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

The Ramsey City Council conducted a regular meeting on Tuesday, October 23, 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
 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
 City Planner Chloe McGuire Brigl
 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

There were none.

3. CITIZEN INPUT

Shauna Schwartz, 6998 170th Trail NW, requested to change some of the City's ordinances. She stated that her family has lived in Ramsey for 15 years and during that time, the community has gone through a number of changes. She stated that the old ordinances were designed for the old Ramsey and not the new more developed Ramsey. She provided a list of the ordinances to staff and summarized a list of benefits that would be provided to both staff and residents if these changes were made.

Acting Mayor LeTourneau thanked Ms. Schwartz for her input. He agreed that some of the ordinances that were created for the original rural Ramsey community may not fit as well with

the more developed and dense areas of the community. He stated that staff and the Council are willing to review the ordinances to improve the conditions that Ms. Schwartz is experiencing.

4. CONSENT AGENDA

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

- 4.01: Receive September 2018 Financial Reports – General Fund and Enterprise Funds
- 4.02: Note the Following Boards and Commissions Meeting Minutes:
 - Environmental Policy Board Meeting Minutes dated August 20, 2018
 - Park and Recreation Meeting Minutes dated September 13, 2018
 - Economic Development Authority Meeting Minutes dated September 13, 2018
- 4.03: Approve the following Meeting Minutes:
 - 1) City Council Work Session dated October 9, 2018
 - 2) City Council Regular dated October 9, 2018
- 4.04: Approve Licenses:
- 4.05: Adopt Resolution #18-224 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of October 4, 2018 through October 17, 2018
- 4.06: Adopt Resolution #18-200 Site Plan and a Conditional Use Permit at 9500 156th Avenue NW Allowing Outdoor Storage as a Principle Use Contingent Upon Compliance with the Staff Review and City Engineer Approval
- 4.07: Adopt Resolution #18-225 Approving Lease Agreement with Todd Bialon (EZ Auto)
- 4.08: Adopt Resolution #18-226 Approving 2019 Municipal Recycling Funding Request to Anoka County

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

5. APPROVE AGENDA

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

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

6. PUBLIC HEARING

There were none.

7. COUNCIL BUSINESS

7.01: Consider Adopting Resolution #18-223 Granting Revised Site Plan Approval of Regency Ponds Self Storage Facility

Acting Mayor LeTourneau noted this item has been tabled at the request of the applicant.

7.02: Consider Request for a Zoning Text Amendment to the B-1 and B-2 Business Districts and a Conditional Use Permit for the Operation of a Religious Institution in the B-1 General Business District (Project No. 18-151); Case of House of God Church

- **Adopt Ordinance #18-15 (Zoning Text Amendment)**
- **Adopt Resolution #18-208 (Conditional Use Permit)**

City Planner Anderson reviewed the staff report and recommendation to Adopt Ordinance #18-15 to amend the conditional uses in the B-1 and B-2 Business Districts and adopt Resolution #18-208 granting a Conditional Use Permit for a religious institution on the subject property. The City Council has already introduced the proposed Zoning Amendment and it is now eligible for adoption. The proposed use seems reasonable for the subject property. There appears to be adequate space for parking to accommodate the existing membership. Only minor interior building modifications will be necessary to accommodate the change in use. The applicant is aware of the existing encroachments that would need to be eliminated, which address an issue that has been known for some time now. The only potential concern has to do with future parking accommodations should the congregation grow. However, there is always the possibility of a shared parking agreement with the adjacent property owner, should that be necessary.

Councilmember Riley asked for additional details on a Conditional Use Permit in general.

City Planner Anderson reported that if approved a Conditional Use Permit would be recorded with the land and not the property owner and would therefore run in perpetuity as long as the use remains compliant with the conditions. He explained that the City is not obligated to approve a conditional use and reviewed some of the elements that are considered to determine if a use is appropriate for a specific property.

Councilmember Johns stated that it would be nice to see something happen in that area as it has been a vacant site for some time and therefore this seems to be a good reuse of the property.

Acting Mayor LeTourneau stated that the neighboring property owner, Total Defense, has been a great community partner and business in the community and has expressed support for this application.

Yakov Gradinar, applicant, stated that they have relocated from Portland, Oregon and believe that this would be a good opportunity to reuse the bank building. He stated that they have had a great experience in working with City staff. He stated that as the church congregation grows in the future they would like work with the City to further remodel the building.

Motion by Councilmember Johns, seconded by Councilmember Kuzma, to waive the City Charter requirement to read the ordinance aloud and to Adopt Ordinance #18-15 Amending Article II, Division 4, Section 117-114 (B-1 General Business District) and Section 117-115 (B-2 Highway Business District) of the Ramsey City Code.

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.

Motion by Councilmember Johns, seconded by Councilmember Kuzma, to Adopt Resolution #18-208 Approving a Request from House of God Church for a Conditional Use Permit to Allow a Religious Institution in the B-1 Business District at the Property Located at 5909 167th Avenue NW

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

7.03: Consider Entering into MOU and Voluntary Cost Share Agreement with Anoka County Regional Economic Development Partnership

Community Development Director Gladhill reviewed the staff report and recommendation from the EDA at their October 11 meeting to approve participation in the Anoka County Regional Economic Development Partnership and authorize entering into a Memorandum of Understanding (MOU) and Voluntary Cost Share Agreement. He noted that the contribution amount for the City of Ramsey would be \$1,506 and it could be funded through the Ramsey HRA Fund held at Anoka County.

Councilmember Kuzma asked for more information on the Ramsey HRA Fund.

Community Development Director Gladhill stated that the fund was originally established for the Anoka County Savannah Oaks development on Highway 5 and St. Francis Boulevard. He provided additional details on the fund and how it can be used.

Councilmember Kuzma commented that this would be a good investment on the part of the City and could help to bring in additional businesses to the community.

Councilmember Riley stated that the new Economic Development Specialist at the County is offering help to all the member cities to increase marketing, which will be a good opportunity for the City of Ramsey in return for a small financial contribution.

Acting Mayor LeTourneau also expressed support for this initiative. He expressed thanks for the efforts of Connexus Energy and Metro North, which resulted in the study and being able to move forward in a way that will benefit not only Ramsey but the other communities in Anoka County as well. He believed that this would be a great step forward that could bring forth additional opportunities.

Councilmember Shryock stated that the MOU is for 2019 and asked if this would be revisited in future years.

Community Development Director Gladhill stated that this would be for 2019 and as the partnership continues, the participation would be evaluated on an annual basis.

Motion by Councilmember Riley, seconded by Councilmember Johns, to approve participation in the Anoka County Regional Economic Development Partnership and to authorize entering into a Memorandum of Understanding and Voluntary Cost Share Agreement, subject to City Attorney approval.

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

7.04: Provide Feedback on Preliminary Plat Application for Shade Tree Cottages; Case of Shade Tree Communities

City Planner McGuire Brigl reviewed the staff report and asked for general feedback for the applicant on whether the proposal would be approved or if there is anything specific that the applicant should add to their plans.

Councilmember Johns commented on the proximity to the development to the north and asked the type of transitioning that would be provided as the uses are not complementary.

Community Development Director Gladhill stated that there would be a 28-foot private road with buffering. He stated that the overall density of the site is low because of the amount of wetland on the site. He explained that the density is then clustered because of the unbuildable areas. He stated that there have been comments from neighboring property owners against this development and noted that there have been workshops held to have additional public discussion. He noted that ultimately the Planning Commission tabled the topic at their meeting earlier this month. He stated that the property is zoned low density residential but the issue that has arisen from residents is with the lot sizes proposed. He stated that the density transitioning would be met with the private road and buffering.

City Planner Brigl stated that there would also be a retaining wall as the property to the north is on higher ground and therefore the properties to the north would be looking more at rooftops. She stated that a public workshop was held in the spring and many of the residents at that time stated that they loved the wetlands and would like them protected but acknowledged that development was coming for this site.

Councilmember Riley asked if there are any concerns with preserving the wetlands or with the development of land near the wetlands.

City Planner Brigl noted that this application would meet the setback requirements from the wetland. She noted that the applicant would need to obtain a permit from the Lower Rum River Water Management Organization (LRRWMO) and would also need to have a review from the engineering department. She confirmed that the proposed cul-de-sac would be within the allowed length.

Acting Mayor LeTourneau asked if the Environmental Policy Board (EPB) has had a chance to review this request.

City Planner Anderson did not believe that this case has been before the EPB. He stated that he can review the records and if the group has not reviewed the case that could occur. He stated that the buffer requirements are through the LRRWMO and would help to filter and prevent sediment that would be generated by construction from going into the wetland.

Acting Mayor LeTourneau stated that it appears that there has been thorough discussion but agreed that if the case had not gone before the EPB, it would be a good idea for that group to provide input.

Councilmember Shryock acknowledged that this area is lower and asked if there would be basements on these homes.

Mark Strandland, Shade Tree, replied that a number of the homes would have basements.

Councilmember Shryock asked if there would be an HOA to maintain the private road.

Mr. Strandland confirmed that an HOA would maintain the road and common ground on the property along with the common amenities.

Councilmember Shryock stated that sometimes when there is a wetland buffer, residents can become confused on where their property lines are and asked if there would be clear delineation of where the property line is near the wetland.

City Planner Brigl stated that encroachment on the wetland buffer is less likely to occur with a detached townhome product but noted that staff can work with the applicant if desired to provide further delineation.

Mr. Strandland stated that the HOA would maintain the common areas and there would be architectural controls to ensure that homeowners do not encroach on the wetland buffer areas.

Councilmember Shryock stated that she would be interested to know more about whether the trails would be public versus private.

Mr. Strandland replied that is still being discussed, but believed the trails would be public to provide further benefit to the public.

Councilmember Riley asked for details on the private road and why the width would be smaller than normal.

Mr. Strandland stated that the road would be maintained by the association and the smaller width would provide a larger buffer between the property and the adjacent properties to the north.

Community Development Director Gladhill stated that staff is comfortable with that width because the road will be privately maintained. He confirmed that public safety is not a concern with the road width.

Councilmember Johns asked if Potassium is within the plat and whether improvement to that road would occur with this project.

City Planner Brigl confirmed that would be a part of this plat. She noted that the road is currently a 20-foot-wide gravel road and would become a 24-foot-wide paved roadway with this project. She confirmed that she did receive the input desired from the Council tonight.

7.05: Consider Adoption of Resolution #18-217 Supporting Metropolitan Council Funded Study for Northwest Metropolitan Area Regional Surface Water Supply System

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #18-217 supporting a Metropolitan Council funded study to explore alternatives and costs for a regional surface water supply system in the northwest metropolitan area. He noted that on October 16, 2018 the Public Works Committee reviewed the draft resolution and adopted a motion to pass the resolution on to the City Council for review without a formal recommendation from the Public Works Committee. One Committee member questioned why the cities would lead the study and not the Met Council, and whether Met Council could use the results to require future conversion to a surface water supply system. Discussion followed regarding the Department of Natural Resources requirement to conduct a pilot study at the City's expense to explore the potential use of surface water as a supply source at the time the City applied for a permit to construct its last groundwater well. Staff noted that the Metropolitan Council has no statutory authority over municipalities regarding water use restrictions or water supply capital improvements, and that Minnesota Statute 473.1565 directs their work as noted in the resolution. Staff also noted that the Met Council wants the cities to assume control over the study to ensure that the results are applicable to the needs of each of the cities. It is therefore staff's position that the results of the study cannot be used by the Metropolitan Council to commit the City to using surface water as a water supply course. Instead, staff believes that the study will provide valuable information to the cities for guidance in future water supply planning efforts.

Councilmember Riley stated that it speaks volumes that Ramsey asked its neighbors and they all declined. He stated that when Blaine was looking for permission to drill new wells, they commissioned a study where they turned on all their pumps and ran them steady for one week to determine if there was an effect on the aquifer and there was little to no effect. He stated that the

DNR recently stated that they used state of the art groundwater flow models for White Bear Lake and found that the levels of the lake would be sustainable. He believed that it would be crazy for Ramsey to study an expensive way to obtain lower quality, more expensive water, and therefore he would not support this action. He stated that he also does not support anything that brings the Metropolitan Council into Ramsey.

Councilmember Kuzma asked if there is a cost to the City to have the study completed.

City Engineer Westby confirmed that the only cost to the City would be the staff time used.

Councilmember Kuzma asked if there is a known length of time before there would be issues with the aquifer.

City Engineer Westby replied that there is no known timeline. He stated that as far as staff can tell the system is operating fine. He noted that before another well could be drilled, a study would need to be done to determine the best locations. He confirmed that there are no known issues with the aquifer at this time. He stated that this would allow the City to look at a more sustainable water supply source that recharges more quickly. He stated that the City has had these discussions with the DNR and Metropolitan Council and even if the City chose to move forward with surface water, groundwater could be used as a backup.

Councilmember Shryock stated that Ramsey only has one aquifer available and asked how unique that is in the metro area. She asked the type of information that would be provided through the study.

City Engineer Westby replied that the study would look at the alternatives and options for this area for surface water supply. He stated that it would explore the feasibility of a surface water supply, plant and potential cost. He was unsure of the number of communities that only have one aquifer available to draw from. He stated that there are roughly seven or eight aquifers available to different communities in the metro area because of the different depths. He stated that there is one more aquifer below the aquifer Ramsey uses, but Ramsey is not allowed to use that aquifer.

Acting Mayor LeTourneau asked if the adjacent communities in Anoka County are also accessing the same aquifer that Ramsey utilizes.

City Engineer Westby replied that many other communities have access to the same aquifer that Ramsey uses, but noted that some of those communities have access to additional aquifers.

Acting Mayor LeTourneau stated that it was his recollection that the region is worried about the growth in the region and how that will affect the aquifer in the future, rather than the current demand. He stated that the greatest area of recharge is within the Ramsey area and therefore there was concern on how to meet the recharge demand at a rate that will equal the rate of use in the future.

City Engineer Westby confirmed that Ramsey is within the Anoka sandplain and is able to recharge the aquifer more quickly, while some other communities are not able to do that. He stated that the price for being located in the Anoka sandplain is the responsibility for assisting in the recharge.

Acting Mayor LeTourneau stated that he believes it would make sense to participate in the study.

City Engineer Westby stated that when staff has reached out to communities in the past, a lot of the discussions go towards cost and the City has not had information on cost to share. He stated that a benefit of this study would be providing some of those cost estimates which could be shared with other communities and potentially bring in other additional communities.

Councilmember Johns asked if there would be a shelf life for the study as Ramsey already has plans for a number of years in the future.

City Engineer Westby acknowledged that there is always a shelf life for plans but noted that the results of the study, by and large would have a fairly long shelf life.

Councilmember Riley stated that the study does not need to be done to determine that this will be a much more expensive source of water. He stated that it also does not coordinate well with the current water supply system or systems used by the neighboring communities. He believed that the answer would be that this would be too expensive and therefore did not see a purpose in doing the study.

Councilmember Shryock stated that perhaps the information in the study would bring interest from additional communities in future participation. She stated that having this identification of a potential location for a treatment center could bring in additional communities.

Councilmember Kuzma stated that while he can understand the comments of Councilmember Riley, he believed that it is helpful to have options on the table. He stated that if there was an issue with the aquifer in the future, he would like to have options.

Motion by Councilmember Kuzma, seconded by Councilmember Shryock, to Adopt Resolution #18-217 Supporting Metropolitan Council Study for Northwest Metropolitan Area Regional Surface Water Supply System.

Further discussion: Councilmember Shryock stated that while she understands that there are concerns in working with the Metropolitan Council, State statute does not allow the Met Council to require the City to do anything with the study results. Councilmember Johns agreed that this would be a planning document. Acting Mayor LeTourneau acknowledged the informed comments of Councilmember Riley. He stated that the study will provide the City with the answers that it needs for this topic. He believed that the City should look for ways to use the Met Council in ways that benefits the City rather than the other way around.

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

7.06: Consider Adoption of Resolution #18-218 Accepting Feasibility Report for Improvement Project #18-02, HY-10 Ramsey Street Reconstructions

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #18-218 accepting Feasibility Report for Improvement Project #18-02 HY-10 Ramsey Street Reconstructions, along with staff's recommendation to shelve the project until such time that it is no longer needed or the adjacent property owners request that the streets be repaired.

Councilmember Kuzma stated that the property owners provided input and do not want to move forward on the project and therefore he supports the recommendation of staff.

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to Adopt Resolution #18-218 Accepting Feasibility Report for Improvement Project #18-02, HY-10 Ramsey Street Reconstructions and accept the recommendation of staff to shelve the project until such time that it is no longer needed or the adjacent property owners request that the streets be repaired.

Further discussion: Councilmember Riley stated that shelving this project is more than a result of the landowners asking not to move forward. He explained that this area is ripe for redevelopment and therefore the City was already trying to do this project as cheap as possible. He stated that when the landowners asked the City to wait for the redevelopment that seemed to make sense. Acting Mayor LeTourneau stated that part of the City process allows for a group of landowners to object to the project and stop it and asked if the City is following the process appropriately and consistently. City Engineer Westby explained that this situation is different as the City expects redevelopment to happen in this area based on the evidence of all the properties that are for sale. He stated that when redevelopment occurs, the streets will not be in the same configuration. He stated that in the residential neighborhood the roads were not being reconfigured, the City was simply trying to maintain the residential roadway. Acting Mayor LeTourneau stated that his concern is not with the reasoning but whether a project would be verbally petitioned in the future when the policy requires written petition. City Engineer Westby appreciated the input and stated that staff will take that input. He stated that in this situation staff believes that this is the right recommendation. Acting Mayor LeTourneau agreed that this would not be a good use of City resources.

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

7.07: Consider Adoption of Resolution #18-219 Accepting Feasibility Report and Ordering Public Hearing for Improvement Project #19-01, Ford Brook Estates Street Reconstructions

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #18-219 accepting the Feasibility Report and ordering a public hearing for November 13, 2018 for Improvement Project #19-01, Ford Brook Estates Street Reconstructions. He noted that 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 a portion of the project costs per the

applicable provisions of the City Charter, the City's Special Assessments Policy, and Minnesota Statute, Chapter 429.

Councilmember Johns stated that this will be a great improvement, moving the kids bus stop from 47 into the cul-de-sac.

Motion by Councilmember Johns, seconded by Councilmember Riley, to Adopt Resolution #18-219 Accepting Feasibility Report and Ordering Public Hearing for Improvement Project #19-01, Ford Brook Estates Street Reconstructions.

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

7.08: Consider Adoption of Resolution #18-220 Accepting Feasibility Report and Ordering Public Hearing for Improvement Project #19-02, Brookview Estates Street Reconstructions

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #18-220 accepting the Feasibility Report and ordering a public hearing for November 13, 2018 for Improvement Project #19-02, Brookview Estates Street Reconstructions. He noted that 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 a portion of the project costs per the applicable provisions of the City Charter, the City's Special Assessments Policy, and Minnesota Statute, Chapter 429.

Councilmember Johns stated that she was pleased to see the drainage improvements proposed with this project.

Motion by Councilmember Johns, seconded by Councilmember Riley, to Adopt Resolution #18-220 Ordering Feasibility Report for Improvement Project #19-02, Brookview Estates Street Reconstructions.

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

7.09: Consider Adoption of Resolution #18-221 Accepting Feasibility Report and Ordering Public Hearing 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 #18-221 accepting the Feasibility Report and ordering a public hearing for November 13, 2018 for Improvement Project #19-03, Wood Pond Hills and Chestnut Ridge Street Reconstructions. He noted that 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 a portion of the project costs per the applicable provisions of the City Charter, the City's Special Assessments Policy, and Minnesota Statute, Chapter 429.

Motion by Councilmember Shryock, seconded by Councilmember Johns, to Adopt Resolution #18-221 Ordering Feasibility Report for Improvement Project #19-03, Wood Pond Hills and Chestnut Ridge Street Reconstructions.

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

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Ulrich announced upcoming meetings and events.

9. ADJOURNMENT

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

Motion carried.

The regular meeting of the City Council adjourned at 9:09 p.m.

Respectfully submitted,

Kurtis G. Ulrich
City Administrator

ATTEST:

Katie M. Schmidt
Administrative Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.