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

The Ramsey City Council conducted a regular meeting on Tuesday, September 25, 2018, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Acting Mayor John LeTourneau
 Councilmember Jill Johns
 Councilmember Mark Kuzma
 Councilmember Chris Riley
 Councilmember Melody Shryock

Members Absent: None

Also Present: City Administrator Kurtis Ulrich
 Finance Director Diana Lund
 Police Chief Jeff Katers
 Parks and Assistant Public Works Superintendent Mark Riverblood
 Public Works Superintendent Grant Riemer
 Administrative Services Director Colleen Lasher
 Community Development Director Timothy Gladhill
 City Engineer Bruce Westby
 City Planner Chris Anderson

1. CALL TO ORDER

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

2. PRESENTATION

2.01: Proclamation Declaring October 2018 as *Domestic Violence Awareness Month*

Acting Mayor LeTourneau stated that at the request of Alexandra House, and the Purple Lights Initiative, the City Council will consider a resolution on its Consent Agenda this evening, proclaiming October 2018 Domestic Violence Awareness Month. He read aloud the proclamation.

3. CITIZEN INPUT

None.

4. CONSENT AGENDA

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

- 4.01: Receive August 2018 Financial Reports – General Fund and Enterprise Funds
- 4.02: Note the Following Boards and Commissions Meeting Minutes:
 - Planning Commission Meeting Minutes dated August 2, 2018
 - Park and Recreation Meeting Minutes dated August 9, 2018
- 4.03: Approve the following Meeting Minutes:
 - 1) City Council Work Session dated August 28, 2018
 - 2) City Council Regular dated August 28, 2018
 - 3) City Council Work Session dated September 11, 2018
 - 4) City Council Regular dated September 11, 2018
- 4.04: Approve Licenses
- 4.05: Adopt Resolution #18-192 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of September 6, 2018 through September 19, 2018
- 4.06: Adopt Resolution #18-203 Proclaiming October 2018 Domestic Violence Awareness Month
- 4.07: Adopt Resolution #18-197 Approving a Development Agreement for Bunker Lake Industrial Park Second Addition (Project #18-130); Case of PSD, LLC
- 4.08: Adopt Resolution #18-198 Approving a Grading Agreement, Development Agreement, Warranty Deed and Right of Re-Entry for Cottages at the COR (#17-162); Case of Centra North
- 4.09: Adopt Resolution #18-200 Authorizing Payment to Douglas-Kerr Underground, LLC for Improvement Project #18-05, Bunker Lake Boulevard and Puma Street
- 4.10: Adopt Resolution #18-201 Authorizing Partial Payment to Pearson Bros, Inc. Improvement Project #18-04, Crack Seal and Seal Coat Program
- 4.11: Adopt Resolution #18-204 Awarding Contract to North Valley, Inc. for IP #18-07, Sunfish Lake Park, Parking Lot Improvements

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

5. APPROVE AGENDA

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

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

6. PUBLIC HEARING

6.01: Public Hearing to Consider Adoption of Resolution #18-193 Adopting Assessments for Past-Due Charges on Municipal Utility Bills and Current Services Rendered

Presentation

Finance Director Lund reviewed the staff report and recommendation to adopt Resolution #18-193 adopting assessments for past-due charges on municipal utility bills (which may include water, sewer, street lighting, recycling, storm water charges and penalties incurred) and current services rendered.

Public Hearing

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

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

The public hearing was opened at 7:11 p.m.

Citizen Input

There was none.

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

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

The public hearing was closed at 7:12 p.m.

Council Business

Motion by Councilmember Riley, seconded by Councilmember Shryock, to Adopt Resolution #18-193 Adopting Assessments for Past-Due Charges on Municipal Utility Bills (Which may Include Water, Sewer, Street Lighting, Recycling, Storm Water Charges and Penalties Incurred) and Current Services Rendered.

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

6.02: Public Hearing to Consider Adoption of Ordinance #18-11 Vacating Drainage and Utility Easements Related to the Plat Known as Cottages at the The COR (Project No. 17-162); Case of Centra Homes, LLC

Presentation

Community Development Director Gladhill reviewed the staff report and recommendation to adopt Ordinance #18-11, vacating underlying drainage and utility easements for Cottages at The COR on the subject property.

Public Hearing

Motion by Councilmember Johns, seconded by Councilmember Kuzma, to open the public hearing.

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

The public hearing was opened at 7:14 p.m.

Citizen Input

There was none.

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

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

The public hearing was closed at 7:15 p.m.

Council Business

Motion by Councilmember Kuzma, seconded by Councilmember Riley, to waive the Charter requirement to read the ordinance aloud and Adopt Ordinance #18-11 Vacating Underlying Drainage and Utility Easements Related to Cottages at The COR.

A roll call vote was performed by the Recording Secretary:

Councilmember Shryock	aye
Councilmember Riley	aye
Councilmember Johns	aye
Councilmember Kuzma	aye
Acting Mayor LeTourneau	aye

Motion carried.

7. COUNCIL BUSINESS

7.01: Consider Adopting Resolution #18-194 Adopting Proposed 2019 Payable Tax Levies (General, EDA, and Debt Service) and Schedule Public Hearing for December 11, 2018

Finance Director Lund reviewed the staff report and stated that based on the consensus of the City Council at its work session on August 28, 2018, staff would recommend authorization of a preliminary levy in the amount of \$11,906,550, with the possibility of reduction prior to the City Council adoption of the final levy on December 11, 2018. She stated to schedule the City of Ramsey's budget/levy public meeting on Tuesday, December 11, 2018 at 7:00 p.m.

Acting Mayor LeTourneau acknowledged the amount of work that has been put into the budget thus far to get to this point.

Councilmember Kuzma stated that the tax statement includes not only the Ramsey portion but also includes taxes from the School District and County.

Finance Director Lund confirmed that the property tax statement includes four components, the City, County, School District, and other. She reviewed some of the items that fall into the other category. She stated that those other entities present their preliminary levies to the County by September 30th to be incorporated into the tax statements. She stated that Ramsey is within both the Anoka Hennepin and Elk River School Districts and therefore residents will see the appropriate district on their statement.

Councilmember Riley asked for details on how the revolving fund is being used to offset the cost of some of the debt.

Finance Director Lund reviewed the road debt amount for the past year and included in the proposed budget. She stated that the Council is choosing to use the Public Improvement Revolving Fund to offset half of the road debt costs for the 2019 budget.

Councilmember Riley confirmed that the fund is composed of previously collected revenue that is used for road improvement purposes.

Councilmember Shryock stated that the levy includes road debt and additional staff positions. She asked the difference between the budget, as proposed with the staffing changes, compared to adding zero staff positions.

Finance Director Lund estimated a difference of about \$225,000.

Acting Mayor LeTourneau asked if any members of the public would like to speak.

Nadine Heinrich, 15791 Neon St NW, stated that when she has been speaking with residents, she has heard residents caution against increasing the budget. She stated that residents care about a safe community and do not want to cut City services but also want to decrease the taxed amount.

Acting Mayor LeTourneau stated that it is reassuring and reaffirming that everyone in the community shares the same concerns. He stated that everyone wants reliable City services while still maintaining an affordable tax rate. He explained that the amount adopted tonight is the highest rate that could be adopted in December but noted that there will be additional discussion and the amount could be lowered before final adoption.

Debra Musgrove, 15247 Fluorine St, asked how the rate for employee raises is decided.

City Administrator Ulrich replied that the 2.75 percent is simply a budget number at this time. He stated that the City compares employee salaries to other peer communities in an attempt to develop an average and stay competitive. He stated that employee contracts are negotiated and consider all forms of compensation.

Councilmember Shryock stated that the Council is also discussing the increases that continue for health insurance coverage, noting that the City is looking at a 12 percent increase. She stated that the City is looking at methods to offset that increase.

Acting Mayor LeTourneau appreciated the input from residents tonight. He noted that this continues to be one of the toughest processes that the Council and staff go through each year. He explained that there is an attempt to balance the need to provide quality City services with a balanced budget to provide a community that everyone wants to live in.

Scott Cords, 7020 158th Lane, stated that he is new to the concept of government as a whole, especially local government. He stated that he has been reading the budgets line by line from 2010 and has found it interesting. He noted that he is retired, but when he worked he had to justify his existence every year. He stated that as he reviewed the budgets and spending, he did not see significant or meaningful reductions. He stated that a person or thing does not deserve more each year just for existing. He asked if each member of the Council is doing everything they can do make the best use of the money that is taken from residents through taxes.

Acting Mayor LeTourneau stated that his intention is to ensure that the City is receiving the best return on the money that it spends. He stated that he believes that he is doing everything he can to ensure that the tax dollars are being spent responsibly for the community.

Richard Wulf, 8309 156th Lane NW, stated that the presentation and numbers were helpful but sometimes people forget that there are people behind those numbers. He stated that there are other elements that are included in the total property tax amount, including increased property values, items from other entities, and reminded the Council that there are people in the community on a fixed income.

Acting Mayor LeTourneau stated that the Council will continue to discuss the topic prior to final adoption in December.

Councilmember Riley stated that when he looks at whether there should be an increase he reviews many factors, including the CPI, future inflation rates, and social security increases. He stated that he does not believe that these factors support a six percent increase. He stated that while he appreciates the offset by the use of the Public Improvement Revolving Fund, he would like to see additional decreases prior to final adoption.

Councilmember Shryock stated that each of the Councilmembers are also paying these taxes and work diligently on this matter. She stated that the Council has heard comments from staff that because of the population growth, there are demands for more City services. She stated that the Council is attempting to find that balance and would welcome input on the services that are valued from residents. She stated that road debt continues to be a large factor of the budget as well, and noted that there will be a continued discussion on that topic in the community throughout the next six months. She urged residents to reach out to the members of the Council with their input on City services and programming. She asked that opportunities for discussion occur prior to the final budget adoption.

City Administrator Ulrich stated that typically the Council would have work session discussions prior to the final adoption of the budget, but noted that an additional format could be discussed as well.

Councilmember Kuzma stated that at a work session meeting each year, the department heads provide a presentation on the needs of their department and demands on service. He stated that because of the demands of the growing community, the Fire Chief has asked for one additional firefighter and the Police Chief has asked for two additional Officers in order to keep up with the number of calls being received. He stated that all the services, using the example of public works and plowing, have a cost. He stated that in order to maintain good employees, the City has to stay competitive and in order to provide the level of services that residents are used to, appropriate staffing levels are needed.

Motion by Councilmember Shryock, seconded by Councilmember Kuzma, to Adopt Resolution #18-194 Approving the Proposed 2018, Payable 2019 Tax Levy and Schedule Budget Public Meeting Date.

Further discussion: Acting Mayor LeTourneau stated that the Council will continue to work on the budget in attempt to find additional ways to be efficient and effective, not only for this year but also for coming years.

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

7.02: Consider Adoption of Resolutions #18-195 Adopting Proposed 2019 General Fund Budget and Resolution #18-196 Adopting Proposed 2019 EDA Budget

Finance Director Lund reviewed the staff report and recommendation to adopt the 2019 proposed General Fund Budget and 2019 Proposed EDA Budget as was presented to the City Council at its

final preliminary budget worksession of August 28, 2018, noting again that the budgets are subject to change up until final adoption on December 11, 2018.

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to Adopt Resolution #18-195 Adopting the “Proposed” 2019 City of Ramsey General Fund Operating Budget and Resolution #18-196 Adopting the “Proposed” 2019 City of Ramsey Economic Development Authority Fund Budget.

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

7.03: Consider Request for Zoning Amendment (Text) to the B-1 and B-2 Business Districts and a Conditional Use Permit to Allow a Religious Institution on the Property Located at 6760 Highway 10; Case of CREES Ministries

- **Introduce Ordinance #18-15**
- **Adopt Resolution #18-182**

City Planner Anderson reviewed the staff report and recommendation to adopt Ordinance #18-15 amending conditional uses in the B-1 and B-2 Business Districts to include religious institutions, and approve Resolution #18-182 granting a Conditional Use Permit for a religious institution on the subject property. He noted that amending the B-1 and B-2 Districts will affect all parcels within these zoning districts, not just the subject property. The subject property is located within the B-2 Business District, and this district is intended to accommodate high intensity commercial and service activities characteristically located along major traffic carriers. He noted that the Planning Commission also supports this action.

Councilmember Shryock invited the applicant to speak to the Council.

Karin Limachi, representing the applicant, thanked the Council for allowing Crees Ministries to be here tonight. She stated that the organization was created in 2006 and rented in Maple Grove. She stated that the organization has grown and is ready to purchase their own property in Ramsey to help facilitate that growth. She stated that Crees Ministries has 50 chaplains, which help to provide service to the community. She stated that they work with both the Police and Fire departments in Maple Grove.

Councilmember Riley asked how the property fits in with the Highway 10 planning and access.

Community Development Director Gladhill stated that the subject property is not impacted by the planning and access study. He stated that Feldspar would be closed off but there would still be access to the property.

Acting Mayor LeTourneau asked if the applicant was aware of the possibility of a lesser access to Highway 10 in the future.

Ms. Limachi replied that she was not aware but thanked staff for that information.

Councilmember Shryock provided additional details noting that the direct access to Highway 10 could be closed in the future, but access would still be provided by the frontage road.

Ms. Limachi replied that would not be a problem and thanked Councilmember Shryock for the information.

Acting Mayor LeTourneau noted that the Planning Commission held a public hearing and asked if there were comments from the community.

City Planner Anderson replied that they did not receive any written or verbal comments from the public.

Motion by Councilmember Shryock, seconded by Councilmember Kuzma, to introduce Ordinance #18-15 amending conditional uses in the B-1 and B-2 Business Districts to allow for religious institutions, and Adopt Resolution #18-182 Approving a Request from Crees Ministries for a Conditional Use Permit to Allow a Religious Institution in the B-2 Business District at the Property Located at 6760 Highway 10 NW in Ramsey, Minnesota, contingent upon adoption of Ordinance #18-15.

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

7.04: Review Site Plan and Amended Conditional Use Permit for Green Valley Green House (Project #17-120)

City Planner Anderson reviewed the staff report and recommendation of the Planning Commission and staff to approve Resolution #18-178, granting Site Plan approval and approving an amended Conditional Use Permit for Green Valley Green House's greenhouse operations.

Councilmember Riley invited the applicant to speak to the Council.

Aaron Davis, 6381 178th Lane, stated that the business is thankful that it is in a position to be planning an expansion of the greenhouses. He stated that as the phased expansion moves forward, they are looking at their business and customer base and are requiring more space for their products. He stated that currently they are outsourcing about six acres of other greenhouse facilities, and the proposed expansion would attempt to bring that business back into Ramsey over the course of the next ten years.

Councilmember Shryock stated that it is exciting to see a Ramsey business continue to grow and expand. She stated that she is interested in a possible negotiation of land in the future for trail purposes, as the Trott Brook corridor is important.

Mr. Davis agreed that he hopes to continue discussions with staff.

Councilmember Johns stated that she lives right behind the property and commented that the business has been a great neighbor. She agreed that it would be great to have the Trott Brook corridor connection. She asked the plans for berming and screening.

Mr. Davis stated that they are working to include berming and trees to improve the curb appeal and provide screening. He noted that as part of the expansion, one of their goals is to reduce the amount of truck traffic. He explained how materials are shipped between facilities when they outsource space and noted that the expansion at their facility would reduce the numbers of shipping traffic.

Councilmember Riley stated that Green Valley Nursery is a recent recipient of the Ramsey Business of the Year.

Motion by Councilmember Riley, seconded by Councilmember Johns, to Adopt Resolution #18-178 Approving the Issuance of an Amended Conditional Use Permit to Allow for Expansions of the Green Valley Greenhouse Operations in a Residential District at 6530/6560 Green Valley Road.

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

7.05: Consider Adoption of Resolution #18-205 Approving a Development Agreement for Grading and Erosion Control for Lazydays RV

Community Development Director Gladhill reviewed the staff report and recommendation to adopt Resolution #18-205 approving a Development Agreement and grading and erosion control for Lazydays RV.

Councilmember Riley stated that this would essentially allow the applicant to move forward with some elements of their request because of the timing of the seasons.

Community Development Director Gladhill confirmed that something similar was done with another project last fall. He confirmed that staff does not have reservations on moving this forward.

Motion by Councilmember Riley, seconded by Councilmember Kuzma, to Adopt Resolution #18-205 Granting Development Agreement Approval for Grading and Erosion Control for Lazydays RV Located on the Property Generally Known as 8930 Highway 10 NW and Outlot "A".

Further discussion: Acting Mayor LeTourneau stated that this is an existing business that was recently purchased by another entity and was excited that the new owner already is interested in improving and expanding the business. He was happy that the City was able to be business friendly and work with the business owner to move elements of the project forward.

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

7.06: Receive Update on Highway 47 Land Use Plan

Community Development Director Gladhill reviewed the staff report and provided an update on the Highway 47 Land Use Plan process. He noted that at a future meeting staff will provide a similar update on the transportation chapter of the draft Comprehensive Plan. He stated that now that progress is being made on the Highway 10 and Highway 47 corridors, staff can look to begin a similar study on the Nowthen Boulevard/CR 5 corridor.

Acting Mayor LeTourneau appreciated the leadership of Councilmember Johns in working with staff and keeping the focus of the Council on the Highway 47 corridor.

Councilmember Johns agreed that she has been a huge advocate for both Highway 47 and CR 5. She stated that there is a lot of work still to come but progress is being made. She stated that there is so much more traffic through the City and trail connections need to remain a focus as well as aesthetics and noise. She thanked staff for the hard work that they had put into the process.

Councilmember Shryock also thanked staff for the amount of work that they have put into not only this study but also the transportation plan as a whole within the draft Comprehensive Plan. She stated that Ramsey is doing a good job to try to address what can be done within the corridors, acknowledging that the City is taking a leadership position in what is a collaborative effort as many of the roads are County or State owned.

Acting Mayor LeTourneau also expressed appreciation for the efforts of Councilmember Shryock for her work on the Highway 10 Coalition. He stated that the issue of transportation is not only a Ramsey issue but also a regional issue as the communities in this area continue to age and grow. He stated that the neighborhood nodes will also be reviewed as the process moves forward in response to the growing community and additional traffic.

Councilmember Shryock asked when the next public workshop will be held.

Community Development Director Gladhill noted that the next workshop will be held in early 2019. He stated that interested parties can email planning@cityoframsey.com to be added to a contact list for updates.

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Ulrich announced upcoming meetings and events.

9. ADJOURNMENT

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

Motion carried.

The regular meeting of the City Council adjourned at 8:57 p.m.

Respectfully submitted,

Kurtis G. Ulrich
City Administrator

ATTEST:

Katie M. Schmidt
Administrative Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.