

TABLE OF CONTENTS

1. CALL TO ORDER 2

2. PRESENTATION..... 2

 2.01: Presentation of 2018 Photo Contest Winners 2

3. CITIZEN INPUT 3

4. CONSENT AGENDA 3

5. APPROVE AGENDA 3

6. PUBLIC HEARING 4

7. COUNCIL BUSINESS..... 4

 7.01: Adopt Resolution #19-071 Approving Preliminary Plat Approval Extension for Riverstone and Approving Final Plat for Riverstone 3rd Addition; Case of Capstone Homes (Project #19-103) 4

 7.02: Review Sketch Plan for River Walk Village Located at 6080 Highway 10; Case of Village Bank (Project #18-163)..... 4

 7.03: Review Sketch Plan for Rivenwick Subdivision (Project No. 19-02); Case of Paxmar. 7

 7.04: Adopt Resolution #19-079 Approving Plans Specifications and Authorizing Advertisements for Bids for Improvement Project #19-01, Ford Brook Estates Street Reconstruction 9

 7.05: Adopt Resolution #19-080 Approving Plans and Specifications and Authorizing Advertisements for Bids for Improvement Project #19-03, Wood Pond Hills and Chestnut Ridge Street Reconstructions..... 10

 7.06: Adopt Resolution #19-073 Requesting Comprehensive Transportation Funding..... 10

8. MAYOR, COUNCIL AND STAFF INPUT 11

9. ADJOURNMENT 11

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

The Ramsey City Council conducted a regular meeting on Tuesday, March 26, 2019, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor John LeTourneau
Councilmember Nadine Heinrich
Councilmember Mark Kuzma
Councilmember Chris Riley
Councilmember Melody Shryock

Members Absent: Councilmember Debra Musgrove

Also Present: City Administrator Kurtis Ulrich
Police Captain Tim Frankfurth
Parks and Assistant Public Works Superintendent Mark Riverblood
Administrative Services Director Colleen Lasher
Community Development Director Timothy Gladhill
City Engineer Bruce Westby

1. CALL TO ORDER

Mayor LeTourneau called the regular meeting of the Ramsey City Council to order at 7:05 p.m., followed by the Pledge of Allegiance led by Mayor LeTourneau.

2. PRESENTATION

2.01: Presentation of 2018 Photo Contest Winners

Parks and Assistant Public Works Superintendent Mark Riverblood provided details on the annual photo contest. He presented the winners of the 2018 photo contest and Mayor LeTourneau presented the awards to those present for: Life in Ramsey, first place “Easy Living” by Brenda Weis and second place “On the Rum River Banks” by Brenda Weis; Parks and Trails, first place “Serenity Within” by Wendy Jacobsma, second place “Sunset on Kettle Lake” by Phillip Goncharenko, and runner up “Deer Family” by Ray Taylor; Nature and Animals first place “Frost Bite” by Michelle Osterhus, second place “Orange Brilliance” by Wendy Jacobsma, and runner up “Lightning Strike” by Justin Quam; and the Grand Prize Winning Photograph “Spread My Wings” by Jennifer Shoemaker.

Mayor LeTourneau thanked all the winners and those that submitted photos for the contest that capture the nuance and essence of the community.

3. CITIZEN INPUT

Jaqueline Abendroth, 15810 Sodium Street NW, stated that since the last discussion she was able to find the documentation on the 150-foot easement that she has in place with the business. She asked if that is something she can share with the City to have memorialized with the properties.

Mayor LeTourneau agreed that City staff can meet with Ms. Abendroth to discuss how to best move forward.

Community Development Director Gladhill stated that Ms. Abendroth has the contact information for City staff and can reach out to setup a time to come in and have a continued discussion.

4. CONSENT AGENDA

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

- 4.01: Receive Cash and Investments for Period Ending February 28, 2019
- 4.02: Receive February 2019 Financial Reports – General Fund and Enterprise Funds
- 4.03: Note the Following Boards and Commissions Meeting Minutes:
 - Planning Commission Meeting Minutes dated February 7, 2019
 - Park and Recreation Commission Meeting Minutes dated February 14, 2019
 - Environmental Policy Board Meeting Minutes dated February 25, 2019
- 4.04: Approve the following Meeting Minutes:
 - 1) City Council Work Session dated March 12, 2019
 - 2) City Council Regular dated March 12, 2019
 - 3) City Council Special Work Session dated March 13, 2019
- 4.05: Approve Licenses
- 4.06: Adopt Resolution #19-077 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of March 6, 2019 through March 20, 2019
- 4.07: Adopt Resolution #19-074 Approving the Transfer of Excess General Fund Revenues to the Equipment Revolving Fund, Facilities Construction Fund, Capital Maintenance Fund and Public Improvement Revolving (PIR) Fund
- 4.08: Adopt Resolution #19-078 Granting Approval to Undertake a Housing or Redevelopment Project of the Anoka County Housing and Redevelopment Authority (HRA) Pursuant to MN Statutes, Section 38E.18, as Amended
- 4.09: Adopt Resolution #19-070 Appointing and Re-Appointing Board and Commission Members

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

5. APPROVE AGENDA

Motion by Councilmember Riley, seconded by Councilmember Heinrich, to approve the agenda as presented.

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

6. PUBLIC HEARING

None.

7. COUNCIL BUSINESS

7.01: Adopt Resolution #19-071 Approving Preliminary Plat Approval Extension for Riverstone and Approving Final Plat for Riverstone 3rd Addition; Case of Capstone Homes (Project #19-103)

Community Development Director Gladhill reviewed the staff report and recommendation from the Planning Commission to approve the project.

Motion by Councilmember Heinrich, seconded by Councilmember Riley, to Adopt Resolution #19-071 Granting Final Plat Approval of Riverstone 3rd Addition and One Year Extension for Riverstone Preliminary Plat and direct staff to prepare a development agreement for Riverstone 3rd Addition for future consideration by the Council.

Further discussion: Councilmember Shryock stated that the Council had a previous discussion with the current owners of this property and the neighboring property and were happy that those two property owners were now working together. Mayor LeTourneau stated that as this development continues to move forward there is a high-quality product being constructed and this adds a new neighborhood to the community.

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

7.02: Review Sketch Plan for River Walk Village Located at 6080 Highway 10; Case of Village Bank (Project #18-163)

Community Development Director Gladhill reviewed the staff report and noted that staff seeks broad policy direction on the Comprehensive Plan and Zoning amendment requirement, which is a discretionary action. Staff does not object to the project if the Council desires to move forward, contingent upon compliance with Staff Review.

Councilmember Riley stated that the report states that the Planning Commission recommended 12 lots rather than 14 lots and asked if the Commission also provided direction on how that should be done or whether it was just a general recommendation.

Community Development Director Gladhill provided details on the two lots that staff and Commission would recommend removing in order to provide better density transitioning.

Councilmember Shryock agreed with the lower density. She stated that buffering was also discussed for the north and west sides of the property. She stated that if the two lots were reduced and the buffering were to be added on the north and west, she could support this type of request. She stated that this plan identifies a road connecting to Highway 10 and stated that she is unsure that she would support that connection.

Community Development Director Gladhill stated that access would be for emergency access only and would not be a public roadway. He noted that the item was added after discussions with public safety. He stated that the emergency access would appear similar to a pedestrian trail.

Councilmember Kuzma asked if these would be single-family villa type homes.

Community Development Director Gladhill confirmed that these would be detached single-family homes. He noted that there would be an HOA to manage shared common areas.

Councilmember Kuzma stated that this property has challenges and noted that he would not have a problem with the 14 lots, as that could be helpful to make this property financially viable. He asked how the developer would pay for the removal of the material.

Don Kveton, 5750 177th Avenue, stated that he has been trying to get a project to move forward multiple times over the past nine years. He stated that they are trying to find a way to get through this and City staff has been great in providing assistance. He stated that they need everything they can get to make this a viable project. He stated that they are currently doing a similar detached villa product in Blaine. He noted that he already has interest from two builders on this project.

Jim de Lambert, Carlson McCain, stated that he is assisting with the environmental aspects of the project. He stated that currently they are attempting to find funding assistance through two different sources, which are designed specifically for this type of project. He stated that the grant application is due on May 1st. He stated that there is a meeting this Friday with staff to continue to work together to ensure that the grant application will be complete. He provided additional details on the phase one assessment that was completed on the property as well as the phase two investigation that was completed. He noted that the report was then submitted to the Minnesota Pollution Control Agency and a response action plan was then created which identified the clean-up plan and goals.

Brian Krystofiak, Carlson McCain, stated that it would be a big deal to lose the two lots as they are attempting to make up the financial gap in the project. He stated that the layout has been adjusted to meet the density transitioning and setbacks.

Councilmember Kuzma stated that he is not opposed to 14 lots. He noted that this type of housing tends to have houses close together to create a community in itself.

Councilmember Riley stated that he would like to hear the impact of 12 lots compared to 14 lots.

Mr. Krystofiak stated that block two needs the least amount of fill compared to the remainder of the site. He stated that there would be buffer transitioning between the homes and the existing lots. He stated that all the requirements for setbacks, sizing and transitioning would be met and therefore did not see a reason to lose lots just to lose lots.

Councilmember Heinrich asked if there have been public meetings with the neighbors.

Community Development Director Gladhill noted that a sketch plan review was completed, but the optional open house format has not yet been held. He confirmed that would be conducted if this moves forward.

Councilmember Heinrich stated that she would be comfortable moving forward with this proposal of 14 lots to gain input from the neighbors.

Mayor LeTourneau stated that when he viewed the Planning Commission meeting, he believed that there was input from residents.

Community Development Director Gladhill stated that historically this neighborhood has been very active during formal review and public hearings. He noted that one comment has come forward so far in the process. He noted that the Environmental Policy Board also reviewed the sketch plan.

Councilmember Riley stated that it would not appear that density transitioning would be an issue as there would simply be one home behind one home.

Community Development Director Gladhill acknowledged that sometimes density transitioning is to buffer between higher density and lower density areas. He stated that in some cases there are more problems when backing up an urban service area to a rural septic area or a residential area to industrial area.

Councilmember Shryock stated that she appreciates that the comments from the Boards and Commissions have been taken into account to adjust the site. She stated that perhaps the difference in the two lots (from 12 to 14) would not be significant and noted that perhaps the difference in traffic counts would be helpful for the public open house meeting. She stated that if the residents are not opposed to 14 homes, the Council should also be okay with that as well.

Mayor LeTourneau stated that he shares some of the same observations of his colleagues, in that this is a challenging site that leaves itself open to multiple solutions. He noted that commercial and higher density housing could be solutions, but acknowledged that those options could help to protect the character and nature of that area. He appreciated the input from the Planning Commission and Environmental Policy Board in their reviews of the sketch plan. He stated that the density transitioning and buffering have been addressed, as recommended by the Board and Commission. He stated that he would be open to leaving this project open to 14 lots because he

does have a respect for the challenge in this lot and the mitigation that is required. He noted that 12 lots may not make this project viable.

Jennifer Shoemaker, 6150 Rivlyn Avenue, stated that she knows that this property has to be developed but she will be sad to see it go. She stated that she would prefer to see this type of development as oppose to commercial or high-density housing. She noted that since the project began, it started with seven homes and has now has increased to fourteen lots. She asked that the City ensure that there is something that blocks traffic. She stated that people often drive down the emergency access way in the neighborhood. She noted that she was unsure of the width of the buffer that would be between the existing homes and new lots.

Mayor LeTourneau stated that plans change and evolve over time and the residents and Council will have access to how the plans move forward. He confirmed that there would be barriers for the emergency access. He noted that the density transitioning and buffering discussions will continue as well. He stated that the City and residents will work together with the developer to ensure that this is a quality project.

Councilmember Shryock stated that as this lot continues to develop, there will be construction traffic in the neighborhood. She commented that it is important that as the construction traffic travels through the existing neighborhood they should be mindful that the existing neighborhood has been a dead-end neighborhood.

Ms. Shoemaker stated that the bicycle path is used daily by people going to work and therefore that should also be kept in people's minds as well to ensure that is not blocked. She commented that the developers have blocked her driveway and walked through her backyard and she would appreciate them asking permission, so she is aware someone is on her property.

Mr. Kveton stated that if they can get the project to move forward, they will attempt to minimize the disturbance in the neighborhood and construction traffic could use Highway 10 for access. He noted that they do have offers for commercial or a senior development, but he believes that this would be the best fit for the existing neighborhood.

7.03: Review Sketch Plan for Rivenwick Subdivision (Project No. 19-02); Case of Paxmar

Community Development Director Gladhill reviewed the staff report and explained that this is a legislative decision of the City with some broad discretion. The City is not obligated to approve the request, but would be within legal means to approve the project. Staff does not object to the project based on past difficulties to develop, as retail is currently guided and based on public input on multiple workshops related to the topic. He noted that staff recommends approval of the sketch plan contingent upon compliance with Staff Review.

Allen Roessler, Paxmar, stated that this is a concept level discussion. He stated that they were unsure as to whether the senior living would be viewed as commercial or residential, noting that it appears that would be high-density residential. He asked if the Council would be comfortable with the split of 80 percent residential and 20 percent commercial.

Councilmember Shryock stated that there appears to be a change in the layout of the senior living portion and asked for details.

Mr. Roessler replied that certain things were changed after the staff review to incorporate comments.

Terry Dalstrom, 6902 139th Lane, stated that this has been a confusing plan to follow. He asked if the site proposed for auto body would still be auto body.

Community Development Director Gladhill noted that the original plan reviewed with the Planning Commission showed an auto body use but that prospect has withdrawn from the project. He noted that the applicant would then propose an auto retail use, but staff would allow any business allowed in the B-2 district.

Mr. Dalstrom stated that he would have a concern with the auto body use. He noted that he was a land developer for 28 years throughout the northern suburbs. He stated that this plan would identify 81 stalls for damaged vehicle storage. He stated that the storm sewer in this area runs into the stormwater pond and then into the Mississippi River. He stated that he would be concerned with the amount of runoff from the hardcover of the parking area that would run into the stormwater pond and then the river. He noted that he does not see an auto body use allowed in the B-2 zoning district.

Community Development Director Gladhill stated that this is a Mixed-Use Planned Unit Development (MU-PUD) and the underlying B-2 would be used for guidance.

Mayor LeTourneau stated that staff is working with the developer under guidance of ordinance and State Statute to ensure that a request would meet City Code.

Mr. Dalstrom asked if the land would need to be rezoned.

Mayor LeTourneau stated that the parcel would not be rezoned.

Mr. Dalstrom asked for details on the process and where this would go from tonight's meeting. He stated that he received a notification for the Planning Commission meeting but not for tonight's meeting.

Community Development Director Gladhill stated that the mailing was done for the Planning Commission meeting. He stated that the next step was discussed at that meeting. He noted that the City Council meeting tonight is optional and therefore additional notification is not provided as this is a high-level review for input and formal action is not taken. He stated that if this moves forward there would be a preliminary plat submitted which would be reviewed by the Planning Commission and notification would be provided for that meeting. He noted that if this moves forward there would also be a public open house and notification would also be provided for that.

Mayor LeTourneau stated that information is also posted on the City website with the agenda for each meeting. He stated that the intention is to keep residents as informed as possible.

Mr. Dalstrom stated that the notification requirement for 350 feet is very small and perhaps that area should be expanded to 1,000 feet.

Councilmember Shryock stated that according to the 2030 development plan, this area is not specifically identified for zoning and asked for input.

Community Development Director Gladhill stated that there was an attempt to be more flexible 15 to 20 years ago and therefore there was some guidance provided. He stated that the area is Mixed-Use Planned Unit Development, which provides flexibility and the ability to move puzzle pieces around.

Councilmember Shryock stated that the progression of developments proposed makes sense and provides buffering to the west. She referenced the business site on the west side of the property that would be general at this point as there is no business planned at this time. She asked and confirmed that if storage is proposed, that would be addressed through zoning requirements.

Community Development Director Gladhill noted that the City conducts mailing notices within 700 feet, which is twice the State requirement.

Mayor LeTourneau asked if stormwater management would be included as well.

Community Development Director Gladhill reviewed the different zoning tools that would guide stormwater management for the site.

Councilmember Kuzma stated that he would support this project moving forward.

Councilmember Riley stated that he likes the mix of uses and believed that this will fit the area well.

Councilmember Heinrich stated that it seems that this mixed use would fit the area well, and she would like to pursue this further.

Councilmember Shryock agreed that she would like the developer to proceed.

Mayor LeTourneau thanked Mr. Roessler for his input and looked forward to this project continuing to move forward.

7.04: Adopt Resolution #19-079 Approving Plans Specifications and Authorizing Advertisements for Bids for Improvement Project #19-01, Ford Brook Estates Street Reconstruction

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #19-079 approving plans and specifications and authorizing advertisement for bids for Improvement

Project #19-01, Ford Brook Estates Street Reconstruction. This will allow the project to be constructed as part of the 2019 Street Maintenance Program and will allow for the use of special assessments to pay for up to 25 percent 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.

Motion by Councilmember Shryock, seconded by Councilmember Heinrich, to Adopt Resolution #19-079 Approving Plans and Specifications and Authorizing Advertisements for Bids for Improvement Project #19-01, Ford Brook Estates Street Reconstruction.

Further discussion: Councilmember Heinrich thanked City staff for compiling the information in this case and coordinating with the next case to award bids at the same time.

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

7.05: Adopt Resolution #19-080 Approving Plans and Specifications and Authorizing Advertisements for Bids for Improvement Project #19-03, Wood Pond Hills and Chestnut Ridge Street Reconstructions

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #19-080 approving plans and specifications and authorizing advertisement for bids for Improvement Project #19-03, Wood Pond Hills and Chestnut Ridge Street Reconstructions. This will allow the project to be constructed as part of the 2019 Street Maintenance Program and will allow for the use of special assessments to pay for up to 25 percent 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.

Motion by Councilmember Heinrich, seconded by Councilmember Kuzma, to Adopt Resolution #19-080 Approving Plans and Specifications and Authorizing Advertisements for Bids for Improvement Project #19-03, Wood Pond Hills and Chestnut Ridge Street Reconstructions.

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

7.06: Adopt Resolution #19-073 Requesting Comprehensive Transportation Funding

City Administrator Ulrich reviewed the staff report and recommendation to adopt Resolution #19-073 requesting comprehensive transportation funding.

Councilmember Shryock stated that she is glad that this addresses the City's legislative priorities.

Motion by Councilmember Shryock, seconded by Councilmember Kuzma, to Adopt Resolution #19-073 Requesting Comprehensive Transportation Funding.

Further discussion: Councilmember Riley referenced the language that this would permanently increase funds and received confirmation that this would ask for additional funds and would not support specifics. City Administrator Ulrich confirmed that this language is general as there are different ideas on how to create that increased funding and therefore the language does not address the different political ideas. Mayor LeTourneau agreed that it would be helpful to add tools for the City to use. Councilmember Heinrich stated that she agrees that there needs to be stable funding for transportation but was uncomfortable with the language that would permanently increase dedicating funding, which correlates to language proposed for the increased gas tax. She stated that she is also not supportive of omnibus bills and therefore for those two reasons would not support this action, even though she advocates for Ramsey requesting additional transportation funding. Mayor LeTourneau stated that the Council is currently a body of five and asked how many votes would be needed to support a resolution. City Administrator Ulrich confirmed that four affirmative votes would be required to pass a resolution.

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

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Ulrich announced upcoming meetings and events.

9. ADJOURNMENT

Motion by Councilmember Shryock, seconded by Councilmember Heinrich, 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:

Katie M. Schmidt
Administrative Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.