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

The Ramsey City Council conducted a regular meeting on Tuesday, June 25, 2019, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor John LeTourneau
Councilmember Nadine Heinrich
Councilmember Mark Kuzma
Councilmember Debra Musgrove
Councilmember Chris Riley

Members Absent: None

Also Present: City Administrator Kurtis Ulrich
Police Chief Jeff Katers
Parks and Assistant Public Works Superintendent Mark Riverblood
Public Works Superintendent Grant Riemer
Community Development Director Timothy Gladhill
City Engineer Bruce Westby
Economic Development Manager Sean Sullivan

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 from Anoka County Recycling and Resource Solutions for Ramsey Achieving its 2018 Recycling Goal

Sue Doll, Anoka County Solid Waste Specialist, provided an overview on the recycling market and the market specific to Anoka County. She also highlighted trends in materials and challenges in the recycling market. She also provided tips for recycling. She stated that this is the 15th year in a row that Ramsey has achieved its recycling goal, noting that the City continues to evolve and provide additional opportunities for recycling within the community in order to achieve its goal. She presented the City with its achievement in recycling for 2018 and thanked the City.

Councilmember Musgrove accepted the award on behalf of the City Council and Environmental Policy Board.

Community Development Director Gladhill noted that City Planner Anderson provides a great deal of leadership and time towards helping the City reach its recycling goals.

2.02: Presentation/Update on Police Department Activities by Chief Jeff Katers

Police Chief Katers provided a brief overview of recent Police Department activities. He reviewed the current staffing levels of the department and highlighted the information related to the different types of calls for service received. He stated that the department uses intelligence led policing in order to work smarter and more efficiently and also practices transparency. He stated that the department also practices fiscal responsibility, ranking as the lowest per capita cost for services in Anoka County as of 2013. He stated that the department offers more programming and events than ever before and provided a few examples. He thanked the community that regularly shows its support and for the Council that continues to see public safety as a priority.

Councilmember Kuzma thanked Police Chief Katers for his service and the service of his department. He asked if the public data system is fully implemented.

Police Chief Katers stated that the system has been implemented but continues to evolve. He noted that the community gains a good value from that system.

3. CITIZEN INPUT

None.

4. CONSENT AGENDA

Mayor LeTourneau requested to remove Item 4.03 from the Consent Agenda to consider as Item 7.01A.

Motion by Councilmember Kuzma, seconded by Councilmember Musgrove, to approve the following items on the Consent Agenda as revised to remove Item 4.03:

4.01: Receive May 2019 Financial Reports – General Fund and Enterprise Funds

4.02: Note the Following Boards and Commissions Meeting Minutes:

- Planning Commission Work Session Meeting Minutes dated April 4, 2019
- Planning Commission Meeting Minutes dated April 4, 2019
- Economic Development Authority Meeting Minutes dated May 9, 2019
- Park and Recreation Meeting Minutes dated May 9, 2019
- Environmental Policy Board Meeting Minutes dated May 20, 2019

4.03: ~~Review Suspension of Therapeutic Massage Establishment License~~ This item was removed from the Consent Agenda and considered as Item 7.01A

4.04: Approve the following Meeting Minutes:

- 1) City Council Work Session dated June 11, 2019
- 2) City Council Regular dated June 11, 2019

4.05: Approve Licenses

- 4.06: Approve Amending the Council Meetings Scheduled for Tuesday, August 6, 2019
- 4.07: Approve Updated JPA with Anoka-Hennepin Narcotics and Violent Crimes Task Force
- 4.08: Approve Request to Declare Surplus Property
- 4.09: Adopt Resolution #19-145 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of June 6, 2019 through June 19, 2019
- 4.10: Adopt Resolution #19-126 Approving a Home Occupation Permit for a Yoga Studio at 14941 Juniper Ridge Drive NW (Project No. 19-115); Case of Wendy Gutknecht
- 4.11: Adopt Resolution #19-132 Approving a Conditional Use Permit to Operate a Preschool at 6013 167th Ave NW (Project No. 19-117); Case of Valerie Phillips
- 4.12: Adopt Resolution #19-139 Approving Final Plat, Site Plan and Development Agreement for Anderson Dahlen (Project #19-109): Case of Anderson Dahlen
- 4.13: Adopt Resolution #19-142 Approving Joint Powers Agreement for the Signalization of Nowthen Boulevard/CSAH 5 at 170th Avenue NW
- 4.14: Adopt Resolution #19-146 Acknowledging Update on Code Enforcement Case at 14760 Bowers Drive NW and Granting Extension to Required Dwelling Repairs (Case of Sandra Dickson)
- 4.15: Adopt Resolution #19-147 Approving Metes and Bounds Subdivision for COR Infiltration Pond
- 4.16: Adopt Resolution #19-148 Declaring Participation in State Performance Measurement Program
- 4.17: Adopt Resolution #19-149 Approving Amendment No. 1 to Community Development Block Grant and HOME Investment Partnerships Program Cooperation Agreement
- 4.18: Adopt Resolution #19-141 to Hire a Part-time Community Service Officer Backfilling a Vacant Position

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

5. APPROVE AGENDA

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

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

6. PUBLIC HEARING

- 6.01: Public Hearing: Adopt Resolution #19-122 Related to Site Plan Approval for M & G Trailer at 9349 Highway 10 NW (Project No. 19-116); Case of Stone Construction Inc.**

Presentation

Community Development Director Gladhill reviewed the staff report and reported that the Planning Commission met on June 6, 2019 and recommended approval of the project and passed a variance to allow private utilities onsite.

Public Hearing

Mayor LeTourneau called the public hearing to order at 7:29 p.m.

Citizen Input

There was none.

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

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

The public hearing was closed at 7:30 p.m.

Council Business

Motion by Councilmember Riley, seconded by Councilmember Heinrich, to Adopt Resolution #19-122 Approving a Conditional Use Permit, Site Plan, and Final Plat Approval for M&G Trailers at 9349 Highway 10 NW and Declaring Terms of Permit.

Further discussion: Mayor LeTourneau stated that he is thankful and appreciative that M&G has been a local business for many years and has chosen to expand their business within the community.

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

6.02: Public Hearing: Adopt Resolution #19-143 Establishing TIF District 17 and Resolution #19-144 Approving a TIF Agreement and Approving a Business Subsidy Request, Case of SLP EX, LLC and AMP EX, LLC (Delta ModTech)

Presentation

Economic Development Manager Sullivan reviewed the staff report and recommendation to move forward with the proposed project. Staff believes this project meets several goals outlined within the City's adopted Strategic Plan and EDA Work Plan. Ehlers completed the underwriting and supports moving forward and approving the request. The EDA also reviewed this project and is in favor of moving forward with this project with the \$972,000 in TIF Pay-Go-Note Assistance. The EDA determined that this request is consistent with the City of Ramsey

Business Subsidy Policy and unanimously passed a motion recommending approval of the two resolutions.

Public Hearing

Mayor LeTourneau called the public hearing to order at 7:35 p.m.

Citizen Input

There was none.

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

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

The public hearing was closed at 7:35 p.m.

Council Business

Councilmember Riley stated that this item has been discussed previously by the Council and the EDA. He stated that there are many benefits to this action noting that this is a pay-go note which means the City is not out upfront money, will bring a new business to the City, the City will enjoy increased tax capacity after the TIF expires, 135 good paying jobs will be brought to the community, this will be the first business to come to the business park, and the City will collect unpaid assessments on the property.

Motion by Councilmember Musgrove, seconded by Councilmember Kuzma, to Adopt Resolution #19-143 Approving the Modification to the Development Program for Development District No. 1 and Establishing Tax Increment Financing District No. 17: Delta Modtech Within Development District No. 1 and Approving the Tax Increment Financing Plan Therefor and to Adopt Resolution No. #19-144 Authorizing Execution of a Tax Increment Financing (TIF) Agreement: Delta ModTech.

Further discussion: Mayor LeTourneau stated that he is pleased to welcome Delta ModTech to the community, should the motions pass.

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

7. COUNCIL BUSINESS

7.01: Adopt Resolution #19- 138 Approving Final Plat and Site Plan for Delta ModTech (Project #19-108); Case of Delta ModTech

Community Development Director Gladhill reviewed the staff report and reported that the Planning Commission recommends adoption of Resolution #19-138 approving Final Plat and Site Plan for Delta ModTech contingent upon approval of a variance to the 60-foot residential buffer yard setback as well as overall compliance with the Staff Review comments. The Planning Commission noted general support for the required variance. Assuming the Planning Commission approves the variance on July 10, there would be no additional action necessary from the City Council pertaining to the Site Plan review. On July 9, the City Council will be asked to approve the required Development Agreement for this project.

Councilmember Kuzma asked if the homeowner is keeping the home in place.

Community Development Director Gladhill stated that it is the understanding of staff that the homeowner is staying in the home while pursuing options for future development.

Motion by Councilmember Riley, seconded by Councilmember Heinrich, to Adopt Resolution #19-138 Granting Final Plat and Site Plan of Delta ModTech, contingent upon obtaining a variance for the 60-foot residential buffer yard setback and compliance with the Staff Review letter.

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

7.01A: Review Suspension of Therapeutic Massage Establishment License

Police Chief Katers reviewed the staff report and recommendation to continue the suspension of Therapeutic Massage Establishment License for Oasis Massage, LLC.

Councilmember Heinrich stated that it is her understanding that there is a history of complaints on the business.

Police Chief Katers confirmed that the department has received numerous complaints of suspicious activity at the business from residents and other businesses.

Councilmember Kuzma asked and received confirmation that the recommendation of Police Chief Katers is to uphold the suspension of the license.

Xiao Ying Qiu, Oasis Massage Owner, stated that her employees are licensed through the City. She stated that she is surprised by this action and does not believe it is fair for her business license to be suspended as she does not believe there is any illegal activity. She asked that the City trust her that she is not conducting illegal activity.

Ivan, boyfriend of business owner, stated that he understands that people have a stereotype against Asian massage parlors. He stated that the landlord has provided an email that he has not received a complaint over the past four years and is also surprised by the recent police activity. He stated that his girlfriend has been working in the industry for the past nine years and has never had any issues. He stated that when they hire an employee, they ensure that all license

requirements of the City are met. He explained that when a massage is being given that is in a private room and therefore, they cannot check what is going on in the room.

Mayor LeTourneau acknowledged that there is ongoing legal action and that the results of that will help guide future decisions.

Police Chief Katers confirmed that once the legal action is completed, the decision will be of the City Council regarding the continued action on the license.

Mayor LeTourneau clarified that this is a temporary suspension while the legal activity is ongoing, and the license will be reviewed once again following the legal action resolution.

Larry Clark, 15021 Waco Street, stated that it seems that the Police Department is still reviewing the case and therefore this would be a limited suspension until that resolution occurs. He stated that there was a problem at this location once before that was charged with prostitution, acknowledging that could be a different owner. He stated that there are young children in the community, and he would want to ensure that questionable activity is not allowed in the community. He believed that suspension of the license would be the best option at this time.

Councilmember Heinrich stated that since the temporary removal of the license and closing of the business she has talked to a number of residents that have expressed concerns that span a number of years and conflict with the email from the landlord,

Motion by Councilmember Heinrich, seconded by Councilmember Riley, to temporary suspend the Therapeutic Massage Establishment License of Oasis Massage, LLC, conducting business at 14037 St. Francis Boulevard NW, Ramsey, MN, pursuant to Section 26-838 of the Ramsey City Ordinance.

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

7.02: Adopt Resolution #19-098 and Introduce Ordinance #19-10 Approving Preliminary Plat and Actions Related to River Walk Village (Case of Village Bank)

Community Development Director Gladhill reviewed the staff report and recommendation to from the Planning Commission to approve the project, which includes Resolution #19-098 and Ordinance #19-10.

Councilmember Heinrich asked the number of residential households that spoke up with concerns on this case.

Community Development Director Gladhill replied that the property owner to the east of Lot 1, Block 2, has provided comments on multiple occasions. He noted that another homeowner on the southside of Rivland Avenue provided written and telephone comments. He noted that those are the only two that have spoken in opposition of this project.

Councilmember Kuzma asked for input on the implications on the use of County HRA funds as the grant award was not received.

Community Development Director Gladhill noted that the City would not take action on the County HRA funds as the grant was not awarded. He stated that there would be no public contribution and the applicant would need to seek additional funding or fund the clean-up on their own.

Councilmember Riley asked for input on the holding pond location.

Community Development Director Gladhill noted that the storm water pond size would be sufficient and meets the storm water requirement standards.

Motion by Councilmember Kuzma, seconded by Councilmember Musgrove, to Adopt Resolution #19-098 Approving the Preliminary Plat for River Walk Village and Approving a Comprehensive Plan Amendment to Reguide the Subject Property from Low Density Residential and Business Park to Medium Density Residential in the 2040 Comprehensive Plan Update and to introduce Ordinance #19-10 amending Section 117-90 “Map” of Chapter 117 of the City Code of Ramsey, Minnesota, contingent upon compliance with the Staff Review letter.

Further discussion: Councilmember Heinrich stated that she drove down that area and noticed the residential development on one side and the commercial/industrial development on the other side. She feels confident that this development could work and is a better fit over industrial development.

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

7.03: Concept Plan Submittal to Metropolitan Council – Public Realm Improvements in The COR

Parks and Assistant Public Works Superintendent Riverblood reviewed the staff report and recommendation to submit a concept plan to progress towards a LCDA funded grant.

Councilmember Riley stated that this sounds like a win win situation, as this will provide visions for The COR and could provide money for that.

Councilmember Musgrove referenced the timeline for the comments on the concepts and asked for additional input.

Parks and Assistant Public Works Superintendent Riverblood confirmed that there would be a completed project application for the Council review on July 23.

Councilmember Kuzma stated that this is an interesting twist that could help more developers want to be involved in Ramsey.

Motion by Councilmember Kuzma, seconded by Councilmember Riley, to authorize staff to submit a Preliminary Concept Plan to the Metropolitan Council related to a potential Livable Communities Grant.

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

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Ulrich announced upcoming meetings and events.

Councilmember Musgrove invited residents to City Hall the following night for an informational meeting of the Lower Rum River Water Management Organization from 7:00 p.m. to 9:00 p.m.

9. ADJOURNMENT

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

Motion carried.

The regular meeting of the City Council adjourned at 8:35 p.m.

Respectfully submitted,

Kurtis G. Ulrich
City Administrator

ATTEST:

Katie M. Schmidt
Administrative Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.