

TABLE OF CONTENTS

1. CALL TO ORDER 2

2. PRESENTATION..... 2

 2.01: Board and Commission Member Oath of Office 2

3. CITIZEN INPUT 3

4. CONSENT AGENDA 3

5. APPROVE AGENDA 4

6. PUBLIC HEARING 4

7. COUNCIL BUSINESS..... 5

 7.01: Consider Adopting Resolution #18-085 Granting Final Plat Approval to Rum River Prairie (Project #17-149); Case of Eric Thomsen..... 5

 7.02: Consider Adoption of Resolution #18-086 Granting Final Plat and Site Plan Approval and Introducing Ordinance #18-10 Vacating Underlying Roadway Easements Related to Affinity at Ramsey (Project No. 17-142); Case of Inland Group 5

 7.03: Affinity Apartment Project: Multiple Actions..... 5

 7.04: Affinity Apartment Project: Resolution #18-061 Approving a TIF Agreement..... 6

 7.05: Consider Approving Resolution #18-063 Authorizing Services for Updating the Alternative Urban Areawide Review (AUAR) for The COR (Project No. 18-112) 7

 7.06: Consider Authorization of 2018 Parks Capital Improvement Project (s)..... 7

 7.07: Update on Park Plans within The COR and Authorize Civil Engineering Services 8

 7.08: Status Update on the Mississippi Skyway; and Authorization to Prepare a Grant Application to Metropolitan Council for the Mississippi Skyway 9

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, April 24, 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: None

Also Present: City Administrator Kurtis Ulrich
Parks and Assistant Public Works Superintendent Mark Riverblood
Public Works Superintendent Grant Riemer
City Clerk Jo Ann Thieling
City Planner Chris Anderson
Asst. City Administrator/Economic Development Manager Patrick Brama
Jason Aarsvold, Ehlers and Associates

1. CALL TO ORDER

Mayor Strommen called the regular meeting of the Ramsey City Council to order at 7:03 p.m., followed by the Pledge of Allegiance led by Mayor Strommen.

Mayor Strommen noted that this will be her last meeting presiding over the Ramsey City Council and appreciates everyone that attended the reception prior to tonight's meeting.

2. PRESENTATION

2.01: Board and Commission Member Oath of Office

Mayor Strommen noted a change in seating due to the recent election of Councilmember Riley to the at-large position on the Council. She administered the oath of office to Councilmember Riley, who was recently elected to the at-large Council seat.

Mayor Strommen stated that she is pleased to welcome additional Board and Commission members. She administered the oath of office to Ms. Melissa Fetterley, who will join the Environmental Policy Board and Mr. Daniel Onyanbu, who will join the Planning Commission.

3. CITIZEN INPUT

Senator Jim Abeler congratulated the new Commissioners and Councilmember. He stated that it is his pleasure to represent Ramsey. He presented Mayor Strommen with a resolution recognizing the excellent work that she has done in Ramsey. He stated that he has little doubt that those who remain on the Council will continue to do an excellent job. He noted that people are quite content with the city government in Ramsey, which is attributed to the Mayor, Council, and staff. He presented the resolution to Mayor Strommen and wished her good luck in the future.

Mayor Strommen stated that this is quite overwhelming and thanked Senators Abeler and Hoffman for being present tonight. She stated that Ramsey is lucky to have this powerhouse of representation that has a great working relationship with the representatives.

Councilmember LeTourneau presented Mayor Strommen with a bouquet of roses for her service over the years. He stated that she has done excellent work to set the community up for success.

City Administrator Ulrich presented Mayor Strommen with a collection of photographs documenting her time in Ramsey. He also presented Mayor Strommen with a plaque of appreciation for her service to the community as Mayor from 2013 through 2018, and prior to that as a Councilmember and member of the Environmental Task Force. He stated that she has left the city a better place for her service.

Mayor Strommen stated that serving the City of Ramsey has been the great honor of her life and she really has appreciated getting to know each and every one of her colleagues and residents. She stated that it was wonderful to see so many friends that have supported her and the City with their time and energy. She stated that it warms her heart to know that people are listening and paying attention and are appreciative of the leadership that is in place in Ramsey. She stated that the City is in such good hands with this Council, staff, Board and Commissions, and residents and will only continue to move forward. She thanked her family because this position is a family commitment. She stated they are excited for new adventures but will miss Ramsey tremendously. She stated that while she cannot take the position of Mayor with her, she can take her memories and friendships.

4. CONSENT AGENDA

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

- 4.01: Receive March 2018 Financial Reports – General Fund and Enterprise Funds
- 4.02: Approve the following Meeting Minutes:
 - 1) City Council Work Session dated March 27, 2018
 - 2) City Council Regular dated March 27, 2018
 - 3) City Council Work Session dated April 9, 2018
 - 4) City Council Regular dated April 9, 2018
- 4.03: Approve Request to Declare Surplus Property

- 4.04: Approve AEON Purchase Agreement, Phase II, Amendment I
- 4.05: Approve Centra Homes Purchase Agreement: Multiple Actions
 - Approve the Amended Purchase Agreement
 - Approve Right of Entry Agreement
 - Adopt Resolution #18-051; Authorizing the Sale of City Owned Land to Centra Homes, LLC
- 4.06: Authorize the Updated Joint Cooperative Agreement for the Formation and Administration of the Anoka-Hennepin Narcotics and Violent Crimes Task Force
- 4.07: Authorize Staff to Complete Three Shovel Ready Certifications
- 4.08: Adopt Resolution #18-084 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of April 5, 2018 through April 18, 2018
- 4.09: Adopt Resolution #18-062 Declaring the City of Ramsey's Participation in the State Council on Local Results and Innovation – Performance Measurement Program
- 4.10: Adopt Resolution #18-078 Proclaiming April 27, 2018 as Arbor Day and the Month of May as Arbor Month
- 4.11: Adopt Resolution #18-082 Accepting a Drainage and Utility Easement over a Portion of Lot 4, Block 3, Woodlands 4th Addition (Project No. 16-102): Case of U.S. Home Corporation (dba Lennar)
- 4.12: Adopt Resolution #18-083 Authorizing Final Payment to New Look Contracting Inc for Business Park 95 Regional Stormwater Pond Outlet Improvements, Improvement Project #16-36
- 4.13: Adopt Resolution #18-087 to Enter into a Residential Recycling Program Agreement with Anoka County to Receive SCORE Funds for 2018
- 4.14: Adopt Resolution #18-088 Approving Development Agreement for Anoka Hennepin 2nd Addition

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

6. PUBLIC HEARING

None.

7. COUNCIL BUSINESS

7.01: Consider Adopting Resolution #18-085 Granting Final Plat Approval to Rum River Prairie (Project #17-149); Case of Eric Thomsen

City Planner Anderson reviewed the staff report and recommendation to adopt Resolution #18-085 approving the final plat of Rum River Prairie. He noted that the final plat is consistent with the previously approved final plat and staff believes that the proposed development is reasonable and compatible with the character of the surrounding development.

Motion by Councilmember Riley, seconded by Councilmember Shryock, to Adopt Resolution #18-085 Granting Final Plat Approval of Rum River Prairie.

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

7.02: Consider Adoption of Resolution #18-086 Granting Final Plat and Site Plan Approval and Introducing Ordinance #18-10 Vacating Underlying Roadway Easements Related to Affinity at Ramsey (Project No. 17-142); Case of Inland Group

City Planner Anderson reviewed the staff report and recommendation to adopt Resolution #18-086 granting final plat and site plan approval for Affinity at Ramsey, as well as the introduction of Ordinance #18-10 vacating underlying roadway easements on the subject property.

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to Adopt Resolution #18-086 Granting Final Plat and Site Plan Approval for Affinity at Ramsey and introduce Ordinance #18-10 vacating underlying roadway easements on the subject property.

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

7.03: Affinity Apartment Project: Multiple Actions

Asst. City Administrator/Economic Development Manager Brama reviewed the staff report and noted that staff feels that this case is administrative and takes care of minor housekeeping items. He stated that this case is generally consistent with past actions and existing agreements. He stated that staff would normally place this item on the Consent Agenda, however because this meeting agenda has several cases related to this project on the regular agenda, staff felt it made sense to cluster these cases. He stated that the EDA reviewed this case on April 12th and recommended unanimously for the City Council to approve.

Councilmember Riley stated that the EDA is excited about this project.

Motion by Councilmember Riley, seconded by Councilmember LeTourneau, to approve Amendment #1 to the Purchase Agreement between the City of Ramsey and CAP Acquisitions

LLC, subject to final review and amendments by the City Attorney; approve the Right-of-Re-Entry Agreement between the City of Ramsey and CAP Acquisitions LLC for a 174 unit senior living apartment complex, subject to the final review and amendments by the City Attorney; and Adopt Resolution #18-060 Authorizing the City of Ramsey to Sell 3.36 Acres of Real Property.

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

7.04: Affinity Apartment Project: Resolution #18-061 Approving a TIF Agreement

Asst. City Administrator/Economic Development Manager Brama reviewed the staff report and noted that the proposed action is generally consistent with the previously approved MOU and PA. He stated that the TIF Agreement has been reviewed by the City's Real Estate Attorney Briggs and Morgan and Ehlers. He stated that the EDA reviewed the case on April 12th and recommended unanimously that the City Council approve.

Councilmember Riley stated that in this case, TIF will put infrastructure into the ground that will facilitate additional development and, therefore, will be a good use of TIF.

Councilmember Kuzma asked the developer to come forward.

Keith James, developer, stated that they are on track to close on the land in mid-June and then start construction soon thereafter on the project. He stated that from an outsider's perspective, his first contact with staff was June 2017, and so to say that they can begin construction within 12 months is a great accomplishment. He expressed thanks to the staff and City Council.

Mayor Strommen acknowledged that it takes two parties to make a process go smoothly and thanked the developer for his participation as well.

Councilmember Kuzma stated that this will be a great project that he is looking forward to.

Jason Aarsvold, Ehlers, summarized his memorandum which memorializes the statements that staff just reviewed. He stated that this contemplates the developer's willingness to install all the infrastructure and receive payment back for the City's portion of the cost-share over time through TIF.

Councilmember LeTourneau thanked Mr. Aarsvold for the explanation, noting that this is the best of the available choices. He expressed appreciation for this project coming forward and moving at a rapid pace. He stated that this project addresses the need for 55+ housing and more diversity in the available housing stock.

Motion by Councilmember LeTourneau, seconded by Councilmember Johns, to Adopt Resolution #18-061 Authorizing Execution of a Tax Increment Financing Agreement.

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

7.05: Consider Approving Resolution #18-063 Authorizing Services for Updating the Alternative Urban Areawide Review (AUAR) for The COR (Project No. 18-112)

City Planner Anderson reviewed the staff report and recommendation to approve Resolution #18-063 to engage the services of WSB to complete an update of the AUAR for The COR.

Councilmember Kuzma asked for additional background from the WSB consultant.

Allison Hardwood, WSB, provided details on what is involved in the AUAR update which would include mitigation requirements and additional scenarios that would want to be reviewed. She stated that it would compare development that has occurred since the last rendition and development pending. She stated that the process takes approximately four months to complete and therefore they would begin immediately to ensure the process is completed prior to the current AUAR expiration in July. She confirmed that this would cover the entire COR.

Mayor Strommen noted that there were a few examples given by staff that would have triggered reviews and therefore the document has served proactively.

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to Adopt Resolution #18-063 Authorizing WSB and Associates to Complete an Update to The COR AUAR.

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

7.06: Consider Authorization of 2018 Parks Capital Improvement Project (s)

Parks and Assistant Public Works Superintendent Riverblood reviewed the staff report and recommendation of the Park and Recreation Commission to move forward on the 2018 Parks Capital Improvement projects.

Councilmember Kuzma asked if this would be funded through the Park Trust Fund and asked the balance.

Parks and Assistant Public Works Superintendent Riverblood confirmed that funding source. He reported a current balance of \$2,300,000, but noted that current development projects, such as Affinity have not yet paid their park dedication funds.

Councilmember Riley asked if the aeration will improve the summer conditions of the pond at The Draw as well.

Parks and Assistant Public Works Superintendent Riverblood confirmed that aeration will have a significant benefit on the algae at The Draw. He noted that removal of the algae will also assist those attempting to fish.

Councilmember LeTourneau asked for details on the opinion of the Park and Recreation Commission regarding a cost-share with the athletic association.

Parks and Assistant Public Works Superintendent Riverblood stated that the Commission did not have that discussion but noted that staff is confident that the athletic association will be able to participate based on the success of their fundraising. He noted that the ballfield improvements would be timed towards the end of summer when the practice and activity has died down.

Councilmember LeTourneau stated that he would have a tendency to hope that the City would not push this issue and instead allow the association to meet objectives of a higher priority, noting that this project would tend to fall under maintenance activity.

Parks and Assistant Public Works Superintendent Riverblood stated that the fundraising activity of the association has been very successful, and they have volunteered, noting that staff has not pushed.

Mayor Strommen stated that she can vouch for the fish in Sunfish Lake and The Draw.

Motion by Councilmember Johns, seconded by Councilmember Shryock, to approve the four park projects the case discusses, for development construction, at a not to exceed amount and funding source specified within the Capital Improvement Plan worksheets; and authorize staff to proceed with the project development for the aeration project(s) for Sunfish Lake and The Draw.

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

7.07: Update on Park Plans within The COR and Authorize Civil Engineering Services

Parks and Assistant Public Works Superintendent Riverblood reviewed the staff report and recommendation to approve of Bolton and Menk's proposal to perform civil engineering services, that will result in the preliminary grading and drainage plan for the two remaining park spaces in The COR, at a not to exceed amount of \$30,080.

Councilmember LeTourneau asked for thoughts on the timeline for the full project to be completed.

Parks and Assistant Public Works Superintendent Riverblood stated that the civil engineering will help to determine more accurate costs for the program elements, which will be important moving forward. He stated that the Parks System Plan will allow the different features to be prioritized. He stated that the Parks Capital Improvement Plan will be revamped to include the elements. He stated that perhaps developers will want to assist in some features near their properties. He stated that residents continue to comment on their desire for a splashpad and perhaps certain features can move forward faster than others.

Councilmember Riley agreed that he hears comments for splashpads. He stated that there also needs to be a balance on the other parks in the City and not focus all the funds on The COR.

Parks and Assistant Public Works Superintendent Riverblood stated that the Parks System Plan is intended to measure all those priorities with an eye towards equity. He stated that as the greenway corridor becomes a larger feature, trails also remain a focus. He stated that the Parks Capital Improvements approved tonight included diversity in funding for improvements in Central Park and expanded use of the fishing and kayaking at Sunfish Lake Park.

Motion by Councilmember Shryock, seconded by Councilmember Johns, to Approve Bolton & Menk's proposal to perform a preliminary grading and drainage plan for the two remaining park spaces in The COR, at a not to exceed amount of \$30,080.

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

7.08: Status Update on the Mississippi Skyway; and Authorization to Prepare a Grant Application to Metropolitan Council for the Mississippi Skyway

Parks and Assistant Public Works Superintendent Riverblood reviewed the staff report and recommendation to authorize preparation of a grant application concurrently with pursuing an Agreement with Anoka County to apply for the grant and identifying options for the required 20% of local share.

Councilmember Kuzma stated that while this would be nice, he asked for information on funding.

Parks and Assistant Public Works Superintendent Riverblood noted that Federal projects typically require a local match of 20 percent. He noted that one element is to ask Anoka County to partner on the project and identify the full pallet of options for the local cost-share. He stated that the final authorization to apply for the grant would come back to the Council later this summer with the full array of local cost-share options. He noted that the project cost has been reduced from the original estimate.

Councilmember Kuzma stated that his concern is that there is the park plan, skyway, public works campus, and roads that need financing. He was unsure how all of that can be done in the next few years and has reservations taking all of this on at the same time.

Parks and Assistant Public Works Superintendent Riverblood noted that the increased development brings additional park dedication funding, which can only be used for park and trail improvements. He stated that this connection would provide a lot of value. He noted a recent survey which asked users if they would take a skyway connection over the highway to reach the regional park/trail system. He noted that 60 percent of users stated that they would use that connection while another portion of users were not even aware of a regional park/trail system on that side of the City.

Mayor Strommen stated that no one is questioning the value to the public but as to how far the City can extend on this. She stated that it would be worth it to take this next step to determine

more details and understand what will be necessary to make an informed decision. She stated that this is a relatively small investment to better understand the question.

City Administrator Ulrich noted that this element has been in the City's plan for some time and there is no way that the City could fund this project on its own. He stated that if the City's share could be reduced to 10 percent, that would be a good investment to the parks system and providing a connection to the businesses in The COR.

Councilmember Riley stated that he does not believe that this is where the priorities should lie and based on the last prioritization, the park funds have been spent multiple times on that project.

Councilmember Johns stated that she sees the importance of connectivity in the community. She noted that the issue comes up frequently. She stated that the Mississippi River trail will have an economic impact and to be able to get across Highway 10 is critically important. She acknowledged that it is an expensive project but believes that this next step would give the City needed information.

Councilmember Shryock stated that given the resources and the significance of the Mississippi, this is a great resource to bring people to Ramsey. She stated that this would provide connectivity to the river and The COR but would also connect those residents that live on the west side of Highway 10. She stated that this is an opportunity to bridge that gap. She noted that there are funds out there that speak to these types of projects, noting that the parks staff is great at exploring the possible funding sources. She stated that the City has made infrastructure investments to bring things to the City and noted that things like this will bring people and visitors to the community which will also encourage economic development.

Councilmember Kuzma stated that he could support the investment to see where this goes but noted that does not mean he will support this project in the long run because there are other projects that need to be addressed.

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to authorize up to \$5,000 in Park Trust Funds for consulting services, to prepare an application for up to \$4,000,000 in Federal funding through Metropolitan Council's Regional Solicitation grant program, for the Mississippi Skyway, while pursuing a partnership for both the application for the grant funding, and potentially for an agreement to identify the local match.

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

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Ulrich announced upcoming meetings and events. He read aloud the Athenian Oath as he believed that it applied to the Mayor's time serving the City. He stated that it has been an honor to serve under Mayor Strommen and wished her luck.

Mayor Strommen thanked all the members of the Council who have been an amazing team to work with. She stated that she leaves knowing that the City is in good hands. She stated that City Administrator Ulrich is a fabulous leader for the staff and has been a great teammate to work with. She stated that she will miss working with him tremendously.

9. ADJOURNMENT

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

Motion carried.

The regular meeting of the City Council adjourned at 9:02 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.