

TABLE OF CONTENTS

1. CALL TO ORDER ..... 2

2. PRESENTATION..... 2

    2.01: CBRE Update..... 2

3. CITIZEN INPUT ..... 3

4. CONSENT AGENDA ..... 3

5. APPROVE AGENDA ..... 4

6. PUBLIC HEARING ..... 4

    6.01: Public Hearing to Consider Adoption of Ordinance #18-06 Vacating Drainage and Utility Easements and Trail Easement within Outlot A Brookfield Second Addition; Case of Brookfield Land, LLC ..... 4

7. COUNCIL BUSINESS..... 5

    7.01: Review Comprehensive Plan Amendment, Zoning Amendment, and Site Plan for Ramsey Elementary Campus 2 (Project #17-109)..... 5

    7.02: Consider Centra Homes Purchase Agreement (portions of case may be closed to the public) 6

    7.03: Consider Adoption of Resolution #18-039 Supporting the Realignment of the Central Anoka County Regional Trail..... 8

    7.04: Consider Adoption of Resolution #18-038 Accepting Bids and Awarding Contract for Improvement Project #18-08, Trott Brook Boardwalk..... 9

    7.05: Consider Adoption of Resolution #18-034 Approving Plans and Specifications and Authorizing Advertisement for Bids for River’s Bend Street Reconstructions, Improvement Project #17-02..... 9

    7.06: Consider Adoption of Resolution #18-035 Approving Plans and Specifications and Authorizing Advertisements for Bids for Stanhope Terrace Street Reconstructions, Improvement Project #18-00 ..... 10

8. MAYOR, COUNCIL AND STAFF INPUT ..... 10

9. ADJOURNMENT ..... 11

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

The Ramsey City Council conducted a regular meeting on Tuesday, February 12, 2018, 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: Councilmember John LeTourneau

Also Present: City Administrator Kurtis Ulrich  
Police Chief Jeff Katers  
Parks and Assistant Public Works Superintendent Mark Riverblood  
Community Development Director Timothy Gladhill  
City Engineer Bruce Westby  
Asst. City Administrator/Economic Development Manager Patrick Brama  
Vice President of Land Services with CBRE Brian Pankratz

**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: CBRE Update**

Brian Pankratz, CBRE, stated that twice per year he attends the Council meeting to provide an update on the activity within Ramsey and market trends. He provided a market overview, noting that industrial continues to do well. He stated that the Armstrong Interchange has helped the traffic count numbers with Ramsey and advised that the additional traffic from Adrenaline Sports, the Capstone residential project, and Stonebrook Academy will continue to help the City and draw attention from retailers. He provided an overview of the residential market, noting that Ramsey continues to succeed in that market. He provided an update on recent interest he has received from retailers. He reviewed the marketing efforts that his firm continues to implement for Ramsey and the conversations that he has been having with targeted retailers. He highlighted the next steps, noting that there has been a lot of activity from a variety of users. He stated that it

would be helpful to have one large, prominent sign along Highway 10 which would list the retailers and allow interested customers to exit the highway.

Mayor Strommen thanked Mr. Pankratz for the update.

### 3. CITIZEN INPUT

None.

### 4. CONSENT AGENDA

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

- 4.01: Receive Cash and Investments for Period Ending January 31, 2018
- 4.02: Receive 2017 Building Division Month End Reports: January - December
- 4.03: Note the Following Boards and Commissions Meeting Minutes:
- Planning Commission Meeting Minutes dated November 2, 2017
  - Planning Commission Meeting Minutes dated December 7, 2017
  - Economic Development Authority Meeting Minutes dated November 9, 2017
  - Economic Development Authority Meeting Minutes dated December 14, 2017
  - Park and Recreation Commission Meeting Minutes dated November 9, 2017
  - Environmental Policy Board Meeting Minutes dated November 13, 2017
- 4.04: Approve Licenses:
- Therapeutic Massage Therapist  
RuiPing Huo – Oasis Massage/14037 St. Francis Blvd – 3937 Foxglove Ct N, Brooklyn Park  
Therapeutic Massage Establishment  
Nordic Massage and Bodywork, LLC/7533 Sunwood Drive NW #212A  
Therapeutic Massage Therapist  
Stephanie Dryden – Nordic Massage/7533 Sunwood Drive NW #212A
- 4.05: Approve the following Meeting Minutes:
- 1) City Council Work Session dated January 23, 2018
  - 2) City Council Regular dated January 23, 2018
- 4.06: Approve Rental Licenses
- 4.07: Adopt Resolution #18-037 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of January 18, 2018 through February 7, 2018
- 4.08: Adopt Resolution #18-028 Approving MnDOT Delegating Contracting Process Agreement #1029992
- 4.09: Adopt Resolution #18-036 to Authorize Hiring a Parks Maintenance Worker
- 4.10: Report from the Public Works Committee Meeting dated January 16, 2018:
- 1) North Commons Neighborhood Trail or Street Link at Zeolite Street – *Ratify the recommendation of the Public Works Committee to notify the public via a mailer to gain input on development of a short trail segment to link an existing neighborhood to The COR west of North Commons.*

- 2) Recommend Authorization for Civil Engineering Planning Services for Highway 10 Planning Efforts – *Ratify the recommendation of the Public Works Committee to authorize work order with Bolton and Menk for Highway 10 Planning and Design Services in the amount of \$4,99,855, contingent upon staff sharing the information with the coalition.*
- 3) Provide City Council Recommendation for 2018 Crackseal and Sealcoat Improvements, Improvement Project #18-04 – *This was discussed as a separate case at the January 23, 2018 City Council meeting.*
- 4) Provide City Council Recommendation for Metropolitan Council Water Efficiency Potential Project – *This was discussed as a separate case at the January 23, 2018 City Council meeting.*
- 5) Provide City Council Recommendation for MnDOT Delegated Contracting Process Agreement #1029992 – *Ratify the recommendation of the Public Works Committee to approve the MnDOT Delegated Contracting Process Agreement #1029992, contingent upon approval by the City Attorney.*

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

## **5. APPROVE AGENDA**

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

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

## **6. PUBLIC HEARING**

### **6.01: Public Hearing to Consider Adoption of Ordinance #18-06 Vacating Drainage and Utility Easements and Trail Easement within Outlot A Brookfield Second Addition; Case of Brookfield Land, LLC**

#### **Presentation**

Community Development Director Gladhill reviewed the staff report and recommendation to adopt Ordinance #18-06 to vacate the existing, underlying drainage and utility easements on the recorded plats of Brookfield First Addition and Brookfield Second Addition, which lie within Outlot A, Brookfield Second Addition, along with the temporary trail easement within Outlot A, Brookfield Second Addition, created in Document Numbers 2013477.002 and 2013477.003.

#### **Public Hearing**

Mayor Strommen called the public hearing to order at 7:09 p.m.

#### **Citizen Input**

There was none.

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

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

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

### **Council Business**

Motion by Councilmember Shryock, seconded by Councilmember Johns, to waive the Charter requirement to read the ordinance aloud and Adopt Ordinance #18-06 to Vacating Drainage and Utility Easements and Trail Easement with Outlot A Brookfield Second Addition.

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: Review Comprehensive Plan Amendment, Zoning Amendment, and Site Plan for Ramsey Elementary Campus 2 (Project #17-109)**

Community Development Director Gladhill reviewed the staff report and recommendation from the Planning Commission and staff to adopt Resolution #18-004 approving the Comprehensive Plan Amendment and Ordinance #18-03 rezoning the subject property from R-1 Residential (MUSA) to Public/Quasi Public, as well as Resolution #18-005 approving the Site Plan for Ramsey Elementary Campus 2. He explained that while no formal action is being requested as this time, the desire is to seek consensus on the internal site improvements and the concept of adding turn lanes and traffic signals at the proposed main entrance to the school. He stated that formal action will tentatively be requested at the February 27<sup>th</sup> City Council meeting.

Mayor Strommen welcomed the representatives from the School District and stated that the City is excited to have a second elementary school coming to the community.

Steve Anderson, Director of Building and Grounds for Anoka Hennepin School District, stated that they are very excited. He noted that this is a design the School District is familiar with that

is being tweaked slightly to fit the needs of the community. He advised that there will be early childhood facilities as part of the building to provide preschool services. He stated that this building will be very energy efficient.

Councilmember Kuzma asked the anticipated opening date.

Mr. Anderson replied that they would anticipate opening in the fall of 2019 for the 2019/2020 school year. He expressed appreciation to the City staff for all the assistance that they have provided.

Mayor Strommen asked and received confirmation that formal action is not requested at this time, simply input on the design and layout.

Councilmember Riley stated that the issue of traffic on Nowthen Boulevard has been identified as an item of note and he is pleased to see that. He asked if there is specific input that is desired.

Community Development Director Gladhill stated that he would like to ensure consensus of the approach on Nowthen Boulevard. He stated that there have been concerns from residents with the landscaping and buffering and noted that the School District has been cooperative, and those concerns have been resolved.

Mayor Strommen noted that the Council had discussion earlier tonight regarding the concerns with traffic on CR 5 and therefore she is happy to see the focus on allowing traffic to access the new site using the traffic light. She recognized that it is very difficult to get into and out of the existing elementary school campus because the intersection is not signalized. She hoped that those issues would be resolved with a larger corridor study.

Community Development Director Gladhill stated that there have been questions regarding the walking area to the school. He noted that Brookview is the closest neighborhood and the school is still planning to bus those children. He noted that there is an impact on speeds when there is not a walking zone and therefore the traffic light will help to slow the traffic speed near the school.

Mayor Strommen thanked staff and the representatives from the School District and noted that the Council will look forward to the formal review at a future meeting.

**7.02: Consider Centra Homes Purchase Agreement (portions of case may be closed to the public)**

Asst. City Administrator/Economic Development Manager Brama reviewed the staff report and stated that staff is generally comfortable with the proposed purchase agreement. He noted that the “concept site layout” appears to generally meet the City’s zoning code and vision for The COR. He noted that the EDA is generally comfortable with the proposed purchase agreement, noting that the EDA generally preferred Layout C, which happens to be the lowest asking price, due to the increased number of rooftops and tax base credit. He noted that the EDA did request staff counter offer the developer on price. He noted that additional input was received via a

public open house held by the Planning Commission, which was attended by about 10 residents. He noted that all, but one attendee, were generally supportive of the project concept, specifically concept Layout C. He noted that the other resident was opposed to the project in general, regardless of the layout. He noted that moving forward, this project concept layout will be reviewed again by the Planning Commission formally in March for additional comments.

David Patberg, Centra Homes, stated that they are a local homebuilder and are excited to be looking at opportunities in Ramsey. He stated that his company approached staff a few months ago to determine the available land. He noted that they would like to remain consistent with the existing development in this area in terms of matching the streetscaping and therefore would like to do a detached, narrow lot, rear-loaded home product.

Mayor Strommen asked if this is a new product.

Mr. Patberg stated that this would be a new product which would be a 20-foot wide home. He stated that they regularly build 26-foot wide homes but have not yet done any this narrow.

Councilmember Kuzma asked the anticipated price point for the homes.

Mr. Patberg replied that he would anticipate a range from the low \$200,000's to the upper \$200,000's, once the options are selected.

Councilmember Riley stated that the EDA likes this project as it fits the area and matches the surrounding development. He noted that three different layouts were provided by the applicant and the EDA selected this layout with the doors facing outward. He stated that the EDA was supportive of the project but suggested making a counteroffer.

Councilmember Kuzma recommended entering closed session.

Asst. City Administrator/Economic Development Manager Brama stated that staff did provide a closed session memo and the result of the counteroffer that staff made to the developer.

## **RECESS AND RECONVENE**

Motion by Councilmember Kuzma, seconded by Councilmember Riley, to recess the meeting to Closed Session at 7:33 p.m.

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

The meeting reconvened to Open Session at 7:42 p.m.

**7.02: Consider Centra Homes Purchase Agreement – continued (portions of case may be closed to the public)**

Mayor Strommen stated that the Council held a closed session to discuss the pricing options for the purchase of City owned land. She noted that the Council reached consensus.

Councilmember Johns stated that she is excited with this unique product that has not been offered in the community. She stated that she is very supportive of this new product being available in the community that will also solve the challenges of the lot.

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to approve the purchase agreement with Centra Homes for 4.29 acres of city-owned land.

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

**7.03: Consider Adoption of Resolution #18-039 Supporting the Realignment of the Central Anoka County Regional Trail**

Parks and Assistant Public Works Superintendent Riverblood reviewed the staff report and recommendation of the Park and Recreation Commission and staff to adopt Resolution #18-039 supporting the realignment of the Central Anoka County Regional Trail.

Councilmember Kuzma asked the type of commitment the City would be making if the resolutions are adopted tonight.

Parks and Assistant Public Works Superintendent Riverblood replied that the City would not be committed to anything but it would position the City well to partner with Anoka County Parks Department to apply for grant funding for the project.

Councilmember Riley asked for timing. He noted that this would bring the trail to a dead-end.

Parks and Assistant Public Works Superintendent Riverblood replied that this would be a follow-up to the Master Plan amendment. He stated that the realignment was examined by Anoka County Parks and it was determined that the realignment will make sense. He displayed the current alignment that uses the intersection of Ramsey Boulevard and Highway 10, which has many points of conflict and is intimidating. He stated that the pedestrian bridge would allow users to cross safely. He stated that this would also bring the regional trail into The COR area that will provide access to those amenities.

Councilmember Riley stated that absent a skyway, you are bringing the trail to one side of the road that you cannot get across.

Councilmember Shryock stated that she recalls that the City received a portion of the funds needed for the bridgework and asked for an update.

Parks and Assistant Public Works Superintendent Riverblood provided an update on the funds the City has received and noted that the project has become shovel-ready, which is a requirement

for successful grant applications. He noted that the realignment is simply for the planning document and will not route users to a dead-end.

Mayor Strommen acknowledged that a plan is not always to document what is, but what the plan for the future is. She recognized that the City would want users to come through The COR and the businesses rather than attempting to cross Highway 10 at Ramsey Boulevard. She commented that this is an important connector and would give a better impression of the community. She stated that the community has a great treasure with Mississippi West and the City should make an effort to reflect that within the plan and acknowledge the river roots of the community. She stated that she is not concerned that the plan will reflect something that is not there today.

Councilmember Shryock agreed that this would bring a lot of opportunity to the community and development in The COR, as the community has a rural feel near amenities and would be a great location for the terminus of the trail.

Councilmember Kuzma stated that while he is concerned with the expense, he does acknowledge the benefit that this would provide. He recognized that this would not commit the City financially and would open the door to grant funds and therefore would support the project.

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to Adopt Resolution #18-039 Supporting the Realignment of the Central Anoka County Regional Trail.

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

**7.04: Consider Adoption of Resolution #18-038 Accepting Bids and Awarding Contract for Improvement Project #18-08, Trott Brook Boardwalk**

Parks and Assistant Public Works Superintendent Riverblood reviewed the staff report and recommendation to adopt Resolution #18-038 accepting bids and awarding contract for Improvement Project #18-08, Trott Brook Boardwalk.

Motion by Councilmember Johns, seconded by Councilmember Riley, to Adopt Resolution #18-038 Accepting Bids and Awarding a Contract for IP# 18-08, Trott Brook Boardwalk.

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

**7.05: Consider Adoption of Resolution #18-034 Approving Plans and Specifications and Authorizing Advertisement for Bids for River's Bend Street Reconstructions, Improvement Project #17-02**

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #18-034 approving plans and specifications and authorizing advertisements for bids for River's Bend Street Reconstructions, Improvement Project #17-02. He noted that this will allow the project to

be constructed as part of the 2018 Street Maintenance Program and will allow for the use of special assessments to pay for up to 25% of the eligible project costs per the applicable provisions of Chapter 8 of the City Charter, the City's Special Assessments Policy, and Minnesota Statute Chapter 429.

Councilmember Kuzma asked if letters have been sent to the applicable residents.

City Engineer Westby replied that there was an open house prior to the public hearing. He noted that there has not been communication since that time.

Councilmember Kuzma stated that he would like it to be made clear that the irrigation systems will not be included.

City Engineer Westby stated that a letter will be sent prior to the start of construction which would detail the schedule of improvements and will also include the information regarding irrigation and the steps that would be necessary.

Motion by Councilmember Johns, seconded by Councilmember Shryock, to Adopt Resolution #18-034 Approving Plans and Specifications and Authorizing Advertisements for Bids for River's Bend Street Reconstructions, Improvement Project #17-02.

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

**7.06: Consider Adoption of Resolution #18-035 Approving Plans and Specifications and Authorizing Advertisements for Bids for Stanhope Terrace Street Reconstructions, Improvement Project #18-00**

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #18-035 approving plans and specifications and authorizing advertisements for bids for Stanhope Terrace Street Reconstructions, Improvement Project #18-00. He noted that this will allow the project to be constructed as part of the 2018 Street Maintenance Program and will allow for the use of special assessments to pay for up to 25% of eligible project costs per the applicable provisions of Chapter 8 of the City Charter, the City's Special Assessments Policy, and Minnesota Statute Chapter 429.

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to Adopt Resolution #18-035 Approving Plan and Specifications and Authorizing Advertisements for Bids for Stanhope Terrace Street Reconstructions, Improvement Project #18-00.

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

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

City Administrator Ulrich announced upcoming meetings and events.

Councilmember Shryock reported that the 24<sup>th</sup> Annual Youth First Prayer Breakfast will take place on March 23<sup>rd</sup> at 7:30 a.m. at Lord of Life Church.

**9. ADJOURNMENT**

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

Motion carried.

The regular meeting of the City Council adjourned at 8:23 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.*