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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 10, 2019, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

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 Chloe McGuire Brigl

1. CALL TO ORDER

Mayor LeTourneau called the regular meeting of the Ramsey City Council to order at 7:00 p.m., followed by the Pledge of Allegiance led by Mayor LeTourneau.

2. PRESENTATION

2.01: Economic Development Authority (EDA) Member Oath of Office

Mayor LeTourneau administered the Oath of Office to newly appointed EDA Member Mr. Richard (Scott) Cords.

2.02: Proclamation Declaring October 2019 as *Domestic Violence Awareness Month*

Mayor LeTourneau read aloud a proposed proclamation declaring October 2019 *Domestic Violence Awareness Month*. He noted that the request was made by Alexandra House and the Purple Lights Initiative.

2.03: Receive Update on Highway 10 Planning Efforts

Community Development Director Gladhill provided an update on the City's Highway 10/169 planning effort. He stated that the goal following the last discussion was to present the Council preferred alternatives to the Anoka County Board Transportation Committee related to converting the at grade crossings for Highway 10 at Ramsey Boulevard and Sunfish Lake Boulevard and related to the railroad crossings. He stated that the Anoka County Board Transportation Committee seemed to provide consensus on the TAC recommendation for Ramsey Boulevard, noting that formal approval from the Board will need to follow. He stated that there was some additional discussion related to the Sunfish Lake crossing. He stated that consensus was reached to attempt to pursue the Sunfish Lake crossing, which would cross both Highway 10 and the railroad, but if funding is not gained for that, the design should be amended. He stated that the alternative for Sunfish Lake would be a right-in/right-out with an at grade railroad crossing. He stated that the plan would be highly dependent on frontage roads, noting that the southeast quadrant near Anoka would be the most challenging. He stated that staff is excited to move into the next phase which would focus on funding requests.

Angie Bersaw, Bolton & Menk, stated that they are meeting with agency partners again the following week to recap comments from the County Board and Council to identify a plan to be presented to the Council that would include a funding and implementation plan. She stated that there are opportunities that they would like to be prepared for in 2020.

Melissa Barns, MnDOT, stated that MnDOT appreciates the leadership and initiative of Ramsey on Highway 10 and support the process of the study, which has provided a vision.

Joe MacPherson, Anoka County, stated that there was good discussion at the meeting the previous week, noting that larger projects have a number associated with the different elements of the overall package. He stated that it is not that the whole thing is not important, but sometimes you have to go with the good option rather than the best option in order to get what you need, which is to increase movement and remove stoplights on Highway 10. He stated that direction was provided at the Transportation Committee meeting with two options for Sunfish Lake Boulevard. He stated that the full project will forge ahead with railroad crossings at both, but should funding become an issue, at grade crossing would be recommended for the Sunfish Lake Boulevard rail crossing.

Councilmember Kuzma asked the plans for 47.

Mr. MacPherson replied that 47 is one of the worst roads and most unsafe railroad crossings in the State, which makes it a high priority for the municipalities and other agencies. He stated that all agencies are looking for a method to fund that improvement, noting the other projects in Anoka that are moving forward in the next few years including the Anoka solution and the Rum River bridge.

Councilmember Musgrove asked if there is a final plan for 47, or options that remain.

Mr. MacPherson stated that there were a few options, noting that the original plan intended to follow the current curves of 47, which included a two-lane bridge. He stated that as the municipalities and County were involved, the future of the roadway was discussed and softening the curves was reviewed which would include a four-lane bridge that veers into the Alter site. He noted that a third option was reviewed that would pass through the fairgrounds rather than Alter.

Community Development Director Gladhill stated that the City of Anoka is leading a planning study to continue north of that railroad crossing and noted that Ramsey will be part of a public input process that will occur in the next month.

Mayor LeTourneau stated that as nice as it is to discuss 47, there is still work to be done on Highway 10 before moving onto that roadway. He stated that Ramsey was graciously received at the Transportation Committee meeting and appreciated the collaborative nature of all the agencies working together on Highway 10. He stated that the option with the two railroad overpasses would create the best option for safety and mobility. He stated that Highway 10 is an extensive travelshed, not only for Ramsey, but for the surrounding communities and recreational areas to the north as well. He stated that Ramsey will continue with its lobbying efforts in an attempt to continue to move this forward and create a solution for Highway 10.

Community Development Director Gladhill stated that there is an upcoming open house in Anoka from 4:00 - 7:00 p.m. on September 18 to discuss the Highway 10 corridor improvements planned for Anoka.

3. CITIZEN INPUT

None.

4. CONSENT AGENDA

Mayor LeTourneau requested to remove Item 4.12 from the Consent Agenda to be considered as Item 7.00 at the request of one of the Councilmembers.

Motion by Councilmember Kuzma, seconded by Councilmember Heinrich, to approve the following items on the Consent Agenda as revised to remove Item 4.12:

4.01: Note the Following Boards and Commissions Meeting Minutes:

- Environmental Policy Board Meeting Minutes dated June 17, 2019
- Planning Commission Meeting Minutes dated July 10, 2019
- Park and Recreation Commission Meeting Minutes dated July 11, 2019
- Economic Development Authority Meeting Minutes dated July 11, 2019

4.02: Approve the following Meeting Minutes:

- 1) City Council Work Session dated July 23, 2019
- 2) City Council Regular dated July 23, 2019
- 3) City Council Work Session dated August 12, 2019
- 4) City Council Regular dated August 12, 2019

- 5) City Council Special Meeting Canvassing Board dated August 19, 2019
- 4.03: Approve Licenses
 - 4.04: Approve Rental Licenses
 - 4.05: Authorize Replacement of Leaking Discharge Valve on Municipal Center HVAC System
 - 4.06: Adopt Resolution #19-212 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period August 22, 2019 through September 4, 2019
 - 4.07: Adopt Resolution Proclaiming October 2019 Domestic Violence Awareness Month
 - 4.08: Adopt Resolution #19-204 Proclaiming September 17-23, 2019 as Constitution Week
 - 4.09: Adopt Resolution #19-213 Declaring Costs to be Assessed and Calling for a Public Hearing on Proposed Assessment 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
 - 4.10: Adopt Resolution #19-214 Authorizing Release of Encumbered HRA Funds for Bunker Lake Business Park
 - 4.11: Adopt Resolution #19-220 Ordering a Public Hearing for Wellhead Protection Plan Part 2 Amendment
 - ~~4.12: Adopt Resolution #19-189 to Backfill the Vacant Part-Time Recreation Specialist Position~~ This item was removed from the Consent Agenda and considered as Item 7.00
 - 4.13: Adopt Resolution #19-221 Hiring a Fall Seasonal Public Works Maintenance Worker

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

5. APPROVE AGENDA

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

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

6. PUBLIC HEARING

None.

7. COUNCIL BUSINESS

7.00: Adopt Resolution #19-189 to Backfill the Vacant Part-Time Recreation Specialist Position

Administrative Services Director Lasher reviewed the staff report and recommendation to hire Ms. Abigail Proulx as the City's part-time Recreation Specialist, effective on or near September 11, 2019 at Step 1 of the 2019 wage scale.

Mayor LeTourneau asked for input related to the procedure that occurred at the last meeting where a vote of 3-2 was made against the position.

City Administrator Ulrich stated that discussion occurred with the City Attorney and because the item was considered no action, the item can be returned to a regular Council meeting and does not require a vote of reconsideration.

Councilmember Musgrove asked for input on the 20 hours per week for this position and the needs of the public works administrative assistant. She stated that it appears that this position would require 20 hours per week and wanted to ensure that there would not be additional hours needed.

Administrative Services Director Lasher explained that this position would work 20 hours per week and no more, any backup to the public works administrative assistant would occur within those 20 hours.

Councilmember Heinrich asked if the parks and recreation budget would have a higher budgeted line item in the 2020 budget than fire.

City Administrator Ulrich stated that this item was included in both the 2019 and 2020 budgets but noted that he would need to review the proposed budget in terms of comparison of line items.

Councilmember Heinrich thanked the members of the community that have reached out to her following the last discussion of this item. She noted that she will be voting in support of the comments she has received based on the priority of budget items.

Motion by Councilmember Kuzma, seconded by Councilmember Riley, to Adopt Resolution #19-189 to Backfill the Vacant Part-Time Recreation Specialist Position.

Further discussion: Councilmember Riley stated that he found it interesting that Councilmember Heinrich has received negative comments. He noted that he has received comments of support as many residents and visitors of the community have interactions with the parks. Councilmember Musgrove stated that she will be opposing the vote not because she does not support parks and recreation but in support of the comments that she has received and because she wants to ensure that programing is offered at a cost recovered by the users. Mayor LeTourneau noted that parks programing is a part of the Strategic Plan and desires of the community. He stated that the expansion of the recreational programing has been requested by the community. He noted that he received many comments from residents who did not understand how the City would not support recreational programing. He explained that without this position, that programing for the community would not be possible. He stated that one element in this coming back for consideration was the development of a plan for programing and how that can be evaluated, which is included in the work plan provided in tonight's case. He stated that the community continues to grow, and he believes that people want to continue to connect with other members of the community in the parks. Councilmember Heinrich stated that there was discussion related to prioritization of the parks programing tonight but noted that decisions were not made. Mayor LeTourneau confirmed that the work needed would be a

responsibility of this position. City Administrator Ulrich replied that the proposed 2020 budget would be \$1,421,798, which includes capital maintenance while the fire department proposed 2020 budget would be \$1,338,750.

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

7.01: Authorization to Approve Construction Management Services for the New Public Works Facility

Public Works Superintendent Riemer reviewed the staff report and recommendation to enter into negotiations with RJM Construction for construction management services for the new Public Works Facility.

Councilmember Musgrove stated that she is very excited about this, noting that it was difficult to narrow it down from the three well-qualified presentations. She stated that she will support this recommendation.

Councilmember Riley agreed that there were three well-qualified candidates, each that would have done an excellent job. He stated that the City will be spending money on a construction manager in the hopes of saving money on this large construction process, similar to what was done on the fire station.

Motion by Councilmember Riley, seconded by Councilmember Musgrove, to approve staff negotiations with RJM Construction for construction management services for the new City of Ramsey Public Works Facility.

Further discussion: Councilmember Kuzma commented that the new public works building has been a long time coming and therefore he supports this moving forward.

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

7.02: Adopt Ordinance #19-09 Vacating Right-of-Way and Resolution #19-190 Approving Final Plat and Development Agreement for River Walk Village; Case of Don Kveton/Village Bank (Project 18-163)

City Planner McGuire Brigl reviewed the staff report and recommendation to adopt Ordinance #19-09 vacating right-of-way for River Walk Village and #19-190 approving Final Plat for River Walk Village. Vacation of underlying right-of-way is common, and the road will be realigned onsite. The MRT will be platted as a separate outlot to be deeded to the City at the time of recording the Final Plat.

Motion by Councilmember Riley, seconded by Councilmember Kuzma, to waive the City Charter requirement to read the ordinance aloud and Adopt Ordinance #19-09 Vacating Dedicated Roadway Related to River Walk Village.

A roll call vote was performed by the Recording Secretary:

Councilmember Musgrove	aye
Councilmember Riley	aye
Councilmember Menth	aye
Councilmember Kuzma	aye
Councilmember Heinrich	aye
Mayor LeTourneau	aye

Motion carried.

Motion by Councilmember Riley, seconded by Councilmember Musgrove, to Adopt Resolution #19-190 Granting Final Plat and Development Agreement Approval for River Walk Village.

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

7.03: Adopt Resolution #19-216 Accepting Metropolitan Council Tax Base Revitalization Account (TBRA) Brownfield Cleanup Grant, Approving Grant Agreements, and Authorize Request for Anoka County Housing and Redevelopment Authority (ACHRA) Funds

Community Development Director Gladhill reviewed the staff report and recommendation to accept the grant and approve one of the local match cost-share models outlined in the staff report.

Councilmember Heinrich asked if staff could review how the ACHRA funds are used and whether this is an appropriate use. She also asked in past instances whether the City has provided 100 percent contribution or a 50/50 split.

City Administrator Ulrich provided additional details on the ACHRA fund and how those proceeds can be used to benefit the community related to housing and economic development projects. He provided examples of previous projects that were funded with the use of ACHRA funds.

Community Development Director Gladhill stated that these situations are not encountered that often and therefore the City has little experience with this large of a scale project and grant reward. He stated that the last time grant dollars were used was related to the old municipal center for research purposes, where the City provided 100 percent contribution. He noted that either scenario would be appropriate and would not break policy.

Councilmember Kuzma asked for clarification on the payback of taxes to recoup the contribution costs.

Community Development Director Gladhill noted that a conservative approach was used to provide a payback of 12-15 years but that return could be as early as eight years.

Councilmember Kuzma stated that it seems that this action would cleanup the contamination and the City could receive payback in as short as eight years based on the tax values.

Councilmember Riley stated that his opinion would be that the ACHRA funds are funds levying from Ramsey residents and this request would bring those dollars back into the community for use by the community.

Motion by Councilmember Musgrove, seconded by Councilmember Kuzma, to Adopt Resolution #19-216 Accepting Metropolitan Council TBRA Brownfield Cleanup Grant, Approving Grant Agreement, and Requesting Funds for Local Match from Anoka County HRA in an amount not to exceed \$87,021.

Further discussion: Councilmember Riley stated that he will support this action tonight. He noted that he was discussing this with his wife and he determined that if this does not move forward, the site will not get cleaned up and these homes will not be built, which in turn will not increase the tax base of the community and the land will remain contaminated.

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

7.04: Adopt Resolution #19-215 Approving Fair Housing Policy – A Requirement of the Metropolitan Council Cleanup Grant

Community Development Director Gladhill reviewed the staff report and recommendation to approve the Fair Housing Policy. He stated that based on feedback at the August 27 City Council meeting, staff believes this policy meets the minimum requirements as outlined in the grant agreement.

Councilmember Riley stated that in the spirit of the last discussion he provided input which he felt would meet the minimum requirements of the policy and would streamline the policy.

Motion by Councilmember Riley, seconded by Councilmember Heinrich, to Adopt Resolution #19-215 Approving a Fair Housing Policy for City of Ramsey as amended by Councilmember Riley.

Further discussion: Councilmember Heinrich thanked Councilmember Riley for his work, noting that she is in more support of this as amended. Councilmember Musgrove also expressed appreciation for Councilmember Riley and his expertise. She stated that she received input from residents that were concerned about this topic. She noted that she will also support this as the proposed amendment has kept the City to the minimum level of responsibility. She referenced the required training and asked for details. Community Development Director Gladhill replied that the training would be Ramsey staff training Ramsey staff, likely an annual training that could be in person or simply printed materials. Mayor LeTourneau agreed that Councilmember

Riley has streamlined this policy in a manner which appears to be an improvement. He asked for the opinion of staff related to the proposed amendments that may cause pause or a possibility that it would not be accepted by the Metropolitan Council. Community Development Director Gladhill commented that staff did not see a red flag upon reading and noted that if the Metropolitan Council identifies issues, the policy would simply be brought back for revision and Council review.

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

Don Kveton stated that he has worked on this property for over 10 years and thanked the Council. He stated that he lives in Ramsey and is a proud resident, noting that his children will most likely purchase homes in the new development and continue to be residents of the community. He stated that he started this project and intends to provide a product the Council and City will be proud of.

7.05: Adopt Resolution #19-217 Ordering Assessment Roll and Calling Assessment Hearing for Improvement Project #19-01, Ford Brook Estates Street Reconstructions

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #19-127 ordering preparation of a final assessment roll and calling for an assessment hearing at 7:00 p.m. on October 8 for Improvement Project #19-01, Ford Brook Estates Street Reconstructions.

Councilmember Kuzma stated that it was his recollection that half of Jarvis is within Ramsey and half is within Elk River, therefore the cost for the project was split between the two cities.

City Engineer Westby explained that the assessment was based on Ramsey's share of the construction costs and the special benefit report applies to all the homes in the project area. He confirmed that there were significant cost savings because Elk River administered the project and did not charge the City interest, which was reflected in the assessment.

Councilmember Kuzma suggested moving forward with the 25 percent assessment, similar to the other City road projects.

Councilmember Musgrove asked and received confirmation that the \$6,600 assessment is not yet final. She commented that it appears that this case and the next case are outliers in the cost between the estimated assessment and the actual assessment.

City Engineer Westby stated that typically the difference between the estimated and actual is a few hundred dollars and therefore this case specifically is a large difference.

Councilmember Musgrove asked if there are funds available which could help to bridge the gap rather than charging the 25 percent assessment.

City Engineer Westby explained that part of the reason for the significant difference in the estimated cost and actual cost is due to subgrade corrections and the cul-de-sac, which are not assessable. He noted that the items that came in lower on the bids were items that were not assessable while the assessable items had higher costs.

Councilmember Riley stated that while the overall project increased by 32 percent, the assessable portion increased by 68 percent. He suggested averaging out those costs to increase the assessment from the estimated amount by 32 percent rather than the 68 percent. He agreed that it would seem unfair to charge the full assessment of \$6,600.

Councilmember Heinrich asked for additional information on the City covering the cost of the improvements to the cul-de-sac.

City Engineer Westby reported that the expansion of the cul-de-sac was roughly \$12,000 and was funded 100 percent by the City and therefore is not a part of the assessment calculations.

Councilmember Kuzma reiterated that it would not be fair to those that have paid assessments at 25 percent to lower this assessment and would prefer to remain consistent. He stated that the City does not have the extra money.

Councilmember Riley stated that the overall cost of the project increased by 32 percent and therefore proposed to increase the estimated assessment by 32 percent, rather than breaking out the specific line items that could be assessed or not assessed. He noted that the assessment would still be 25 percent of the overall project cost.

City Administrator Ulrich stated that the concern of staff would be the ability to follow a process that could be applied consistently. He agreed that the process suggested by Councilmember Riley could be duplicated in the future if necessary. He stated that all the estimates prior to this project have been fairly close in their projections. He agreed that there should also be a consistent and fair policy that could be applied consistently should this happen again.

Mayor LeTourneau stated that there is a policy in place today, but that policy is set to expire at the end of the year, and therefore this is a discussion on exceptions to a policy that will soon not exist.

City Engineer Westby stated that the special assessment policy does not expire and explained that the five-year street reconstruction and overlay program sunsets at the end of the year.

Councilmember Kuzma noted that the Andre Street project had an original assessment estimate of \$8,000 but the bids came in lower, which lowered the assessment.

Mayor LeTourneau asked when the special benefit report would be prepared.

City Engineer Westby stated that the special benefit report was not prepared for this project or the next, as the reports would have had a cost of \$6,500 each and staff felt that these projects were similar to other previously completed projects.

Mayor LeTourneau asked if this would be a case where the City would like to have that report to justify the cost of the assessment.

City Engineer Westby stated that those reports were not ordered and if they were desired, they would have been ordered at the time the contract is awarded.

Councilmember Riley stated that the City has prepared similar reports for other projects and therefore has the knowledge on the amount of benefit that would be provided from the project; therefore the cost of \$6,500 for the report did not seem justifiable. He noted that Jarvis Street was a similar project with a report available.

Councilmember Kuzma asked if residents would still have the ability to stop the project if desired.

City Engineer Westby stated that window closed, and that option is not available at this time. He noted that for Andre Street \$9,150 was the original assessment estimated. He explained that was the City's first reclamation project, which resulted in a lower cost and assessment.

Councilmember Musgrove noted that the decision of the Council was not to complete the benefit study because there was an available report from a similar project, noting that it was seen as a cost savings to the residents.

Lisa Monserud, 5725 180th Lane NW, commented that an assessment of \$6,600 seems absurd. She noted that the pooling of water is worse now than it was prior to the project. She commented that it was great that the cul-de-sac was expanded which is great but does not justify an additional \$3,000 in assessment.

City Engineer Westby stated that the project has not yet been finalized. He agreed that there is a drainage issue not yet completed. He noted that the Monseruds are also doing a project in their yard that has caused sand to wash into the ditch. He noted that the issue will be resolved prior to projection completion.

Mayor LeTourneau acknowledged the complaint related to water, noting that the water issue can be resolved but the discussion tonight is related to the proposed assessment.

Ms. Monserud stated that the difference in assessment is huge.

Councilmember Musgrove asked if the resident would feel that the investment in the roadway has increased the value of the property, should the property be sold. She noted that the children in the neighborhood also have a safer location to be picked up by the bus.

Ms. Monserud was unsure. She commented that the assessor just visited their neighborhood prior to the project and therefore that would not be adjusted for another five years. She stated that they have no intentions of selling their property.

Jerry Walz, 18030 Krypton Street, asked if the removal of the gravel and tar was included in the cost of the project. He noted that material was provided to another area where fill was desired.

City Engineer Westby stated that the City has a contract for the removal of that material that specified an amount for that service and wherever the contractor takes that material is up to the contractor.

Mr. Walz stated that he also now has an issue with water in his front yard.

City Engineer Westby stated that the City is still working with the contractor to resolve that issue. He stated that staff can follow-up to ensure that his concerns are addressed.

Mr. Walz stated that the increased amount of the assessment is hard for the residents in that area to swallow. He noted that he is retired, as are three or four others in the project area and the difference of almost \$3,000 for the assessment is huge.

Mayor LeTourneau appreciated the input and noted that there will be continued discussion. He stated that it is clear what the assessment policy is and the importance of consistency, noting that this was an unusual situation that arose with the costs that came in that were out of the control of the City. He noted that the current assessment proposed of \$6,600 falls within the City policy.

Motion by Councilmember Riley, seconded by Councilmember Musgrove, to Adopt Resolution #19-217 Ordering Preparation of Assessment Roll, increasing the estimated assessment equal to the percentage of increase in the overall project cost (approximately \$5,174) and Calling for Assessment Hearing for Improvement Project #19-01, Ford Brook Estates Street Reconstructions.

Further discussion: Councilmember Menth asked for additional information on what is proposed by Councilmember Riley. City Engineer Westby believed that the proposed assessment would be 25 percent of the eligible project cost, based on the difference between the engineer's estimate and amount bid, which was an increase of 32 percent. Councilmember Menth asked if the assessment would then be based on the engineer's estimate rather than the actual cost. City Engineer Westby stated that the assessment would be based on the difference between the engineer's estimate and low bid received whereas the larger amount of \$6,600 would be based on actual project costs. Councilmember Kuzma stated that while he understands where Councilmember Riley is coming from, the policy for assessment is 25 percent of the cost and therefore to be consistent the assessment should remain at 25 percent. Mayor LeTourneau asked if there have been any instances in the past five years where the assessment have been this high. City Engineer Westby commented that the bidding environment drove up the cost of the project and noted that there have not been any assessments of this level. Mayor LeTourneau stated that if the bidding project for the Andre project would have been similar to this environment, those assessments would have perhaps reached \$9,000. Councilmember Heinrich asked for clarification on whether there have been other exceptions made to the amount assessed when the initial assessment and proposed assessment have such a large change. City Administrator Ulrich noted that this is the first time the City has faced this situation. He noted that staff could possibly reach out to other cities to determine how they handled similar situations. He explained that

some cities have a flat fee for assessment per lot for residents and do not base the assessment on the actual project cost. Councilmember Riley commented that a franchise fee would have a cost of \$168 per year. He asked for additional information on the construction numbers for this project. City Engineer Westby stated that the contractors have no idea of the City's assessment policy and it was just happenstance that the line items were received in this manner. He noted that the higher line items were skewed towards assessable costs. Councilmember Riley stated that is why he is proposing an average increase in the assessment of 32 percent, as the overall project cost increased by that amount. Councilmember Menth stated that earlier on the agenda there was a contaminated site, where the first developer walked away. He stated that this is the same situation where you cannot predict the conditions under the roadway. He stated that while it is no one's fault; some exception could be made for the subsoil under the road, as residents were not aware of the conditions when they purchased the homes and therefore would support the motion by Councilmember Riley. Mayor LeTourneau echoed the comments that the road conditions are very inconsistent throughout the community, which continues to be a large issue for the community. Councilmember Musgrove stated that she would not agree that road reconstruction is similar to the correction of contaminated soils. She stated that in these instances the increase was related to the bidding environment. She believed that the homeowners will recover the cost with the resale of their homes. She stated that this is a unique situation and could support the motion proposed by Councilmember Riley.

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

7.06: Adopt Resolution #19-218 Ordering Assessment Roll and Calling Assessment Hearing for Improvement Project #19-03, Chestnut Ridge and Wood Pond Hills Street Reconstructions

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #19-218 ordering preparation of a final assessment roll and calling for an assessment hearing at 7:00 p.m. on October 8 for Improvement Project #19-03, Wood Pond Hills and Chestnut Ridge Street Reconstructions.

Councilmember Kuzma stated that this case proposes to assess 25 percent, which he felt should have been the action on the last case. He stated that the policy should be followed.

Councilmember Menth referenced the thickness of the average aggregate and bituminous and asked the City standard.

City Engineer Westby replied that typically a residential street would have four inches of aggregate base and 3.5 inches of bituminous. He stated that Ramsey has a large variability and new projects attempt to achieve that consistent standard.

Councilmember Musgrove asked if there has been feedback from residents in this area related to the project.

City Engineer Westby stated that there is always feedback, typically more negative than positive on all projects. He commented that there was very little comment on this project, noting that he has personally spoken with six residents that all agreed the road needed to be improved and do not object to the assessment amount.

Motion by Councilmember Riley, seconded by Councilmember Musgrove, to adopt Resolution #19-218 Ordering Preparation of Assessment Roll and Calling for Assessment Hearing for Improvement Project #17-02, Wood Pond Hills and Chestnut Ridge Street Reconstructions.

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

7.07: Adopt Resolution #19-219 Approving Proposals for Topographic Survey and Geotechnical Report for Improvement Project #20-01, Variolite Street Reconstruction

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #19-219 approving proposals from Hakanson Anderson for the topographic survey, and from Northern Technologies Inc. for a Geotechnical Report, for Improvement Project #20-01, Variolite Street Reconstruction.

Councilmember Musgrove asked if these funds would come from the MSA fund because this is an MSA road.

City Engineer Westby confirmed that to be true. He explained that the intent in moving this project forward was because the MSA funds could be used as the five-year bonding program expires at the end of 2019. He noted that this project only has 13 properties on a quarter acre of road and therefore assessments would be minor. He stated that it has not been decided whether assessments would be used, this action would simply move the information forward to be used in development of project plans.

Motion by Councilmember Heinrich, seconded by Councilmember Riley, to Adopt Resolution #19-219 Approving Engineering Proposals for Topographic Survey and Geotechnical Report for Improvement Project #20-01, Variolite Street Reconstruction.

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

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Ulrich announced upcoming meetings and events.

Councilmember Musgrove reminded residents that tomorrow is September 11 and encouraged residents to remember that incident.

Mayor LeTourneau echoed the comments of City Administrator Ulrich related to Happy Days, noting that it was great to see the amount of the community that came out to the event.

9. ADJOURNMENT

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

Motion carried.

The regular meeting of the City Council adjourned at 9:46 p.m.

Respectfully submitted,

Kurtis G. Ulrich
City Administrator

ATTEST:

Katie M. Schmidt
Administrative Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.