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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 28, 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
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 7:05 p.m., followed by the Pledge of Allegiance led by Mayor LeTourneau.

2. PRESENTATION

None.

3. CITIZEN INPUT

None.

4. APPROVE AGENDA

Mayor LeTourneau requested to pull Item 5.01 from the Consent Agenda to be considered as Item 7.05. He stated that case 5.13 has been withdrawn by the applicant and should be removed from the Consent Agenda.

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

Motion carried. Voting Yes: Mayor LeTourneau, Councilmembers Riley, Kuzma, 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 revised to remove Items 5.01 and 5.13:

- ~~5.01: Receive Update on Meeting with United States Post Office Regarding Ramsey Zip Code~~
This item was removed from the Consent Agenda and considered as 7.05
- 5.02: Note the Following Boards and Commissions Meeting Minutes:
- Planning Commission Meeting Minutes dated November 7, 2019
 - Planning Commission Meeting Minutes dated December 5, 2019
 - Economic Development Authority Meeting Minutes dated November 14, 2019
 - Environmental Policy Board Meeting Minutes dated November 18, 2019
 - Environmental Policy Board Meeting Minutes dated December 16, 2019
- 5.03: Approve the following Meeting Minutes:
- 1) City Council Work Session dated January 14, 2020
 - 2) City Council Regular dated January 14, 2020
- 5.04: Approve Rental Licenses
- 5.05: Approve Business Licenses
- 5.06: Adopt Resolution #20-021 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of January 9, 2020 through January 22, 2020
- 5.07: Adopt Resolution #20-018 to Enter into Clean Water Fund Grant Agreement with the Metropolitan Council to Accept Water Efficiency Grant Funds
- 5.08: Adopt Resolution #20-019 Approving a Beekeeping License for the Property Located at 7520 149th Avenue NW (Project No. 20-100); Case of Noah and Kimberly Barka
- 5.09: Adopt Resolution #20-020 Approving Registered Land Survey for 9340 Highway 10 NW
- 5.10: Adopt Resolution #20-023 Authorizing Re-Conveyance of Lot 1, Block 1, Autumn Heights 2nd Addition to State of Minnesota
- 5.11: Adopt Resolution #20-024 Approving Snow Storage Agreement on City Owned Land
- 5.12: Adopt Resolution #20-025 for Updated Code Enforcement Action Plan for 5431 164th Ln NW
- ~~5.13: Adopt Resolution #20-029 Denying a Massage Establishment and Massage Therapy License~~
- 5.14: Adopt Resolution #20-030 Appointing Election Judges for the Presidential Nomination Primary Election on March 3, 2020

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

6. PUBLIC HEARING

None.

7. COUNCIL BUSINESS

7.01: Adopt 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 of the Planning Commission to adopt Ordinance #20-01 approving a Zoning Amendment for both properties from B-1 Business to R-1 Residential (MUSA).

Motion by Councilmember Heinrich, seconded by Councilmember Musgrove, to waive the City Charter requirement to read the ordinance aloud and adopt Ordinance #20-01 Amending section 117-90 “MAP” of the Chapter 117 of the City Code of Ramsey, Minnesota.

A roll call vote was performed by the Recording Secretary:

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

Motion carried.

7.02: Adopt Resolution #20-022 Approving Purchase Agreement and Preliminary TIF Financing Deal Structure for Part of Outlot A, COR Stone Brook Academy; Case of Cobblestone Hotel Development, LLC (Portions may be closed to the public)

Deputy City Administrator Gladhill reviewed the staff report and recommendation of the EDA to approve the Purchase Agreement and Structure of Tax Increment Financing Deal Structure. Assuming the City Council is comfortable with the structure of the payment for the land, the EDA recommends approval of Resolution #20-022 approving Purchase Agreement and preliminary TIF financing deal structure for part of Outlot A, COR Stone Brook Academy; subject to City Attorney approval as to legal form.

Councilmember Heinrich asked when the TIF district decertifies.

Deputy City Administrator Gladhill stated that the date would be sometime after 2030, noting that he can follow up with the exact year.

Councilmember Menth stated that it gives him comfort that both the Planning Commission and EDA have reviewed and are supportive of this project. He asked for additional details on the land sale.

Deputy City Administrator Gladhill explained that the land sale would be \$1 and then the actual land price would be captured and paid back to the City of Ramsey within nine to ten years through the TIF generated.

Councilmember Musgrove referenced the contingencies on the term sheet and asked for additional details.

Deputy City Administrator Gladhill stated that the developer has given an estimated acreage needed. He explained that staff is working with this applicant and another applicant to determine where the property line will fall and the exact acreage that will be obtained for this project. He stated that the details will occur prior to closing.

Councilmember Musgrove asked where the TIF funds are distributed when provided to the City.

Deputy City Administrator Gladhill stated that the City is still working on the payback of internal loans used to purchase The COR properties that the City owns. He explained that any land sale funds are therefore placed into the appropriate fund to payback those internal loans. He noted that once that original obligation is paid, the land sale funds would be allocated per the City's policy. He confirmed that staff could include additional details on the fund balances and allocation policy.

Mayor LeTourneau explained how the deal ranges were setup to fulfill the City's obligations to The COR.

Deputy City Administrator Gladhill confirmed that the deal ranges were set to first recover the cost for the land the City purchased and also for needed infrastructure within The COR.

Brian Wogernese, Cobblestone Hotels, stated that he is present to address any questions the Council may have.

Councilmember Kuzma asked for a brief overview of the Cobblestone brand.

Mr. Wogernese stated that Cobblestone is a developer, builder, franchise owner, management company and restaurant owner. He stated that the Ramsey location would be corporately owned with the Wisconsin Chophouse restaurant. He explained that the restaurant is an ala carte steakhouse with a shareables menu and craft beers and wine selection. He stated that it has a high-end feel, but patrons can still get a good meal for \$20 or \$30.

Councilmember Specht asked if the swimming pool would be available to the public for a fee.

Mr. Wogernese stated that due to liability issues, insurance companies have made it difficult to do that. He noted therefore the pool would be for guest use.

Councilmember Menth asked for an estimate on the cost for the room range.

Mr. Wogernese stated that he would need to verify the market study but would estimate between \$109 and \$120 per night.

Mayor LeTourneau asked why Ramsey and why now.

Mr. Wogernese stated that Cobblestone is a Wisconsin based company, with hotels in some other midwestern states, and they would like to branch out into Minnesota.

Councilmember Menth asked why Ramsey and not another town.

Mr. Wogernese stated that they are looking at other markets as well. He stated that this building will fit well into The COR district as well.

Mayor LeTourneau stated that Ramsey is a growing community and aims to be friendly to new businesses. He explained that was the reasoning behind the questions related to why Cobblestone selected Ramsey.

Mr. Wogernese stated that Cobblestone has a boutique feel with an outside patio and fits well into the Main Street concept. He stated that with the new buildings in The COR, they feel that this would be a good fit.

Deputy City Administrator Gladhill noted that this lead was generated through the ICSC convention that staff attended.

Councilmember Riley stated that this hits multiple goals of the community and the terms of the agreement are good for the City, as it will obtain full asking price for the land over the course of ten years.

Motion by Councilmember Riley, seconded by Councilmember Kuzma, to Adopt Resolution #20-022 Approving Purchase Agreement and Preliminary TIF Financing Deal Structure for Part of Outlot A, COR Stone Brook Academy, subject to City Attorney approval as to legal form.

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

7.03: Adopt Resolution #20-026 Approving a Home Occupation Permit for Garbage Hauling Company at 17030 Baugh St NW; Case of the Birchens (#19-141)

Deputy City Administrator Gladhill reviewed the staff report and stated that based on Planning Commission feedback, staff recommends approving an amended request for a Home Occupation Permit for a Garbage Hauling Company at 17030 Baugh St NW. This would be a less-intensive permit than originally applied for, with bookkeeping and two trucks.

Councilmember Heinrich asked if the garbage truck proposed to be outside has an ability to be stored indoors with the other truck.

Allen Birchem, 17030 Baugh Street NW, stated that the one truck that would be stored outdoors does not fit inside the doors and that is why it would remain outside. He stated that he met with Senior Planner McGuire Brigl the previous week to ensure that almost all the conditions have been met. He noted that the recycling containers have since been taken to Anoka County Recycling. He estimated that 90 percent of the conditions have been met, with the exception of the items frozen to the ground.

Councilmember Heinrich expressed appreciation to Mr. Birchem for cleaning up the property in this residential area.

Councilmember Kuzma referenced the truck that would be stored outdoors and asked if that would be full when on the property.

Mr. Birchem stated that the trucks are emptied and washed before returning to the property.

Councilmember Musgrove asked pros and cons of tabling this until the spring. She asked why a Home Occupation Permit would be needed for storing a truck outside.

Deputy City Administrator Gladhill explained that the City is bound by the 60-day rule and if the City is comfortable with the conditions and parameters, this can move forward. He noted that this can always be brought back if needed to address other elements. He explained why a Home Occupation Permit would be needed.

Councilmember Riley asked if staff could confirm 90 percent of the property has been cleaned up.

Deputy City Administrator Gladhill confirmed that staff is pleased with the progress that has been made on site.

Councilmember Riley asked for details on what the City may do to continue enforcing this.

Deputy City Administrator Gladhill noted that he would review the information and provide a response.

Motion by Councilmember Musgrove, seconded by Councilmember Menth, to Adopt Resolution #20-026 Approving the Request for a Home Occupation Permit to Operate a Garbage Hauling Business on the Property Located at 17030 Baugh Street NW.

Further discussion: Deputy City Administrator Gladhill stated that a clause was included as a method to ensure that the remaining clean-up activities occur on site.

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

7.04: Staff Authorization for Filling a Building Permit Technician During Leave of Absence

Deputy City Administrator Gladhill reviewed the staff report and recommendation to fill the temporary position with the City's previous Ramsey Permit Technician for the duration of the anticipated leave (mid-March to mid-May 2020).

Councilmember Heinrich asked what it would look like to reassign an administrative assistance from another department and whether they would have training with that position. She asked the cost of hiring temporary staff to fill this gap.

Deputy City Administrator Gladhill stated that in the past Community Development has utilized the administrative assistant from Engineering. He noted Engineering continues to fall behind when that position is reassigned, and that position cannot fill the number of hours needed. He stated that pulling away from another department and not receiving a one to one match on the Permit Technician position would be concerning. He stated that he could gain additional information on the cost for the position through Human Resources.

Councilmember Riley stated that it appears the City has the opportunity to hire an experienced former employee, which presents a special opportunity to fill this need with an experienced candidate. He stated that Engineering does have an administrative assistant, which is important for that department and if that position is taken away, Engineering would continue to fall behind which he would not support.

Councilmember Kuzma agreed that this is an opportunity to hire someone that already knows the job and can provide assistance during the busy season.

Councilmember Musgrove stated that it seems that hiring the previous employee to fill the gap would be the best choice heading into the busy season. She asked if this person would be paid at the same level they left or whether a new rate would be negotiated.

Deputy City Administrator Gladhill stated that would need to be negotiated. He explained that the fee for this service is funded by development activity and not through the general fund.

Mayor LeTourneau stated that from the case presentation he heard concern with keeping up with the customer service expectations going into the busy season. He stated that although it was not clear the amount the employee would be paid, it was stated that the position would fall within the budgeted amount for the department for the year and therefore he would support bringing this previous employee back to fill the necessary gap.

Motion by Councilmember Kuzma, seconded by Councilmember Riley, to authorize staff to commence hiring discussions and negotiate terms with the City's former Building Permit Technician to serve as a Temporary Permit Technician from approximately mid-March to mid-May 2020.

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

7.05: Receive Update on Meeting with United States Post Office Regarding Ramsey Zip Code

Deputy City Administrator Gladhill reviewed the staff report and provided an update to the Council.

Councilmember Riley stated that a good stride forward was made in getting an audience with the U.S. Post Office. He commented that the City did a great job and will continue to move forward.

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Ulrich announced upcoming meetings and events.

Councilmember Heinrich thanked the Public Works staff, noting that she recently had the opportunity to ride along on a recent plow event. She encouraged residents to move their vehicles and trashcans off the street.

Councilmember Specht advised of an upcoming open house on February 6 related to the proposed townhome development on Nowthen Boulevard. He commended PACT Charter School's Robotics Team.

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 8:02 p.m.

Respectfully submitted,

Kurtis G. Ulrich
City Administrator

ATTEST:

Katie M. Schmidt

Administrative Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

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.