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

The Ramsey City Council conducted a regular meeting on Tuesday, May 26, 2020, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Acting Mayor Chris Riley
 Councilmember Nadine Heinrich
 Councilmember Mark Kuzma
 Councilmember Jeff Menth (attended remotely)
 Councilmember Debra Musgrove
 Councilmember Dan Specht

Members Absent: Mayor John LeTourneau

Also Present: City Administrator Kurtis Ulrich
 Fire Chief Matt Kohner
 Police Chief Jeff Katers
 Parks and Assistant Public Works Superintendent Mark Riverblood
 Public Works Superintendent Grant Riemer
 Deputy City Administrator Timothy Gladhill
 Administrative Services Director Colleen Lasher
 City Engineer Bruce Westby
 Senior Planner Chloe McGuire Brigl
 Communications and Events Coordinator Megan Thorstad

1. CALL TO ORDER

Acting Mayor Riley called the regular meeting of the Ramsey City Council to order at 7:00 p.m.

2. PRESENTATION

2.01: Recognition and Sincere Appreciation for Ramsey Elementary School Student Council

Communications and Events Coordinator Thorstad stated that earlier this year the Ramsey Elementary School Student Council volunteered to lead the Pledge of Allegiance at a Ramsey City Council meeting. During the planning process, Governor Walz announced the Stay at Home Order for Minnesota. As a result, the students were not able to come in City Hall to lead the Pledge. The City Council would like to recognize these students for their leadership in their school and their community. The Ramsey City Council hopes that each member continues to be bold leaders moving forward in their education and continue to become hard workers and good stewards in the communities. The students have been invited to attend the meeting remotely and

will lead the Council in the Pledge of Allegiance. Certificates of Appreciation will be sent to each member of the Ramsey Elementary School Student Council.

The Pledge of Allegiance was led by the members of the Ramsey Elementary School Student Council.

2.02: Message from the Mayor Regarding COVID-19

Acting Mayor Riley stated that Mayor LeTourneau was not able to be present tonight because he is having surgery and played a prerecorded message from Mayor LeTourneau related to the COVID-19 situation. The video is available on the City's YouTube Channel.

2.03: Review of 2019-2020 Winter Maintenance Activities

Public Works Superintendent Riemer presented an overview of the 2019-2020 winter maintenance activities. He provided details on staffing, cost of snowplowing, 2019-2020 maintenance events, average city-wide plowing times, plowing events during the past three years, salt use in tons during the past three years, trail and sidewalk snow removal, cul-de-sac plowing and general information, and future topics.

Councilmember Musgrove asked for additional details on the cul-de-sac plowing.

Public Works Superintendent Riemer explained how the cul-de-sacs are plowed, noting that the big trucks are not used for cul-de-sacs and the smaller trucks are instead used.

Councilmember Heinrich thanked the Public Works department for allowing her to ride along this winter and expressed appreciation for the work that is done to plow the roads in the community. She stated that the paint a plow event was well received and hopes to see it continue in the future.

3. CITIZEN INPUT

Wade Laslow, 5425 152nd Ave NW, encouraged the City to terminate its local declaration of emergency. He stated that some cities have chosen not to enforce the mandates related to businesses opening and asked that Ramsey do the same. He stated that the mandated closures pick and choose winners and losers. He stated that he supports the constitution and people should be allowed to make their own decisions. He noted that restaurants are able to open at full capacity in neighboring states. He stated that 1,400 lawsuits have been filed thus far and does not want to see additional tax dollars tied up in unnecessary court cases.

Chelsee Howell, 5250 156th Lane NW, stated that she wants to know that Ramsey will uphold the constitutional rights of its residents and that the unconstitutional order from the Governor will not be upheld in Ramsey. She asked that all businesses and churches be allowed to operate under the same conditions that big box retailers are allowed to operate under. She stated that so many rights have been taken away over a virus with an over 99 percent recovery rate. She commented that while the original two-week lockdown did make sense, the extension no longer makes sense and

the State is in day 75 of the lockdown. She stated that the Governor has not protected the most vulnerable population but has pushed many businesses to closure and caused people to lose jobs. She asked when the people will say enough is enough. She stated that the Governor is an elected official and the picking and choosing has been denigrating. She stated that while zero deaths is a noble goal, it is not realistic and believed that the economic devastation should be mitigated rather than allowing the Governor to pick and choose winners and losers. She stated that local restaurants should not be forced to purchase additional equipment to allow patrons to dine in their parking lot and should instead be allowed to open.

Kimberly Suchy, 5531 145th Avenue NW, stated that she moved to Ramsey 17 years ago with the need to purchase a home that would be handicap accessible. She stated that her family has lived a life different than most, as they self-isolate to protect their daughter. She stated that she does not expect everyone else to modify their lives to keep her daughter healthy. She stated that it is her job to keep her family healthy and the community should not be forced to stay at home out of the fear that they will make others sick. She stated that the community needs to resume life and encourage economic growth. She stated that if the economy does not make strides towards recovery, the services for those with disabilities will be impacted. She stated that she spoke with a Ramsey business owner that fears her shop will not recover, as she has paid \$10,000 in rent without any revenue. She stated that the community cannot afford to lose any more local businesses and the continued closures will do more harm than good.

Councilmember Specht thanked those that came forward to speak. He stated that he agrees with much of what has been said and noted that he would be happy to talk more in depth with any of the residents.

Acting Mayor Riley echoed the comments that residents can reach out to any member of the Council for further discussion.

4. APPROVE AGENDA

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

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

5. CONSENT AGENDA

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

5.01: Approve the following Meeting Minutes:

- 1) City Council Special Work Session dated May 5, 2020
- 2) City Council Work Session dated May 12, 2020
- 3) City Council Regular dated May 12, 2020

5.02: Approve Grading Agreement for Outlot B, Bunker Lake Industrial Park; Case of PSD, LLC

- 5.03: Approve Additional Design Services Fee Request for Ramsey Public Works Facility
- 5.04: Adopt Resolution #20-102 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of May 7, 2020 through May 20, 2020
- 5.05: Adopt Resolution #20-098 Finalizing Implementation of COVID-19 Assistance Plan Phase I
- 5.06: Adopt Resolution #20-099 Approving First Amendment to Purchase Agreement with Gigi's Salon and Spa, Inc.
- 5.07: Adopt Resolution #20-103 Approving 2018-2022 Master Partnership Contract with the Minnesota Department of Transportation
- 5.08: Adopt Resolution #20-104 Accepting Bids and Awarding Contract for Hedgehog Street Drainage Improvements, Improvement Project #19-10
- 5.09: Adopt Resolution #20-105 Accepting Bids and Awarding Contract for 2020 Crack Sealing Improvement, Improvement Project #20-00
- 5.10: Adopt Resolution #20-107 Authorizing Alternate Bid B for Variolite Street Reconstruction, Improvement Project #20-01
- 5.11: Adopt Resolution #20-110 Confirming Extent of Lawful Nonconforming Rights at 14700 Armstrong Boulevard NW
- 5.12: Adopt Resolution #20-111 Approving Architectural Design of Horse Shelter Proposed at 14401 Armstrong Boulevard NW
- 5.13: Adopt Resolution #20-112 Hiring an Engineering Intern

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

6. PUBLIC HEARING

6.01: Public Hearing: Approve Off-Sale Liquor License for Cloud X Vapes

Presentation

City Administrator Ulrich reviewed the staff report and recommendation to approve of the off-sale license for Cloud X Vapes.

Councilmember Musgrove asked how common it is for a business with vapes to also hold a liquor license.

City Administrator Ulrich stated that this is the first request he has seen but noted that vaping is new to the industry.

Deputy City Administrator Gladhill confirmed that this is the first case staff is aware of.

Acting Mayor Riley asked if there are any other items the Council should consider for a request of this type.

Police Chief Katers replied that the background check was completed, and nothing was found to disqualify the business for a liquor license. He stated that this is the only vape shop that he is aware of that would hold a liquor license.

Councilmember Heinrich stated that this struck her as odd because of the different licensing and the fact that vaping is the main focus of the business. She thanked Police Chief Katers for the clarity but noted that she is uncomfortable approving the request as the business is licensed for vaping. She believed that liquor sales should be left to the liquor stores.

Public Hearing

Acting Mayor Riley called the public hearing to order at 7:38 p.m.

Citizen Input

There was none.

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

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

The public hearing was closed at 7:38 p.m.

Council Business

Councilmember Heinrich asked if there were any resident comments submitted online.

Deputy City Administrator Gladhill reported that the City has not received any additional comments on this topic.

Motion by Councilmember Kuzma, seconded by Acting Mayor Riley, to Approve an Off-Sale Liquor License for Cloud X Vapes at 13939 St. Francis Boulevard NW, Suite 200.

Further discussion: Councilmember Menth stated that he is also uncomfortable with the licensing. Councilmember Musgrove stated that she is conflicted as she has concerns about the business holding both licenses but also wants to support businesses. She asked for additional input on how the licensing would be monitored and/or reviewed. Police Chief Katers stated that the Police Department does not do licensing but completes enforcement. He stated that compliance checks are done for both liquor and tobacco sales. Deputy City Administrator Gladhill stated that there is not a regulation that the City can fall back on to not approve, as the licensing requirements have been met including the background check. He commented that given the facts presented based on the staff review, he did not believe the City had the ability to deny the license. He explained that the City would need a reason to deny the application and was not confident that there is a rule in place that would allow the City to deny the request because it felt vaping and liquor were not

compatible uses. He stated that the action could be delayed, and staff could check with the City Attorney. Councilmember Musgrove asked if enforcement is complaint driven. Councilmember Heinrich stated that perhaps this case should be discussed in worksession rather than considering it for the first time at regular session. She noted that the information from staff was not conveyed in the staff report and therefore she would like to table the action and receive additional information from staff. Deputy City Administrator Gladhill stated that the application is before the City and therefore must be considered under the rules in place today. He explained that if the Council decides to change the requirements, this applicant would still be considered under today's rules. He stated that vaping is new and could be considered in a worksession discussion but wanted to make sure the Council is clear that this application has to be reviewed under current regulations. Acting Mayor Riley suggested that this action be tabled for the City to review what is able to be done with a future discussion on vaping and liquor use.

Councilmember Kuzma withdrew his motion and Acting Mayor Riley withdrew his second.

Councilmember Specht stated that businesses are hurting and if the request falls within the current guidelines, it should be considered today with a future discussion to occur on the topic. He stated that he would support the request based on the request meeting the guidelines.

Acting Mayor Riley stated that while he agrees with that, it seemed to be a better outcome to postpone the decision to allow the rest of the Council to receive additional input.

Motion by Councilmember Heinrich, seconded by Acting Mayor Riley, to table an Off-Sale Liquor License for Cloud X Vapes at 13939 St. Francis Boulevard NW, Suite 200 and postpone the discussion to June 9, 2020.

Further discussion: Councilmember Musgrove asked if there is a timeline for review of a license. Deputy City Administrator Gladhill replied that the 60-day rule applies to zoning and other related requests and does not apply to licensing.

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

7. COUNCIL BUSINESS

7.01: Adopt Resolution #20-113 Terminating the Declaration of Emergency for the City of Ramsey, Minnesota, Coronavirus Disease 2019 (COVID-19) and Supporting the Safe Reopening of Minnesota Businesses

City Administrator Ulrich reviewed the staff report and recommendation to approve Resolution #20-113 which would terminate the Declaration of Emergency for the City of Ramsey authorized by Resolution #20-076, effective immediately and that the City Council of Ramsey Minnesota, respectfully requests that its non-critical businesses be allowed to reopen as soon as they are capable of following the MN Department of health and the CDC guidelines and strongly supports the safe and orderly reopening of Minnesota businesses in accordance with State guidelines.

Councilmember Musgrove stated that she is very supportive of this action and was pleased Councilmember Heinrich and Mayor LeTourneau were able to assist in bringing this forward. She requested that a third statement be added that the City of Ramsey City Council advise the Governor to call a special session to allow the duly elected legislators to advise on the plan to remove restrictions on schools, places of worship and commerce in the great state of Minnesota.

Acting Mayor Riley asked if Councilmember Musgrove is proposing to add that to the resolution as the third whereas.

Councilmember Musgrove confirmed that she put that forth for the Council to discuss as an addition to the resolution.

Councilmember Specht stated that it was his interpretation that the local declaration of emergency did not impact the ability for schools and businesses to be open and instead is a method the City can use to reimburse funding for expenses related to the pandemic. He asked if the City has received the funding back that it expected to have reimbursed.

City Administrator Ulrich replied that the reimbursement process has not commenced and will follow the pandemic. He stated that the City still falls under the emergency declaration from the State and County and therefore does not believe that repealing the local declaration of emergency will impact the ability of the City to seek reimbursement.

Motion by Councilmember Specht, seconded by Councilmember Heinrich, to Adopt Resolution #20-113 Terminating the Declaration of Emergency for the City of Ramsey, Minnesota, Coronavirus Disease 2019 (COVID-19) and Supporting the Safe Reopening of Minnesota Businesses as amended, adding a third therefore: that the City of Ramsey City Council encourages the Governor to call a special session to allow the duly elected Legislators to advise on the plan to remove restrictions on schools, places of worship and commerce in the Great State of Minnesota.

Further discussion: Councilmember Heinrich stated that she is pleased to see Ramsey moving in this direction and feels that this sends the message to the Governor that Ramsey is supportive of allowing its businesses to reopen.

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

7.02: Approve the Contract for the Replacement Purchase of a 1999 Custom Fire Engine with a 2021 Rosenbauer Engine

Fire Chief Kohner reviewed the staff report and recommendation to approve the contract bid.

Councilmember Heinrich asked for information on the replacement cycle and the maintenance that has occurred in the last two years.

Fire Chief Kohner replied that the department attempts to replace engines every 20 years and confirmed that this cycle at the time of purchase would be 22 years. He stated that maintenance

costs accumulate rapidly after that time. He stated that \$26,000 in repairs were spent on the pump alone for this engine in 2019.

Councilmember Kuzma asked if this is the second half of the purchase.

Acting Mayor Riley clarified that half of the funds were planned for the budget of 2020 with the remainder and purchase to occur in 2021.

City Administrator Ulrich replied that half of the financing was proposed for 2020 with the remainder to be planned for 2021.

Motion by Councilmember Kuzma, seconded by Councilmember Heinrich, to approve the contract for the replacement purchase of the 1999 Custom Fire Engine with a 2021 Rosenbauer Engine.

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

7.03: Consider Multiple Actions Related to Trott Brook North Project (Project No. 20-103); Case of The Excelsior Group

- **Introduce Ordinance #20-07 Approving Zoning Amendment from R-1 Residential (MUSA) District to R-1 Residential (Detached Villa) District and R-2 Residential (Detached Villa) District**
- **Review Sketch Plan**
- **Adopt Resolution #20-075 Approving Amended and Restated Development Agreement for Previous Lot Split**

Deputy City Administrator Gladhill reviewed the staff report and explained that this is a legislative (policy) decision, due to the required rezoning, staff needs broad policy direction before formulating a recommendation. The Planning Commission recommended that the developer remove the 55-foot-wide lots. This is a key time in the project to make major layout changes, provide feedback on lot sizes, road alignment, trails, etc. before the developer incurs the expense of detailed civil engineering drawings. Staff does believe there is room to compromise on a mix of lot sizes. He noted that the developer has agreed to provide an additional 60-day extension, therefore action does not have to occur tonight.

Councilmember Musgrove asked how much of this development is within each school district and any information on the capacity for additional students in Elk River.

Deputy City Administrator Gladhill replied that the site is almost evenly split between the school districts. He stated that several months ago staff met with the Superintendent of Elk River Schools and shared this area as a site that will most likely develop. He stated that the school felt that it could accommodate for the growth over time.

Councilmember Heinrich asked how many miles there are between this site and the Brookview Elementary playground, noting that there would be sidewalks leading to the school and playground.

Deputy City Administrator Gladhill replied that the distance would be between one mile to 1.5 miles. He stated that a pedestrian trail would be required along the roadway. He noted that the playground is a school recreation facility, although it can be used by residents during non-school hours. He stated that there was originally a park planned for the Brookside neighborhood that never came to fruition, therefore there is a desire/need for a park in this area.

Councilmember Mentsh stated that it has been mentioned that the school made plans for this growth but noted that the statement was also made that the Ramsey schools are full. He noted that his own son was bused to school in Anoka because Ramsey did not have sufficient space.

Deputy City Administrator Gladhill replied that the Anoka Hennepin referendum that was passed, Fit for the Future, had the intent that between the schools in Ramsey there would be room for additional students as the City grows.

Acting Mayor Riley opened the floor for resident comment, noting that most, or all, of the Councilmembers watched the Planning Commission public testimony and discussion.

Deputy City Administrator Gladhill stated that comments could be taken now for both cases, as the residents will have similar requests that could apply to both requests.

Jeff Uecker, 17121 Variolite Street, commented on the current adjacent property uses compared to the proposed 55-foot-wide lots. He stated that in his time in Ramsey they have watched the City grow through development. He stated that it would be a big change to increase from what was a rural preserve to a residential development with more than the anticipated zoning use. He commented that this proposal simply creates additional profits for the developer. He stated that this development will negatively impact the wildlife that currently enjoy the area. He asked the City not to approve the request in zoning or increased density. He encouraged the City to require a density buffer.

Brian Walker, 17289 Variolite Street, thanked the planning staff for their professionalism throughout this process in responding to his inquiries. He stated that there are over 400 signatures on the Change.org petition, acknowledging that it is not a perfect document but was the best people could work with during the current conditions. He stated that every planning document on the City website acknowledges the rights of the residents to be involved and considered when making plans that impact their lives and properties. He stated that the flowchart on the website places the residents on top, with the Council reporting to the citizens. He stated that residents have articulated their objection to the rezoning of this property and the Hunt property, with the main concerns related to traffic and the impact on wildlife habitat and the rural character of the area. He stated that there are concerns with the added pressure this large development would place on City public safety services and infrastructure. He stated that the draft 2040 Comprehensive Plan states the goal of a balance between rural character and urban growth and did not believe placing this amount of density in an area that requires one acre lots would be consistent with that goal. He stated that one acre lots would better fit with the existing residential development. He asked the Council to vote against the requests for this property and the Hunt property and to instead rezone these properties to allow a minimum of one-acre lot size.

Lonnie Grey, 17530 Nowthen Boulevard NW, stated that he is adjacent to the Hunt property. He echoed the comments from the previous speaker related to traffic and the other concerns expressed. He stated that there is a lot of ATV and snowmobile traffic in the ditches. He asked how the City would deal with the rural activity around a property that would be more of a development. He stated that the roads would not accommodate this increase in density. He stated that he is against the rezoning requests.

Deputy City Administrator Gladhill reviewed written comments into the record. He read aloud the comments from the resident at 7630 160th Avenue NW in opposition of the requests and the additional pressure that this density would place on wildlife, infrastructure, City budgeting and local businesses. He read another statement from the residents at 17314 Sapphire Street NW, in opposition of the requests. He read another statement from the resident at 7041 175th Avenue NW, also in opposition of the request noting that 98 percent of those the resident polled were in objection to the 55- and 65-foot lots.

Ben Schmidt, The Excelsior Group, stated that they submitted additional information on why the requested lot sizes were selected. He stated that the City's plan identifies a density of three units per acre and this plan would have a density of 2.7 lots per acre. He stated that the idea is not to request additional density but to provide choices for the homebuyers and different types of housing with different price points. He stated that he has completed a concept plan with 80-foot lots, that was submitted to the City today, in example and noted that plan includes 327 homes as opposed to the 343 homes shown on this concept plan. He stated that their proposed plan allows different choices and for creativity such as a pond with meandering streets, rather than having straight streets with the highest number of units possible.

Deputy City Administrator Gladhill read a statement received from the resident at 17289 Variolite Street NW, who stated that realtors are looking for one acre lots as they are in demand by buyers.

Deputy City Administrator Gladhill noted that the property is zoned for 80-foot-wide lots and down zoning could have a financial impact to the City.

Acting Mayor Riley stated that the Council has heard the comments expressed at the Planning Commission meeting, read the written comments, and heard the comments tonight. He thanked all of the residents that contributed throughout the process.

Councilmember Kuzma asked if the applicant has a plan for 80-foot-wide lots that would result in 327 homes.

Mr. Schmidt replied that they did provide a plan to staff today with 327 lots 80 feet in width.

Councilmember Musgrove asked for details on how the density range is calculated.

Deputy City Administrator Gladhill provided details on the density calculation and how it was determined.

Councilmember Musgrove asked how the developer would feel about having more options for 80 foot lots versus including a park on the site. She stated that when reviewing Brookfield there are playgrounds within the yards of the homes and noted that the neighborhood also has connections to other neighborhood parks.

Deputy City Administrator Gladhill stated that the Park and Recreation Commission does recommend a park in this general area. He provided details on the intent to provide City parks within walking distance to homes.

Mr. Schmidt stated that they proposed a park based on what they saw on the City maps planning for future parks. He stated that based on their survey of the area it makes sense to have a park in this area. He stated that economically more homes rather than a park would be more profitable.

Senior Planner McGuire Brigl stated that a portion of the proposed park is located under the power lines, which would be the highest and best use, as homes cannot be constructed in that area.

Acting Mayor Riley stated that the City creates a Comprehensive Plan every 10 years, so that residents know what to expect as the City moves forward. He did not see a reason that should be changed, as the draft Comprehensive Plan has not even been fully executed.

Deputy City Administrator Gladhill stated that this land was previously identified as preserve in the 2020 plan, whereas the 2030 plan identified the property to be developed with urban services, as does the draft 2040 plan. He stated that while there is a plan, the City can consider variations if it feels that the proposed plan would be a better fit. He explained that staff is looking for guidance from the Council on whether the strict guiding should be followed, or whether there is flexibility.

Acting Mayor Riley acknowledged the reoccurring theme of balancing urban and rural characters. He stated that perhaps 55 foot lots have a spot along Highway 10 and within The COR, but he does not believe that 55 foot lots belong on the northern edge of Ramsey.

Councilmember Specht stated that he continues to hear that people like the rural character with more development in The COR. He believed that the rural areas of Ramsey need to remain rural and therefore would not be supportive of reducing lot sizes.

Councilmember Heinrich stated that she also believes that this would drastically change the rural characteristic of the northern border of Ramsey, which is what attracted those residents to their homes. She stated that this plan does not fit with the northern border of Ramsey and the rural character and therefore would not support the project as is.

Councilmember Kuzma stated that the property is zoned for R-1, which allows 80-foot lots. He stated that a number of residents were comfortable with 80-foot lots, and therefore does not see a conflict.

Deputy City Administrator Gladhill stated that staff has the obligation to walk these requests through, noting that the developer is requesting feedback and review of a project including 75, 65,

and 55-foot-wide lots. He stated that the developer stated that they submitted a plan with 80-foot lots but stated that perhaps the developer should provide feedback on their intent in submitting that plan. He noted that the statement was made that the layout could be completed but not whether the applicant would move forward with that plan.

Mr. Schmidt stated that the concept plan showing 80 foot lots was meant to show that 327 of those lots could fit on the property but noted that he would not want to move forward with that plan. He stated that they are attempting to create housing that is affordable, which are houses that normal people can buy. He noted that infrastructure costs are highly related to the sale price, noting the difference between 80-foot lots and 55-foot lots. He stated that the driving force behind his proposal is the desire to provide housing choices. He stated that the market has shown that people would prefer smaller lots. He stated that while the 80-foot lot plan shows that the lots can fit, it would not be economically feasible.

Acting Mayor Riley stated that there are 55, 65, and 75 foot lots proposed in this sketch plan for a property zoned for 80-foot lots.

Councilmember Musgrove asked if the City is working under the 2030 plan or the draft 2040 plan.

Deputy City Administrator Gladhill stated that there is no change between the two drafts for this parcel.

Councilmember Musgrove referenced the chart showing the proposed lots, allowed lots and the difference, and asked for clarification.

Deputy City Administrator Gladhill stated that was an attempt to determine what the parcel would look like with 80 foot lots on the same road layout submitted by the developer. He stated that since then the developer has shown a different layout to maximize development using 80-foot lots.

Councilmember Musgrove stated that she has heard a lot about why residents moved to Ramsey and this area in particular, noting that the rural character brought them to this choice. She commented that Ramsey does provide a product of lower priced homes, just not in this same rural area. She stated that she would not support the rezoning request and would prefer to see 80 foot lots in this area.

Motion by Councilmember Specht seconded by Councilmember Heinrich, to deny Ordinance #20-07 Approving a Zoning Amendment for the Makowsky Property and.

Further discussion: Deputy City Administrator Gladhill read aloud statements submitted by Jake and John Packer, the brokers for the property owners that ask that the owners property rights and housing market be taken into consideration and that the park would be an amenity to the development and surrounding area. Acting Mayor Riley stated that just because there is a demand in the market, does not mean that product has to go on that site. Councilmember Kuzma stated that while he understands the resident wishes about not wanting development, the property owner has rights as well and a willing developer. He commented that he would prefer that this go back to the Planning Commission with staff continuing to work with the developer to find a solution.

Councilmember Menth stated that the only proposal he could support would be for 80-foot-wide lots, as that is what everyone wants. He stated that 80 would be the minimum and some lots could be larger than that.

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

7.04: Consider Actions Related to Hunt Property Development Proposal (Project No. 20-105); Case of Platinum Land, LLC

- **Introduce Ordinance #20-08 Rezoning Hunt Property from R-1 Residential (MUSA) District to R-1 Residential (Detached Villa) District and R-2 Residential (Detached Villa) District**
- **Review Sketch Plan (Major Subdivision)**

Deputy City Administrator Gladhill reviewed the staff report and explained that this is a legislative (policy) decision, due to the required rezoning, staff needs broad policy direction before formulating a recommendation. The Planning Commission recommended that the developer remove the 55-foot-wide lots. This is a key time in the project to make major layout changes, provide feedback on lot sizes, road alignment, trails, etc. before the developer incurs the expense of detailed civil engineering drawings. Staff does believe there is room to compromise on a mix of lot sizes.

Councilmember Heinrich stated that comments were made from the previous developer related to providing housing needs for a broad array of residents. She stated that there are areas within the City zoned for 55 and 65-foot-wide lots and asked staff to provide input.

Deputy City Administrator Gladhill stated that there have been plans within the past few years to create a district for the smaller lots. He stated that there are not a lot of areas guided for that development, but it typically is applied adjacent to Highway 10. He noted that discretion was provided to the City in not labeling the land for that development but having the tool to use. He agreed that the intent was to cluster higher density near Highway 10 and decrease density as you move further out of the City.

Deputy City Administrator Gladhill reviewed written comments received that echo the comments made in the previous case. He read a statement submitted from the resident at 17530 Nowthen Boulevard who expressed concern for the sandhill cranes and geese and how the environmental study would be done and speaking in opposition of the rezoning.

Jason Bebo, applicant, stated that he is looking to provide choices to buyers. He stated that he does not have to do high density but would ask that some sort of choice be allowed related to lot size. He stated that if the decision is 80-foot lots, that is what it is but explained that if every lot is required to be 80 feet in width that would not provide many choices for buyers in this area.

Councilmember Kuzma stated that the Planning Commission supports a compromise within R-1 to provide some flexibility and therefore he would also support that option.

Motion by Councilmember Specht, seconded by Councilmember Musgrove, to deny Ordinance #20-08 Approving a Zoning Amendment for the Hunt Property.

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

7.05: Adopt Resolution #20-106 Approving Plans and Specifications and Authorizing Advertisements for Bids for Puma Street Improvements, Improvement Project #20-04

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #20-106 approving plans and specifications and authorizing advertisements for bids for Puma Street Improvement, Improvement Project #20-04, to support current and future development in the area.

Acting Mayor Riley referenced a statement which states the City will contribute based on the four acres owned. He stated that property will be sold to the developers and asked if the City's costs would then be passed to developers through the sale of the land.

City Engineer Westby noted that part of the four acres will be used for the realignment of the roadway and therefore not all four acres would be deeded to developers. He stated that staff is still working out the details on that.

Deputy City Administrator Gladhill stated that there is a purchase agreement with a price with Capstone, noting that when the purchase agreement was discussed the details of Puma Street were unknown. He noted that there is not a purchase agreement with Paxmar/AKM Farms, therefore the additional assessment can be part of the negotiation for that purchase agreement.

Motion by Councilmember Kuzma, seconded by Councilmember Musgrove, to Adopt Resolution #20-106 Approving Plans and Specifications and Authorizing Advertisements for Bids for Puma Street Improvements, Improvement Project #20-04.

A roll call vote was performed by the City Administrator:

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

Motion carried.

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Ulrich stated that tonight there were five members of the Council present in the Chambers tonight, with one member attending remotely. He provided an update on recent City events and operations.

Councilmember Musgrove thanked City staff, who have worked hard on the remote meetings over the past few months and for the work they have done to open the Chamber to attend in person tonight.

9. ADJOURNMENT

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

Motion carried.

The regular meeting of the City Council adjourned at 9:44 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.