecting a resource that is known to be precious while still allowing this parcel to develop.

1. Adopt Ordinance #17-08 Approving Zoning Amendment to Planned Unit Development (PUD)

Motion by Councilmember Shryock, seconded by Councilmember LeTourneau, to waive the charter requirement to read the Ordinance aloud and adopt Ordinance #17-08 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.

2. Adopt Resolution #17-06-138 Approving Final Plat

Motion by Councilmember Johns, seconded by Councilmember LeTourneau, to Adopt Resolution #17-06-138 Granting Final Plat Approval of Covenant Meadows.

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

7.03: Consider Approvals for a Building Expansion at 17301 Nowthen Blvd NW (Project #17-03): Case of Trott Brook Hall

City Planner Anderson reviewed the staff report and recommendation to approve the CUP, Minor Plat, Site Plan, and Development Agreement contingent upon compliance with the Staff Review Letter and subject to review and approval as to legal form by the City Attorney. He stated that the church has been operating in this location for a number of years with no known issues. He stated that the proposed building expansion complies with all building setbacks as does the plat.

Councilmember LeTourneau stated that this is a well thought out plan and he is pleased that the Planning Commission views this as a positive measure. He stated that he does like the elimination of the access points, which will be a benefit for the community. He asked if there is any concern from engineering regarding the access points.

City Engineer Westby stated that staff did not see any issues and believes that the elimination of an access point along Highway 5 will be a benefit and therefore support the request.

- 1. Conditional Use Permit**
- 2. Site Plan**
- 3. Minor Plat**
- 4. Development Agreement**

Motion by Councilmember LeTourneau, seconded by Councilmember Johns, to Adopt Resolution #17-06-142 Approving a Conditional Use Permit Allowing the Operation of a Religious Institution in the R-1 Residential District, Site Plan for Expansion of an Existing Facility, and Final Plat for Trott Brook Addition.

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

7.04: Consider Adoption of Resolution #17-06-126 Approving Conditional Use Permit and Site Plan for Danner's Cabinet Shop, Inc. on the Property Located at 16735 Quicksilver St NW (Project No. 16-37): Case of Danner's Cabinet Shop, Inc.

City Planner Anderson reviewed the staff report and recommendation to adopt Resolution #17-06-126 granting approval of the Site Plan and Conditional Use Permit for the expansion of a lawful, nonconforming use on the subject property. He stated that the cabinet shop has been operating in this location for over 40 years and while it is tight in terms of expansion, it appears that all minimum setbacks are being met and that the additional two parking stalls required can fit on site. He stated that as long as the applicant provides a Certificate of Survey from a licensed surveyor that confirms this information and revises the plans as outlined in the Staff Review Letter.

Councilmember Kuzma asked the applicant for more details on the landscaping for the project.

Troy Danner stated that he is open to suggestions but is willing to plant trees or shrubs.

Councilmember Kuzma asked if a fence would be feasible.

Mr. Danner stated that he would be open to a section of fence but would still need to maneuver a forklift.

City Planner Anderson stated that there was discussion regarding fencing of the dumpster. He noted that the applicant needs access to maneuver equipment to access the dumpster and therefore the fence could end up in the right-of-way. He stated that for that reason staff would prefer to work with landscaping plantings.

Motion by Councilmember Riley, seconded by Councilmember Kuzma, to Adopt Resolution #17-06-126 Approving a Site Plan and a Conditional Use Permit for the Expansion of a Lawful Nonconforming Use in the B-1 General Business District for Danner's Cabinet Shop, Inc.

Further discussion: Councilmember LeTourneau stated that Troy is the third generation of the Danner family to be involved with the cabinet business. He stated that it is great to see the business continue to be a success in the community. Mayor Strommen echoed the comments that it is great to see a local longtime family business thriving in the community.

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

7.05: Consider Approvals Related to Homestead Road Addition (Project #16-23): Case of CTW Group

City Planner Anderson reviewed the staff report and recommendation to approve the Final Plat for Homestead Road Addition. He noted that this is a challenging site to work with based on the amount of wetland and floodplain and the proposed subdivision seems a reasonable use of the property. He noted that the Final Plat is consistent with the approved Preliminary Plat.

Councilmember Riley asked for additional information on the rain gardens and how enforcement would occur.

City Planner Anderson stated that it is a challenging site to work with and rather than entirely regrading the site, this would seem to be the best fit. He was unsure that this had been done with any other single family residential development. He stated that it has been done with multi-family developments. He stated that this will be a good exploration and could be an element that could be built into future road projects. He stated that enforcement will probably be built into an annual inspection. He noted that a maintenance schedule was borrowed from the conservation district and the number of species will be limited to make maintenance easier. He stated that this will be a pilot project that will provide the City with additional information for the future.

Councilmember Johns asked the downside if someone does not maintain the rain garden.

City Planner Anderson noted that financial surety would be in place to ensure that the rain gardens are designed and installed correctly. He noted that the rain gardens would fall within the drainage and utility easement and therefore that could be used as enforcement. He confirmed that this would be an element of the Lower Rum River Water Management Organization permit as well.

- 1. Final Plat**
- 2. Development Agreement**
- 3. Rain Garden Maintenance Agreement**

Motion by Councilmember Johns, seconded by Councilmember LeTourneau, to Adopt Resolution #17-06-137 Granting Approval of the Final Plat, Development Agreement, and Maintenance Agreement for Homestead Road Addition.

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

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

Community Development Director Gladhill reviewed the staff report and recommendation to approve the Preliminary Plat as presented. Staff believes that the proposed contingencies are appropriate for approval, acknowledging that additional steps are forthcoming. He stated that the Preliminary Plat is focused on giving approval to layout with specific agreements and construction plans approved with Final Plat. He thanked the developer for their cooperation throughout this process which has helped to make the process run smoothly.

Councilmember Kuzma asked if there will be a sidewalk as part of the process.

Community Development Director Gladhill replied that all public streets will have a sidewalk on one side of the street.

Councilmember Kuzma stated that his concern would be because the density is tight, future homeowners may have guests and parking may be tight with only allowing parking on one side

of the street. He stated that he would prefer to see a wider street with parking allowed on both sides.

Councilmember Riley stated that a narrower roadway would have less impervious street. He stated that public works supports a wider street. He asked how that would help public works and public safety.

Public Works Superintendent Riemer stated that it is not just cars that park on the road but people also put their trash cans down at the road. He stated that there will be a lot of no parking signs in the neighborhood that would need to be enforced and parking would be at a premium. He stated that he also has concern with the turning radius for public works vehicles, trash vehicles, fire trucks, and school busses.

Police Chief Katers stated that there is concern for multiple large equipment vehicles responding to an emergency. He stated that parking can be an issue, especially with enforcement. He noted that for enforcement, one side would need to be adequately signed for no parking to be properly enforced and not everyone wants a sign in their yard.

Councilmember LeTourneau stated that he appreciates the additional feedback from public works and public safety but noted that the 29-foot width is something that public works and public safety are willing to work with to ensure everyone is safe and the surface is reasonably being used. He stated that he would therefore support the 29-foot width. He asked the width of the Sunfish Lake subdivision.

Community Development Director Gladhill stated that the width varies from 28 to 29-foot width. He stated that parking is not restricted in that development which has caused issues. He noted that if the 29-foot width is approved there should be restricted parking.

Councilmember Kuzma asked for input from the developer.

Steve Bona, Capstone Homes, stated that they sent a letter to staff on April 6th to provide background information. He noted that their position comes from the experience they have in other communities. He stated that the roadways in the other communities have 28 foot roadways and there have not been problems. He noted that this is a common practice throughout the growing cities in the metropolitan area. He stated that this will slow traffic down in a neighborhood and that is why they do the narrower width. He stated that big roads make traffic go faster.

Councilmember Kuzma stated that he is still concerned with the density and the restricted parking as that could be problematic for homeowners and therefore would support the wider streets.

Mr. Bona stated that he visited Sunfish Lake and measured the roadway, which was 28 feet, and that development does not have restricted parking.

Councilmember Johns stated that she does not like a lot of signage and asked if painted curbs could be used rather than a multitude of signage.

Community Development Director Gladhill stated that not everyone will know what a yellow curb means and that comes with additional maintenance. He stated that these residents would be moving into the neighborhood with restricted parking.

Mayor Strommen stated that she likes restricting parking to one side as that will assist with pedestrian safety when people are attempting to cross.

Councilmember Johns asked if the placement of the sidewalk is known and whether parking would be allowed on the side with the sidewalk or the alternate side.

Community Development Director Gladhill noted that a recommendation for that element will be known when Final Plat comes back.

Councilmember Riley asked if enforcement would be built into the median language.

Community Development Director Gladhill confirmed that the language would be built into the Final Plat/Development Agreement for the ongoing maintenance of the medians. He noted that he did receive a comment from the public that they did not want to see another roundabout.

Community Development Director Gladhill stated that there are no plans for a roundabout at this time.

Councilmember LeTourneau stated that this development is a major movement for the City of Ramsey and commended staff, the developer and those that have been involved in this process. He noted that this is just the beginning of the process and he would like to continue to see this move on.

- 1. Introduce Ordinance #17-06 Approving Zoning Amendment to Planned Unit Development (PUD)**
- 2. Adopt Resolution #17-06-144 Declaring Environmental Impact Statement Not Needed and Approving Preliminary Plat**

Motion by Councilmember LeTourneau, seconded by Councilmember Williams, to introduce Ordinance #17-06 approving a zoning amendment to planned unit development and Adopt Resolution #17-06-144 Determining That an Environmental Impact Statement is not Necessary and Granting Preliminary Plat Approval of Riverstone Addition.

Further discussion: Matt Kuker stated that PSD is in the process of doing an industrial project adjacent to this project. He was concerned that this project would use half of the Puma Street vacation. He stated that he has been in discussion with Capstone Homes on how to cost-share a landscaping berm to help buffer the noise. He stated that he is attempting to be proactive to create a noise buffer and eliminate that issue from the start. He stated that he does not have a signed agreement with Capstone. He stated that he is held to a City spec when building roads

and there is not an option to shrink the width. Mayor Strommen noted that the Puma Street vacation is noted in the staff report and could require a change to the plat if an agreement is not reached. She noted that this would not foreclose the opportunity for the parties to work something out. Mr. Bona stated that they are working with PSD and there will not be any problems creating the berm. He stated that they are working through details on trail crossings with staff. He noted that a new trail was proposed at the last minute between Alpine and the park and because of the significant topography the cost would be high. He stated that they will continue to work with staff but simply wanted those items noted. Mayor Strommen asked if the applicant is in agreement with the staff review letter. Mr. Bona stated that he is simply adding to that information. Community Development Director Gladhill noted that there are cost implements to the elements that will be negotiated throughout this process. Mr. Bona stated that they really appreciate working with staff on this process and Community Development Director Gladhill has been great with meeting their schedule. He noted that City Engineer Westby, City Planner Anderson, and Asst. City Administrator/Economic Development Manager Brama have all been amazing. Councilmember Kuzma asked if there is flexibility on the road width or whether that would be settled with this motion. Community Development Director Gladhill noted that if approved tonight that would include 29-foot-wide roadways. Councilmember Shryock stated that she wants to ensure that the road width is appropriate and not something done just for this development. Community Development Director Gladhill confirmed that this narrower roadway is not appropriate for all developments and would depend on the details including density. He noted that this is a planned unit development, where the City can provide flexibility for the benefit that is received in return.

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

7.07: Consider Adopting Resolution #17-06-139 Accepting Bids and Awarding Contract for Improvement Project #17-00, Sunwood Drive Reconstruction

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #17-06-139 accepting bids and awarding a contract for construction for Improvement Project #17-00, Sunwood Drive Reconstruction, to North Valley, Inc. in the amount of \$409,385.03.

Motion by Councilmember Kuzma, seconded by Councilmember Shryock, to adopt Resolution #17-06-139 Accepting Bids and Awarding Contract for Improvement Project #17-00, Sunwood Drive Reconstruction.

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

7.08: Consider Adoption of Resolution #17-06-140 Accepting Bids and Awarding Contract for Improvement Project #17-01, Alpine Drive Reconstruction

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #17-06-140 accepting bids and awarding a contract for construction for Improvement Project #17-01, Alpine Drive Reconstruction, to North Valley, Inc. in the amount of \$341,407.52.

Motion by Councilmember Shryock, seconded by Councilmember Johns, to Adopt Resolution #17-06-140 Accepting Bids and Awarding Contract for Improvement Project #17-01 Alpine Drive Reconstruction.

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

7.09: Consider Maple Investments LLC (dba Sharp and Associates) Purchase Agreement (portions of the case may be closed to the public)

Asst. City Administrator/Economic Development Manager Brama reviewed the staff report and recommendation to consider the purchase agreement between the City of Ramsey and Maple Investments LLC for 9.33 acres of City owned land.

Williams

Councilmember Williams stated that she did have concerns when this was reviewed at the EDA and appreciated the outline of her concerns in the packet. She commented that this is not the same structure the last time a purchase agreement was negotiated for this site. She stated that this proposal is lower than the original asking price and does not have the incentives aligning in the same manner. She believed that half of the proposal is a speculative development and she felt that the City is incentivizing and subsidizing the development. She stated that she would not support the request.

Councilmember Riley stated that he has a different perspective, noting that this is a completely different deal with a different user and purchaser. He stated that this is within the deal range and there are some issues with the land. He noted that this is a quality user in the City that has done this exact thing repeatedly. He stated that there is surety that the first building will come with hope for a second building. He noted that this deal will feel different because it is different.

Councilmember LeTourneau appreciates the input from both Councilmembers Williams and Riley. He stated that it brings him back to the comment that the asking price is within the deal range and meets the other obligation of the arrangement to sell land. He agreed that Mr. Sharp is a known commodity in the community and has success with great projects. He stated that this seems like a very reasonable thing to do.

Councilmember Riley asked the amount of TIF or business subsidy being provided.

Asst. City Administrator/Economic Development Manager Brama stated that there is not explicit assistance being provided to the project. He stated that this property was never officially listed with CBRE and therefore the deal range was not adopted and therefore staff made similar assumptions for the property.

Councilmember Williams noted that this property was never marketed and offered to the general public. She believed that this is a reduction to the potential selling price because it has not been actively marketed.

Mayor Strommen appreciated the comments of Councilmember Williams regarding the previous deal structure. She noted that the previous purchase agreement incentivized the building while this purchase agreement would penalize in the case that the building is not constructed. She provided a suggested change to the language to include the correct reference. She appreciated the perspective of Councilmember Williams but agreed with Councilmember Riley that this is a different deal. She noted that this would accomplish a similar goal but from a different perspective.

Asst. City Administrator/Economic Development Manager Brama acknowledged that this is a difference from the previous purchase agreement, likening it to the carrot versus the stick approach. He noted that while this method would have risk, the City is comfortable collecting on letters of credit. He stated that this is the route the developer preferred.

Motion by Councilmember Riley, seconded by Councilmember LeTourneau, to approve the purchase agreement between the City of Ramsey and Maple Investments LLC for 9.33 acres of City owned land.

Further discussion: Councilmember Kuzma stated that there is a long history with the developer and he appreciates his willingness to bring another project to Ramsey. He stated that the City still has land to sell and wanted to welcome the opportunity for this developer to expand his business in Ramsey and therefore would support this.

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

8. MAYOR, COUNCIL AND STAFF INPUT

Mayor Strommen noted that there is a resident that was not present for open forum but would like to address the Council.

Jim Kazet, 15052 Limonite, stated that he has been a resident of Ramsey for 30 years. He stated that someone recently purchased the property across the street from him and began to construct a structure. He stated that the building is a machine shed sits 75 feet back from the street on a corner lot and is ugly. He stated that this is an established neighborhood and this is not a structure that should be in this residential neighborhood. He stated that he had no idea that this structure was going up but it is completed. He believed that there should be some regulation when constructing an accessory structure in an existing residential neighborhood. He stated that he does have photographs.

Community Development Director Gladhill noted that this item will be routed to the Planning Commission to review the regulations.

Councilmember Riley asked if this was built within the existing code.

Community Development Director Gladhill stated that the codes are being followed and noted that this has to do with metal structures. He stated that the regulations have evolved, noting that the overarching theme was that they would rather see these structures compared to junk outside. He stated that the discussion will be when a metal pole barn is appropriate and when it is not.

Mayor Strommen encouraged the Planning Commission to do a comprehensive review in attempt to prevent similar situations in the future.

City Administrator Ulrich announced upcoming meetings and events.

Mayor Strommen noted that the League of Minnesota Cities conference begins the following day.

9. ADJOURNMENT

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

Motion carried.

The regular meeting of the City Council adjourned at 9:13 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.