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

The Ramsey City Council conducted a regular meeting on Tuesday, January 14, 2020, 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
Councilmember Dan Specht

Members Absent: None

Also Present: City Administrator Kurtis Ulrich
Police Chief Jeff Katers
Public Works Superintendent Grant Riemer
Administrative Services Director Colleen Lasher
Deputy City Administrator Timothy Gladhill
City Engineer Bruce Westby

1. CALL TO ORDER

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

2. PRESENTATION

None.

3. CITIZEN INPUT

John Hesselgrave, 7601 166th Avenue, stated that he was surprised one week ago when he returned home to find two thirds of the mature Pine trees that adjoin his property were cut down. He stated that his wife telephoned members of the Council in attempt to stop the cutting. He noted that he went outside to speak with the workman and asked him to stop cutting trees while they were on the phone with the City. He stated that none of the residents along Variolite were alerted to the tree removal. He believed that the residents in that area should have been consulted and provided an opportunity to voice their opinions. He stated that he is very upset with the tree removal that occurred and the way the project was completed. He stated that the cutting was stopped after two days, but over 30 mature Pine trees were removed during that time.

He believed that the necessary line of sight could have been obtained without removing that many trees.

Melody Shryock, 14250 Uranium Street, stated that she was called in to consult related to the tree removal mentioned by the previous resident. She stated that she has received input from residents and has submitted a letter to the City administrator and has been in contact with a number of the Councilmembers and City staff. She believes that policies and procedures were not properly followed and would continue to work with the City to improve communication and the process to ensure that a similar incident does not occur.

Mayor LeTourneau stated that the City is aware of the situation and has responded. He asked staff to provide a brief update.

City Administrator Ulrich acknowledged that the City did make a mistake in not following the normal procedure to notify the residents along Variolite. He stated that the City has a long tradition of notifying residents and then negotiating the removal to improve the right-of-way. He stated that it is the obligation of the City to ensure that the right-of-way is clear and provide a line of sight. He apologized to the residents that the proper notification steps were not taken. He stated that in response the City has upgraded its notification process, including a doorhanger model along with the mailed postcard. He stated that the City looks forward to working with Ms. Shryock, among others, to review the process and policies further.

Mayor LeTourneau also expressed apology for any inconvenience that may have been caused. He stated that he looks forward to moving in a positive direction on this matter to provide the best outcome for the community.

4. APPROVE AGENDA

Mayor LeTourneau requested to remove Item 5.19, Adopt Resolution #20-013 Approving Notice of Default (Expiring Purchase Agreement) for AEON Ramsey 2, LLC, from the Consent Agenda for additional discussion to be considered as Item 7.00.

Motion by Councilmember Kuzma, seconded by Councilmember Riley, to approve the agenda as amended.

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

5. CONSENT AGENDA

Motion by Councilmember Menth, seconded by Councilmember Heinrich, to approve the following items on the Consent Agenda as amended to remove Item 5.19:

- 5.01: Receive November 2019 Financial Reports – General Fund and Enterprise Funds
- 5.02: Receive Cash and Investments for Period Ending November 30, 2019
- 5.03: Receive Cash and Investments for Period Ending December 31, 2019

- 5.04: Review Sketch Plan for Odyssey Homes Townhomes on Nowthen Blvd and 146th Avenue (Project No. 19-140)
- 5.05: Approve Amending City Council Meeting Schedule for 2020
- 5.06: Approve the following Meeting Minutes:
 - 1) City Council Work Session dated December 10, 2019
 - 2) City Council Regular dated December 10, 2019
- 5.07: Approve Licenses
- 5.08: Approve Rental Licenses
- 5.09: Adopt Resolution #20-005 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of December 5, 2019 through December 30, 2019
- 5.10: Adopt Resolution #20-017 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of January 1, 2020 through January 8, 2020
- 5.11: Adopt Resolution #20-014 Adopting 2020 Enterprise Fund Budgets
- 5.12: Adopt Resolution #20-010 Approving the City of Ramsey 2021 Budget Calendar
- 5.13: Adopt Resolution #20-006 for 2020 Council Organization; Resolution #20-007 Designating Financial Institutions as Official Depositories of City Funds for 2020; Resolution #20-008 Authorizing Signatures for Financial Transactions and Resolution #20-009 Designating Bank of the West as Official Financial Institution for the City of Ramsey Banking Services for the Year of 2020
- 5.14: Adopt Resolution #20-011 to Appoint a City Clerk
- 5.15: Adopt Resolution #20-001 Authorizing Partial Payment #2 to Omann Contracting Companies, Inc. for Improvement Project #19-03, Wood Pond Hills and Chestnut Ridge Street Reconstructions
- 5.16: Adopt Resolution #20-003 Authorizing Partial Payment #3 to Northern Lines Contracting, Inc. for Improvement Project #18-09, COR Infiltration Basin Improvements
- 5.17: Adopt Resolution #20-004 Authorizing Partial Payment #1 to JL Theis, Inc. for Improvement Project #19-06, Ramsey Town Center 9th Addition Pond Lining Improvements
- 5.18: Adopt Resolution #20-012 Approving Release of Multiple Agreements and Mortgage for Stone Brook Academy: Case of MK Johnson Properties, LLC
- 5.19: ~~Adopt Resolution #20-013 Approving Notice of Default (Expiring Purchase Agreement) for AEON Ramsey 2, LLC~~ This item was removed from the consent agenda to be considered as Item 7.00
- 5.20: Adopt Resolution #20-016 Granting an Extension of a Conditional Use Permit Related to Indoor Horse-Riding Arenas at 17902 St. Francis Blvd NW (Project No. 19-101); Case of Dale and Tammy Wills

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

6. PUBLIC HEARING

None.

7. COUNCIL BUSINESS

7.00: Adopt Resolution #20-013 Approving Notice of Default (Expiring Purchase Agreement) for AEON Ramsey 2, LLC

Deputy City Administrator Gladhill reviewed the staff report.

Allen Author, AEON, stated that they have been excited over the past two to three years working with the City to create a good partnership in the community. He explained that the type of funding they use requires additional time. He stated that they have been through a few funding cycles and feel that this may be their year to be awarded funding which would allow them to complete the second phase. He stated that he understands why the City would be impatient and does not want to have the site unused. He asked that they have the chance to work with staff to create a resolution that would allow them to move forward.

Councilmember Kuzma stated that the first phase filled almost immediately and asked the need anticipated for phase two.

Mr. Arthur replied that the need is abundant in the community. He stated that phase two is modeled to include two, three, and four-bedroom units that would cater to families. He expected that phase two would be filled within one month, similar to phase one.

Mayor LeTourneau stated that it appears there are members of the local and extended community looking for this type of housing and it seems would be utilized immediately. He asked what would happen to those families if this type of product is not available.

Mr. Arthur confirmed that there is tremendous need for housing for families of this type. He stated that many of the families are paying 50 percent of their income towards housing, which puts tremendous stress on their family.

Mayor LeTourneau stated that it would seem that this product would provide a solution for those families that are struggling and having difficulty finding affordable housing.

Councilmember Heinrich asked for input on the residents that moved into phase one, as it was her understanding that many of the occupants were from outside Ramsey and the local area.

Mr. Arthur agreed that not all of the residents were from Ramsey but believed that the majority of residents in phase one were from Ramsey. He stated that he can provide additional data to the Council tomorrow.

Mayor LeTourneau asked where the occupants of the housing product are working.

Mr. Arthur stated that typically residents of this type of housing product work minimum wage jobs or are on fixed income, such as social security or veterans' benefits. He stated that he would include that with the data he provides the following day. He stated that 17 percent of the jobs in

the state are minimum wage, while almost 50 percent of the jobs created every year would qualify residents for the housing provided in phase two of Greenway Terrace.

Mayor LeTourneau stated that it would seem that this housing product would create a housing opportunity for those that work within the community and those residents would also spend their funds within the community.

Councilmember Kuzma asked how the Purchase Agreement could be reopened, or the next steps that could be taken.

Deputy City Administrator Gladhill reviewed the steps that could be taken to extend the Purchase Agreement or create a new Purchase Agreement.

Mayor LeTourneau asked the policy related to City owned land.

Deputy City Administrator Gladhill explained that there are multiple policies related to City owned land and provided different examples.

Mayor LeTourneau asked for specific information related to land owned by the City within or adjacent to The COR.

Deputy City Administrator Gladhill stated that the goal has been to sell the land within The COR that fits within the City's vision and that would add value to the community. He stated that he could provide additional information to the Council but noted that it would come down to the priorities of the Council.

Mayor LeTourneau stated that in his experience the policy has been to sell land at a cost within a specified range developed by the City in order to recoup the costs the City paid for that land. He stated that this sale seems to follow the guidelines the City developed, would move the property back onto the tax rolls, and would allow the City to continue to move towards its development goal.

Councilmember Musgrove stated that it appears the action before the Council would be related to the default and asked if the Council would simply be providing direction related to the next steps.

City Administrator Ulrich stated that the action before the Council would be related to the default but noted that there are alternatives available to keep the project alive under the current contract. He noted that this project could also come back through a new Purchase Agreement, which would be a separate and distinct process.

Mayor LeTourneau stated that this is partly driven by the request of the applicant to continue to work under the current Purchase Agreement.

Deputy City Administrator Gladhill noted that as of today, the Purchase Agreement is in default and therefore staff needs to know whether to execute that notice or hold back on that. He stated that additional discussion could occur at a future date.

Mr. Arthur stated that he would like to move forward with the original plan to complete both phases of the development and would be willing to submit a check the following day to do so. He understands that the City wants to ensure that this project will be completed, and he noted that he would be willing to do whatever necessary to help provide that confidence. He stated that the original contract did not divide the project quite like this, explaining that there were changes made following phase one, which caused this language of default. He stated that AEON has been doing what they said they would do from the beginning, which is to make both phases occur within three to five years.

Councilmember Kuzma stated that the developer has been working on this for multiple years and while there were a few bumps, phase one looks nice and is running well. He stated that the current Purchase Agreement has been extended twice already and this is a willing buyer.

Motion by Councilmember Kuzma, seconded by Councilmember Menth, to direct staff to work with AEON to extend the Purchase Agreement.

Further discussion: Councilmember Musgrove asked the purpose of holding a retainer and the purpose of holding those funds. Deputy City Administrator Gladhill explained that with any real estate transaction you want to ensure that the buyer has an interest in moving forward. He stated that the funds become nonrefundable under certain conditions, such as extensions. He explained that as the process goes further along there are additional expenses incurred for continued staff time and legal expenses. He confirmed that those funds are sometimes in excess of the exact City costs, as the City wants to ensure that the buyer has a sufficient interest in the City holding the property for an extended amount of time. Councilmember Musgrove stated that she supports selling City owned land, but this project already received two extensions. She asked for information on the funds the developer states that he could have at City Hall the following day. Mr. Arthur stated that AEON is willing to bring the remainder of funds to complete the purchase the following day, if desired. He stated that one challenge of AEON doing that would be that AEON would own the property and the City would lose the ability to control the pace of development on that site. Deputy City Administrator Gladhill confirmed that the previous Council wanted to hold more control over the development, noting that the standard City process includes a right of re-entry process that would allow the City to take that land back if development process does not occur within a set amount of time. He stated that because of the type of funding used by AEON, a right of re-entry cannot be included and that is why this project moved forward in this manner. Councilmember Riley stated that the Purchase Agreement is expired and is in default. He asked if the motion would direct staff to create a new Purchase Agreement. Councilmember Kuzma stated that he would default to staff to determine the best method to move forward. Deputy City Administrator Gladhill stated that if the intent is to accept the check for the remainder of payment on the account, the motion would be to not issue the Notice of Default and proceed to closing on the current Purchase Agreement. He noted that another option would be to negotiate a new Purchase Agreement. Councilmember Kuzma restated his motion as follows:

Motion by Councilmember Kuzma, seconded by Councilmember Menth, to not issue the Notice Default, remove the two clauses related to government and financing approvals, and to proceed to closing within 14 days.

Further discussion: Councilmember Riley stated that he would not support that action, as there is a purpose of including the two clauses, as the right of re-entry cannot be included with this type of financing. Mayor LeTourneau stated that it appears that the risk of the development not occurring is lessened by the completion of phase one and the financing of phase two underway. Councilmember Kuzma stated that he feels that the developer will do what is necessary to complete their development. He stated that if there is not support for this motion ultimately, he would also support negotiation of a new Purchase Agreement. He stated that he would hate to see the project not be completed, as he believes that it is important to have this type of housing available in the community. Mayor LeTourneau commented that he believes that this is an important project that is valuable to the community.

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

City Administrator Ulrich stated that the Council can authorize the Notice of Default and the developer could still come back with a new Purchase Agreement.

Motion by Councilmember Riley, seconded by Councilmember Specht, to Adopt Resolution #20-013 Approving Notice of Default for AEON Ramsey 2, LLC.

Further discussion: Councilmember Heinrich stated that her decision is based on feedback from the residents stating that they do not want an apartment in The COR right now. Mayor LeTourneau acknowledged the comments that Councilmember Heinrich stated that she has received but noted that the Council continues to hear from the development community that this is a needed and in demand product. Councilmember Kuzma hoped that the developer could come back with a new Purchase Agreement to complete the project. He agreed that he would prefer to see the City safeguards put in place through a new Purchase Agreement. Mayor LeTourneau stated that he is bothered that this cannot move forward as it appears that the Council is chasing out a developer and hoped that the developer does not feel that way. Mr. Arthur stated that he does not feel that way at all and has been proud about the partnership they have with Ramsey. He stated that AEON will continue to be the owners of the project they completed in Ramsey for years to come. He thanked the Council for their time tonight.

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

7.01: Introduce Ordinance #20-01 Rezoning Two Parcels at 9340 Highway 10 NW; Case of MYWC LLC

Deputy City Administrator Gladhill reviewed the staff report and recommendation to adopt Ordinance #20-01 approving a Zoning Amendment for both properties from B-1 Business to R-1 Residential (MUSA).

Greg Bauer, representing the ownership group for the applicant, stated that he is present to address any questions the Council may have.

Motion by Councilmember Riley, seconded by Councilmember Musgrove, to introduce Ordinance #20-01 Rezoning Two Parcels at 9340 Highway 10 NW.

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

7.02: Introduce Ordinance #20-02 Approving Zoning Amendment for Outlot C, Northfork and Review Sketch Plan (Project No. 19-147); Case of BK Land Development

Deputy City Administrator Gladhill reviewed the staff report and recommendation of the Planning Commission to introduce Ordinance #20-02 and recommend the applicant move forward with preparing a Preliminary Plat that includes staff feedback. This project generally meets the guidance of the draft 2040 Comprehensive Plan and appears to meet the base requirements of the R-1 Residential (MUSA) District and R-2 Residential (Detached Villas) District respectively. The applicant has worked with City staff to modify the proposal to better fit with City goals and regulations. This direction would require staff approval of the incomplete items before preparing Preliminary Plat materials.

Councilmember Kuzma stated that he believed that when this was previously reviewed there was a plan that would allow water and sewer to come through this property.

Deputy City Administrator Gladhill identified the connection that would be proposed from Capstone to this property. He stated that both developers have stated that there is an agreement to allow that to occur.

Councilmember Heinrich asked if the lot sizes shown in blue adjacent to the Riverstone development would match the Riverstone development.

Deputy City Administrator Gladhill confirmed that the density in that area would be similar to the Riverstone development with lots ranging from 50 to 65 feet.

Councilmember Riley stated that it states the property is already zoned PUD and asked for input.

Deputy City Administrator Gladhill confirmed that the property is zoned PUD as part of the original Northfork master plan. He stated that the underlying guidance was one to two-acre lot sizes.

Councilmember Riley asked if the access would be addressed later in the process.

Deputy City Administrator Gladhill explained that the sketch plan process is an opportunity to provide input. He explained that the original access design was not aligned with the current road that exists, and Paxmar therefore changed that to match. He stated that staff would ensure that the curvature of the road ultimately works.

Councilmember Riley asked if there is a goal to provide connectivity between neighborhoods.

Deputy City Administrator Gladhill identified pedestrian connectivity that would be provided. He stated that because of the previous comments from Northfork Inc., there was not a desire to connect Riverstone and this property and therefore that connection was not included. He noted that staff could push for that option.

Councilmember Riley stated that he would like to see a road connection, if possible. He noted that he would also prefer to see more red lots and less blue lots.

Councilmember Menth asked for additional information on a walking path that would be proposed. He also asked for plans to upgrade Alpine Drive.

Deputy City Administrator Gladhill highlighted the pedestrian trail that would be proposed to run along Alpine Drive across the length of this property and connecting to Riverstone. He stated that there are various stages of improvements planned for Alpine Drive, reviewing some of the proposed intersection improvements that will occur in the future.

Councilmember Menth stated that he agrees that he would prefer more red lots and less blue lots.

Councilmember Heinrich stated that given the feedback received from residents, directly and throughout this process, she has heard that residents would like this product to be more reflective. She asked if the developer would be willing to increase lot sizes to 65 feet.

Zach Brown, BK Land Development, stated that their smallest lot size in the blue is 55 feet while they do increase to 65. He stated that product is the one they receive the most calls on. He stated that they have also received requests for lot holds on this Ramsey site. He stated that they could increase the number of red lots, but there are vacant homes across the street. He stated that there is a demand for this product and the golf course has requested more of the detached villas if possible. He believed that this would be a good fit for the community and the adjacent properties expressed support. He stated that with land prices and home prices increasing, it is becoming more difficult to sell the larger single-family homes.

Councilmember Menth asked the difference between a traditional home and villa.

Mr. Brown explained that a villa is one level maintenance free living. He noted that lawn and snow care is provided. He explained that many people in this type of product winter in the southern states.

Councilmember Menth asked the price range for the different products.

Mr. Brown provided estimated costs, noting that the villas could begin around \$340,000 while single family homes may begin around \$450,000 to \$500,000. He provided examples of association costs in their other developments.

Councilmember Heinrich asked the lot width for the red lots.

Mr. Brown stated that the minimum is 80, while most of the lots would be in the 90s and up to 120 feet. He confirmed that the largest lot width on the villa side could accommodate a three-car garage.

Councilmember Musgrove referenced a statement in the staff report related to parking on one side of the street. She also asked for input on the sketch plan process.

Deputy City Administrator Gladhill provided additional details on the process before the Council tonight, noting that the Council has a large amount of discretion.

Councilmember Kuzma asked if the parking on one side would match what occurs in Riverstone.

Deputy City Administrator Gladhill confirmed that would be similar to Riverstone. He explained that the roadway would be proposed at 29 feet in width, which is the same as Riverstone. He confirmed that there are more requests for this road width that continue to come forward. He noted that this detail does not need to be solved tonight as the plat is not being approved tonight.

Councilmember Menth asked for input on the road width and parking on one side.

Mr. Brown stated that in their other developments they have the same road width with parking on one side of the street and there has not been a problem.

Councilmember Specht commented that this seems to be a nice balance of the two different housing products.

Motion by Councilmember Specht, seconded by Councilmember Musgrove, to introduce Ordinance #20-02 approving a Zoning Amendment on the subject property from Planned Unit Development (PUD) to R-1 Residential (MUSA) District and R-2 Residential (Detached Villas) District and direct the applicant to move forward with developing a Preliminary Plat.

Further discussion: Councilmember Riley asked if this motion is defining the line between single-family and villas. Deputy City Administrator Gladhill stated that as drafted a district boundary would be established between the two types to match the current proposal. Councilmember Menth stated that he would like to see more red and less blue and asked how that could be done tonight. Deputy City Administrator Gladhill stated that it would be difficult to negotiate that in tonight's meeting. He stated that the Council could provide specific input to staff. He noted an upcoming joint meeting will occur between the Council and Planning Commission and that could be a good format. Mr. Brown commented that he has been

attempting to sell homes in another development and is having difficulty selling the single-family homes but continues to sell the villa product. He commented that the villa product looks like traditional single-family and those passing by cannot tell the difference. He asked the Council to tour some of their other sites. Mayor LeTourneau acknowledged that it can be difficult for some residents in Ramsey to picture the villa product as they are used to larger lots. He acknowledged that the developer is stating that there is a high demand for the villa product. Mr. Brown confirmed that they continue to sell out their villa product while single family homes across the street from this site continue to remain vacant. Councilmember Musgrove stated that she supports this product as it is a method to provide density and fill the desire in the market without building additional apartments in The COR. Mr. Brown commented that the majority of the villa lots are in the 60s for lot width and would look the same as the single-family homes in Riverstone. Councilmember Menth asked if approving this tonight would eliminate the ability to discuss a possible road connectivity. Mr. Brown stated that he would be willing to continue discussions with Riverstone but did not believe that there would be a benefit in connecting the communities. Deputy City Administrator Gladhill stated that staff could discuss that option with Capstone Homes but noted that it was quite a bit of work to provide the utility connection between the two properties. He stated that the request could be brought forward to Capstone. Councilmember Musgrove asked if the connectivity could be a bike trail or path or would solely apply to a roadway. Councilmember Menth commented on the difficulty of navigating areas with standalone roadways. He used the example of Highway 10, where the neighborhoods are standalone and therefore do not provide a cut through option for passing traffic. He noted that this would be similar, requiring vehicles to use Alpine. Councilmember Specht stated that he prefers not having the connection as it makes the neighborhood safer and eliminates cut through traffic. He agreed that this plan could be a good alternative to an apartment building but would still provide a desired product in the housing market. Mr. Brown commented that there is a demand for the villa product and the price point as the larger lot single-family homes price out a large portion of the market. He stated that the development on the north side of Alpine has remained since 2016 and there is difficulty selling. Deputy City Administrator Gladhill stated that the lots on the north side of Alpine are two acre lots with septic and well, and therefore not the same as the single-family lots proposed with this development.

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

Deputy City Administrator Gladhill noted that this would be contingent upon the draft Comprehensive Plan being approved as well.

7.03: Professional Services Contract Amendment for the Tinklenberg Group

City Administrator Ulrich reviewed the staff report and recommendation to consider the proposed contract amendment to adjust the fees. The alternative direction the Council may take includes keeping the fee at the current \$3,300 per month (or another number negotiated) and asking the consultant to adjust the expected effort proportionately. This alternative may result in a loss of momentum toward the accomplishment of the stated goals. Consequently, amendment of the contract to reflect the expected effort is recommended at this time.

Councilmember Musgrove stated that there was previous discussion related to receiving updates. She stated that while the Council has received some written updates, she would like to receive more specific information. She noted that she would also like to hear additional details on what the increase would entail.

Elwyn Tinklenberg, The Tinklenberg Group, explained that the previous contract amount has remained consistent for the past several years and includes the preparation phase. He stated that the work thus far included a lot of the preparation, events that involve legislators that occur prior to the session beginning, along with meetings with legislators. He stated that this year will be a critical funding opportunity for Highway 10. He stated that it is clear that there will not be a major effort in terms of a transportation increase and therefore the funding would most likely be bonding that would be allocated to transportation, which requires more work and often occurs at the very end of the session. He stated that the House Transportation Committee is going to be in Ramsey tomorrow and thanked Councilmember Heinrich for her efforts. He highlighted other upcoming events and meetings. He stated that the change will be that during the session there are so many conversations that must be engaged and tracked and the City will be working with the County on a larger scale. He stated that they want to make sure that in all conversations the third lane project and the two Ramsey projects are brought up together, which requires a great level of detail. He stated that he would also organize a Day on the Hill, which would help to create awareness and priority. He stated that they have been successful in creating an environmental that will lead to a good opportunity in this session.

Councilmember Heinrich thanked Mr. Tinklenberg for his work on Highway 10. She stated that she has benefited and learned from Mr. Tinklenberg, noting that he represents the City well. She stated that at the end of the day she has to answer to the taxpayer. She asked if there would be a level of work that would not continue if the increase is not awarded.

Mr. Tinklenberg commented that he would not do that. He stated that Ramsey has asked him to only have one municipal client, and he obliged. He stated that he wants to see this completed and is proud of the relationship he has with Ramsey and is proud to represent Ramsey as he believes that this is a critically important project not just for Ramsey but for a larger regional area. He stated that he brought forward this request as there would be a much larger level of effort on his part, and others on City staff during this session. He stated that there is a lot of opportunity for confusion during that process and wants to ensure that does not happen. He recognized that his statement was not in his best interest, but he is committed to the City and this effort.

Councilmember Heinrich asked if Mr. Tinklenberg is also contracted by Anoka County. She asked how long the rate has remained at \$3,300 a month.

Mr. Tinklenberg commented that his rate has remained at that rate for the past three years, unchanged. He clarified that he does not contract for Anoka County. He explained that his job is to represent the City of Ramsey and ensure that Ramsey's interests are a part of the discussion as the County has stated that the third lane is its top priority. He believed that there is an opportunity for both options to be successful.

Councilmember Musgrove acknowledged the effort of Mr. Tinklenberg. She asked for additional information on The Tinklenberg Group and whether there are anticipated trips to Washington D.C. She commented that the County most likely has a strong desire to see the same improvements along Highway 10.

Mr. Tinklenberg Group clarified that he is the only member of his company. He did not anticipate any upcoming trips to D.C. He advised of some federal funding opportunities and noted that these types of projects require a large mix of funding. He stated that they will continue to work with those in D.C. on those efforts and provided an update on recent conversations with Congressman Emmer's office. He stated that his preference would be to provide in person updates as often as he can, as he understands that written materials cannot always convey the information in the same way.

Mayor LeTourneau commented on the level of awareness that Mr. Tinklenberg brings with him in D.C. and at the Capital. He stated that it is a key part of scheduling meetings and gaining time with legislators and decision makers. He noted that because of the relationships Mr. Tinklenberg has, they have been able to gain conversations with people they may not otherwise gain.

Councilmember Kuzma thanked Mr. Tinklenberg for his efforts and recognized the success the City has had with Mr. Tinklenberg. He commented that he feels that there is value and understand the extra effort that will be needed to get this to the finish line.

Motion by Councilmember Kuzma, seconded by Councilmember Menth, to approve the amendment to the contract with The Tinklenberg Group to increase the monthly fee by \$1,200 per month for the four months (February-May) of the contract, as stated in the proposal dated January 6, 2020.

Further discussion: Councilmember Musgrove stated that she has thought about this case and what to do but will support this because of the value needed for Sunfish Boulevard and Ramsey Boulevard. She recognized that in person updates may not be possible during the legislative session. Councilmember Riley stated that the increase proposed is only for the months of the legislative session, when more work will be involved. He stated that he looks forward to the successes ahead.

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

7.04: Authorize Staff to Submit Revised 2040 Comprehensive Plan to Metropolitan Council based on Initial Metropolitan Council Comments

Deputy City Administrator Gladhill reviewed the staff report and recommendation for the Council to direct staff to submit the updated 2040 Comprehensive Plan to the Metropolitan Council for their review.

Councilmember Riley referenced the forecasted growth shown on page six, noting that the Metropolitan Council is asking the City to amend the 2020 numbers to reflect an increase of 1,150 people.

Deputy City Administrator Gladhill stated that the population estimates shown currently are only going back to 2018, and therefore the increase reflects the increased growth the City has experienced in the past few years. He stated that the changes seem to be fairly accurate.

Councilmember Riley referenced the projected growth for 2040 and asked if that would be on track as well.

Deputy City Administrator Gladhill explained that staff was involved in that discussion with the Metropolitan Council based on the City's land use plan and growth trend. He stated that staff is comfortable with the estimates.

Councilmember Riley referenced the land use map and asked for clarification on the decisions the Council is about to make.

Deputy City Administrator Gladhill displayed the tracked change document, highlighting the BK Land parcel that the Council previously discussed tonight. He noted that there was a resolution reviewed by the Council in the past which guided this land use designation.

Councilmember Menth asked if the approval of this draft Comprehensive Plan would lock in the split of the land discussed in the previous sketch plan review.

Deputy City Administrator Gladhill stated that the decision tonight would not lock the Council into a decision. He stated that this would simply authorize staff to send in the updated Comprehensive Plan to the Metropolitan Council for additional review. He noted that the Council will still have the ability to change the plan prior to final adoption of the Comprehensive Plan. He provided additional clarification on the action taken earlier tonight related to the zoning request and sketch plan review.

Councilmember Heinrich asked for additional information on the changes to high density residential on page 37.

Deputy City Administrator Gladhill explained that the Metropolitan Council wants a more detailed land use plan for The COR, compared to the previous master plan which stated that a certain number of households were planned within The COR boundaries.

Motion by Councilmember Riley, seconded by Councilmember Kuzma, to Authorize Staff to Submit the Updated 2040 Comprehensive Plan to the Metropolitan Council.

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

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Ulrich announced upcoming meetings and events.

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 9:20 p.m.

Respectfully submitted,

Kurtis G. Ulrich
City Administrator

ATTEST:

Katie M. Schmidt
Administrative Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

A recording of this meeting is available for viewing online at www.qctv.org <<http://www.qctv.org>>. Recordings are available for 36 months after the date of the meeting.