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

The Ramsey City Council conducted a regular meeting on Tuesday, June 23, 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
Finance Director Diana Lund
Police Captain Timothy Frankfurth
Deputy City Administrator Timothy Gladhill
City Engineer Bruce Westby
Senior Planner Chloe McGuire Brigl

1. CALL TO ORDER

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

City Administrator Ulrich read a statement related to the COVID-19 pandemic and local state of emergency. In declaring this Local State of Emergency, the City of Ramsey has determined that in person meetings and meetings conducted under Minnesota Statutes Section 13D.02 are not practical or prudent because of the declared health pandemic emergency. With the lifting of the local state of emergency and the current statewide guidelines, Council Members, staff and participants may attend either in-person or through telephonic means. He stated that under statewide guidance all members of Council are present tonight while other members of the public and staff have the ability to participate remotely.

2. PRESENTATION

2.01: Presentation of the 2019 Comprehensive Annual Financial Report by the City's Auditing Firm of Malloy, Montague, Karnowski, Radosevich & Company (MMKR)

Aaron Nielsen, MMKR, reported that three documents were provided to the Council: Comprehensive Annual Financial Report, Special Purpose Report, and Management Report. He reported that for 2019 Ramsey received an unmodified, or clean opinion. He reported that there were no material weaknesses or compliance findings. He stated that the general fund ended the year with favorable results and reported that the City continued to meet the 50 percent fund balance goal per the policy goal of the Council.

Councilmember Riley expressed appreciation for the report and results.

Finance Director Lund stated that there is an action to accept the report on the Consent Agenda. She stated that this report is important, and the results are reviewed when the City is rated for bonding.

Mayor LeTourneau stated that he is proud of the work that the finance team continues to do and thanked Finance Director Lund and her staff.

3. CITIZEN INPUT

None.

4. APPROVE AGENDA

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

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

5. CONSENT AGENDA

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

- 5.01: Receive 2019 Comprehensive Annual Financial Report (CAFR)
- 5.02: Receive May 2020 Financial Reports – General Fund and Enterprise Funds
- 5.03: Note the Following Boards, Commissions, and Committee Meeting Minutes:
 - Public Works Committee Meeting Minutes dated March 16, 2020
 - Planning Commission Meeting Minutes dated May 7, 2020
 - Economic Development Authority Meeting Minutes dated May 14, 2020
 - Environmental Policy Board Meeting Minutes dated May 20, 2020
 - Park and Recreation Commission Meeting Minutes dated May 21, 2020
- 5.04: Approve the following Meeting Minutes:
 - 1) City Council Work Session dated June 9, 2020
 - 2) City Council Regular dated June 9, 2020
- 5.05: Approve the City of Ramsey Employee COVID-19 Preparedness Plan
- 5.06: Approve Business Licenses

- 5.07: Approve Liquor License Renewals
- 5.08: Approve Rental Licenses
- 5.09: Adopt Resolution #20-126 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of June 4, 2020 through June 17, 2020
- 5.10: Adopt Resolution #20-101 Granting an Amended Conditional Use Permit for the Property Located at 6750 Highway 10 NW (Project No. 20-108); Case of 22 Properties, LLC
- 5.11: Adopt Resolution #20-127 Approving Accessory Building Agreement at 15820 Saint Andrews Lane NW; Case of John and Amy Wisniewski
- 5.12: Adopt Resolution #20-128 Denying a Massage Establishment and Massage Therapy License
- 5.13: Adopt Resolution #20-129 Extension of COVID-19 Assistance Plan Phase 1
- 5.14: Adopt Resolution #20-131 Approving an Easement Encroachment Agreement with Delta ModTech for Installation and Maintenance of Signage in a Drainage and Utility Easement at 8445 Bunker Lake Boulevard NW (Project No. 19-108); Case of Delta ModTech
- 5.15: Adopt Resolution #19-135 Approving Temporary Contracted Inspection Assistance with Rum River Construction Consultants
- 5.16: Adopt Resolution #20-137 Approving an Easement Encroachment Agreement with Armstrong West Retail Mall, LLC for Installation and Maintenance of a Sign in a Drainage and Utility Easement at 8019 146th Avenue NW (Project No. 19-111); Case of PSD, LLC dba Armstrong West Retail Mall, LLC
- 5.17: Adopt Resolution #19-148 Declaring Participation in State Performance Measurement System
- 5.18: Adopt Resolution #20-132 Hiring Seasonal Public Works Maintenance Workers

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

6. PUBLIC HEARING

There were none.

7. COUNCIL BUSINESS

7.01: Motion Calling for a Public Hearing on the Proposed Franchise Fee Ordinances

Finance Director Lund reviewed the staff report and recommendation to schedule public hearings to introduce ordinances establishing franchise fees at the rate of \$7 per utility, per month, on each residential property and the respective per meter fee based on meter size for commercial properties.

Councilmember Heinrich asked whether this action would require a unanimous or majority vote.

City Administrator Ulrich replied that this action would require at least four affirmative votes.

Councilmember Kuzma stated that he supports the franchise fee option. He noted that throughout the past five years he has seen the hardship that the assessment process has placed on families and believes that this will be an easier method for dedicated road funding.

Councilmember Menth agreed that this is an easier method to budget, will provide dedicated road funding to solve the continued problem of roads in the community and is an issue that cannot continue to be kicked down the road.

Motion by Councilmember Kuzma, seconded by Councilmember Menth, to Schedule Public Hearing to Introduce Ordinances #20-11 (Centerpoint Energy), #20-12 (Connexus Energy), #20-13 (City of Anoka Electric) establishing franchise fees on gas and electric utilities.

Further discussion: Councilmember Musgrove stated that she noticed the franchise fee term would be five years, but road funding is based on ten years and asked for clarification. Finance Director Lund replied that the Capital Improvement Plan is a ten-year plan. She explained that previously a five-year road plan was required for bonding. She explained that the roadwork would be completed based on the funds that would be available through the franchise fees collected. Councilmember Musgrove stated that she does not support franchise fees and believes that the roads should instead be funded through the tax levy. She believed that this is a tax on the poorest residents and gives no incentive for the government to maintain a stable tax levy. She believed that the City would be more consciousness about taxing residents if the road financing were included in the levy. Councilmember Riley commented that this would meet the needs of the City, as the roads need improvement. He commented that this would reduce the overall cost of road projects, as there would be a 10 percent administrative savings. He noted that this would also be dedicated funding that would only be used for road improvements. He stated that this would also sunset after five years, similar to the assessment process. He stated that he has great expectations for this program. Councilmember Specht commented that he is not in favor of this as non-profits will also have to contribute, he felt that this would not impact properties of different values in the same way, and would not be eligible as a property tax refund. He believed it would be more effective to fund the roads through the general fund. Councilmember Kuzma stated that in the discussions that have been had is that if this funding were placed on the general levy, this would impact the City's tax rate significantly. He commented that the roads need to be fixed and everyone uses the roads, therefore this seems to be a good solution. Mayor LeTourneau stated that there were a number of years where the community has asked for the roads to be maintained but they had not been maintained because the Council was not able to include that in the general levy, which is how the assessment plan came forward. He stated that this is another solution that would provide dedicated funding for road maintenance. He stated that the five-year sunset would allow the City to try this method. He stated that if the City discovers that this is not a good plan, the Council can reverse that. He acknowledged that this is a tough decision and an issue that needs to be resolved. Councilmember Heinrich stated that she noticed that everyone agrees that the roads need to be funded but the method has not been agreed upon. She stated that she is not supporting this because she does not support regressive taxes or removing road funding from the general tax levy. She stated that she likes the guidelines in place, so if this does move forward, she is comfortable with the five-year sunset and that this would be dedicated funding for roads.

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

7.02: Discuss Potential City Code Changes to Liquor Licenses and Tobacco Licenses

Deputy City Administrator Gladhill reviewed the staff report and asked that Council provide direction to staff to begin a process to amend City Code if it so desires.

Councilmember Riley stated that this issue arose because of a specific license request but confirmed the direction that this is a policy discussion and not a discussion on that request.

Councilmember Heinrich asked how many vape shops in Anoka County hold a liquor license.

Deputy City Administrator Gladhill stated that he does not have the information for the County but confirmed that this would be unique for Ramsey. He stated that there are some instances where a liquor store carries a small amount of tobacco products and explained that this would allow the reverse, for a vape shop/tobacco shop to carry alcoholic products.

Councilmember Musgrove asked what the separation would look like, whether it would require two different cash registers or entrances.

Deputy City Administrator Gladhill explained that if CBD products were used, there would need to have separate licenses and entrances, using the example of adjacent suites: one for CBD and one for tobacco and liquor.

Councilmember Musgrove asked and received confirmation that currently a vape shop could sell liquor in the same store if the licenses are obtained.

Deputy City Administrator Gladhill explained that the City follow State law but does not have additional regulations on top of that at this time.

Councilmember Musgrove stated that perhaps more information and detail is needed on what things could or could not be sold before she could make a policy decision.

Councilmember Kuzma asked the current age limits for vaping.

Deputy City Administrator Gladhill stated that there may have been recent changes for tobacco that changed the age to 21, but he is unsure. He noted that within the case is information from the House research that contains helpful information.

Mayor LeTourneau asked if vaping and tobacco fall under the same licensure.

Deputy City Administrator Gladhill confirmed that tobacco and tobacco related devices, such as vaping, fall under the same guidelines. He stated that staff research was limited to vaping and vaping supplies and whether the Council would like to allow liquor sales at those establishments.

Councilmember Riley stated that the recommendation is that the Council provide direction to staff to begin the process to amend the City Code and asked for additional clarification.

Deputy City Administrator Gladhill stated that at the last meeting staff provided a recommendation to approve the liquor license request based on the current City Code. He noted that the Council was hesitant to approve the license. He stated that staff needs direction on whether or not to amend the City Code.

Councilmember Riley stated that he does not see a need to amend the City Code.

Councilmember Kuzma stated that he would also not see a reason to change the City Code but would want the age stipulated at 21 if it is not already.

Councilmember Menth asked if the business has a license already.

Deputy City Administrator Gladhill confirmed that the business currently holds a tobacco license and sells vaping supplies and electronic cigarettes.

Councilmember Menth stated that it is his understanding that the business currently sells tobacco products and CBD oils and the problem would be that once the alcohol comes into play, CBD would not be eligible. He asked if the business is aware of that requirement.

Deputy City Administrator Gladhill confirmed that the business is aware that they would no longer be able to sell CBD products if they choose to sell alcohol.

Councilmember Heinrich stated that she would not support amending City Code.

Councilmember Riley stated that both Federal and Minnesota law have made the change in age to 21 to purchase tobacco products.

Motion by Councilmember Riley, seconded by Councilmember Heinrich, to not begin a process to amend City Code pertaining to Liquor Licenses and Tobacco Licenses.

Further discussion: Councilmember Menth stated that there are businesses that sell liquor and tobacco and asked how they do that. Deputy City Administrator Gladhill explained that by leaving the Code as it is the City would continue to allow that activity to occur.

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

7.03: Consider Off-Sale Liquor License at 13939 Saint Francis Boulevard NW; Case of Cloud X Vapes

Deputy City Administrator Gladhill reviewed the staff report and recommendation to approve the off-sale liquor license.

Councilmember Heinrich commented that this business is currently advertising the sale of CBD products and asked if an inspection would be done prior to issuance of the liquor license to ensure those products are not being sold.

Deputy City Administrator Gladhill confirmed that process would be followed.

Councilmember Heinrich asked for details on compliance checks the City completes.

Police Captain Frankfurth provided details on the different compliance checks done for businesses selling tobacco and/or alcohol.

Motion by Councilmember Menth, seconded by Councilmember Riley, to approve an off-sale liquor license for Cloud X Vapes at 13939 St. Francis Boulevard NW, Suite 200.

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

7.04: Adopt Ordinance #20-14 Vacating Right-of-Way and Drainage and Utility Easements (Case of Capstone Homes and City of Ramsey); Project 19-149

City Planner McGuire Brigl reviewed the staff report and recommendation to adopt the final plat and the vacation of drainage and utility easements related to the Puma Street realignment project and to adopt resolution #20-133

Motion by Councilmember Musgrove, seconded by Councilmember Heinrich, to waive the City Charter requirement to read the Ordinance aloud and Adopt Ordinance #20-14 Vacating Certain Underlying Drainage and Utility Easements and Existing Right of Way Related to Puma Street Realignment Project and to Adopt Resolution #20-133 Authorizing the Sale of City Owned Property to Riverstone Development LLC.

A roll call vote was performed:

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

Motion carried.

7.05: Adopt Resolution #20-130 Accepting Bids and Awarding Contract for Puma Street Improvements, Improvement Project #20-04

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #20-130 accepting bids and awarding a construction contract to Douglas-Kerr Underground, LLC from Mora, Minnesota in the amount of \$622,062.11 for Puma Street Improvements, Improvement Project #20-04.

Councilmember Musgrove asked if the cost for sewer and water upgrades is for the whole stretch of Puma or just the section of this project.

City Engineer Westby replied that would only be for this section of Puma Street.

Councilmember Menth commented that this project corrects a safety issue and supports awaiting development and therefore supports this project.

Motion by Councilmember Menth, seconded by Councilmember Kuzma, to Adopt Resolution #20-130 Accepting Bids and Awarding Contract for Puma Street Improvement, Improvement Project #20-04.

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

7.06: Adopt Ordinance #20-06 Approving Zoning Amendment of Part of Subject Property from R-1 Residential (MUSA) District to R-1 Residential (Detached Villa); Case of Northfork Meadows

Deputy City Administrator Gladhill reviewed the staff report and recommendation of the Planning Commission to approve the requested Zoning Amendment of part of the subject property from R-1 Residential (MUSA) District to R-1 Residential (Detached Villa) as reflected in the 2040 Comprehensive Plan. The Council previously introduced the Ordinance at its meeting on June 9, 2020.

Councilmember Heinrich asked for clarification on the feedback from the Council to the developer at the last meeting and what has evolved.

Deputy City Administrator Gladhill stated that the area to the east was a primary focus with a desire for 80-foot lots and a 30-foot landscaped buffer. He noted that the Council also desired to require 80 foot lots on the south side, which is the direction that staff followed.

Mayor LeTourneau stated that originally there was concern from the residents to the east and the bulk of the work that was done was to find a solution involving transitioning buffering that will allow for the existing residents to be pleased with the planning effort.

Motion by Councilmember Heinrich, seconded by Councilmember Riley, to waive the City Charter requirement to read the Ordinance aloud and adopt Ordinance #20-06 Amending Section 117-90 "Map" of Chapter 117 of the City Code of Ramsey, Minnesota.

A roll call vote was performed:

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

Motion carried.

7.07: Adopt Resolution #20-115 Approving Cobblestone Hotel and Cobblestone Addition (Case of Cobblestone Hotel)

Senior Planner McGuire Brigl reviewed the staff report and recommendation of the Planning Commission to adopt Resolution #20-115 approving a Site Plan, Final Plat and Conditional Use Permit for Cobblestone Hotel.

Councilmember Kuzma stated that he is excited to see this project coming to fruition.

Motion by Councilmember Kuzma, seconded by Councilmember Heinrich, to Adopt Resolution #20-115 Approving a Site Plan and Conditional Use Permit for Cobblestone Hotel and Final Plat for Cobblestone Addition.

Further discussion: Councilmember Menth noted that the Planning Commission also supported this project.

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

7.08: Adopt Resolution #20-114 Approving Preliminary Plat for Hampton Homes (Project #19-140); Case of Platinum Land LLC

Senior Planner McGuire Brigl reviewed the staff report and recommendation of the Planning Commission to approve the Preliminary Plat contingent upon:

1. Compliance with the Staff Review Letter and Plan Review Comments.
2. Completion of a Noise Study and incorporation of any necessary mitigation elements.
3. Incorporation of turn lanes on Nowthen Boulevard at 146th Avenue with details of cost allocation addressed at time of Final Plat.

Councilmember Menth asked what mitigating elements would be for noise.

Senior Planner McGuire Brigl provided examples of landscaping or a noise wall.

Councilmember Heinrich asked for input from public safety on the right turn option onto CR 5.

Senior Planner McGuire Brigl stated that public safety is supportive of the right out onto Nowthen Boulevard.

Councilmember Musgrove asked if the noise mitigation would be for the existing residents as well as the new residents of this development.

Senior Planner McGuire Brigl stated that the noise study would be for the project site and therefore only the new townhomes.

Deputy City Administrator Gladhill explained that Nowthen Boulevard would not trigger noise mitigation for the existing homes and that requirement would be specific to the new homes. He stated that the benefit would be to the people purchasing the newly created homes.

Councilmember Musgrove stated that it does not appear that there would be room for a berm.

Deputy City Administrator Gladhill provided different examples of things that could be used to mitigate noise, such as landscaping or fencing. He noted that the study would provide those examples.

Councilmember Musgrove stated that Anoka County provided four options for CR 5, with one option being a right out only used for emergency or utility vehicles. She asked for input from staff.

Senior Planner McGuire Brigl stated that at this time the proposal is for a right out for any vehicles. She stated that public safety requested a right out for their vehicles and noted that it would make more sense to allow that action for all traffic. She noted that public safety was supportive of that option. She stated that Anoka County would like to see no new access onto County Road 5.

Deputy City Administrator Gladhill stated that Anoka County originally stated that they would not want to see an additional access, but if Ramsey public safety believed that access could be supported, the County would allow it.

Senior Planner McGuire Brigl stated that currently there is a driveway on the southern portion of the property, therefore this will not be an additional access.

Councilmember Musgrove asked if there is concern with the proximity to existing access points.

Senior Planner McGuire Brigl noted that was not brought up as a concern by the engineering team. She noted that additional information could be brought back with final plat if desired.

Councilmember Heinrich asked how long this road would be compared to Bowers Drive. She also asked if the cul-de-sac and barricade for emergency vehicles would suffice.

Deputy City Administrator Gladhill replied that this would be significantly shorter than Bowers Drive as this would be several hundred feet long. He stated that Bowers Drive is a public road whereas this would be a private road that the City would not own or maintain.

Elena Hunter, 14628 Helium Street NW, commented on the stretch of CR 5 which can be difficult, from TH 47 to the elementary school, where vehicles are attempting to pick up speed while others are attempting to turn left. She stated that it is more and more difficult to turn left onto 146th because of the increased traffic and challenges of that stretch of CR 5. She stated that people walking on the pedestrian path also have to deal with the turning traffic. She believed that traffic mitigation is needed at that intersection. She noted that this development will increase the traffic and increase the problem that already exists. She stated that the larger concern is the potential for accidents when vehicles stop on CR 5 to turn at 146th. She stressed the importance of a turn lane at that intersection and hoped that the City would share some of that cost. She hopes that the improvement would be completed with this development. She stated that noise from CR 5 continues to increase and supported the requirement for a noise study. She stated that it has been pleasant to work with the developer and Planning Commission throughout this process and was pleased with the buffering that will occur. She commented that she much prefers homes on this location rather than a commercial development.

Chad Lindgrun, 5561 145th Circle NW, stated that they have worked with the Planning Commission, staff and the developer and thanked everyone for their time. He stated that traffic is a huge concern from CR 5 on 146th. He also believed that a turn lane is important for that intersection. He stated that at the Planning Commission meeting there was a walking trail between the private road and CR 5, which he did not see on the plan tonight, and hoped would continue to be a part of the plan. He commented that as the traffic increases and if the trail connects to 146th there would need to be a turn lane for safety. He referenced the right out from the development and asked what would deter drivers from taking a right into the development at that location.

Jason Bebo, applicant, stated that he completed his own traffic study and noted that during the four-day period, two vehicles during the peek time of 4:00 to 6:00 p.m. had to wait more than one second to turn left onto 146th. He did not believe it would be appropriate to ask him to fund a turn lane improvement for this development. He commented that this is a small development with little margin. He stated that he is attempting to create additional homes in the community that would be affordable, and he cannot afford to construct turn lanes.

Councilmember Heinrich thanked the developer for working with the residents. She asked which four days of the week the study was completed.

Mr. Bebo commented that the study was done Monday, Tuesday, Wednesday, and Thursday. He did not believe the results would change if the study were done over a weekend. He stated that he does understand that a turn lane would be helpful in that location for the existing problems mentioned by residents but noted that he did not notice any vehicles passing on the shoulder during his study.

Councilmember Riley referenced the noise study and asked the developers thoughts on that requirement.

Mr. Bebo stated that the townhome project to the south would have an almost identical layout and is completely sold. He did not see an issue but would be okay with completing a noise study if the

City desires. He stated that he cannot fit both a sidewalk and buffer, therefore it would need to be one or the other.

Councilmember Musgrove commented that she believes that the current conditions have lower traffic because of COVID and school being out. She stated that traffic coming out of the development would try to take a left on 146th in the morning when there is a lot of traffic trying to get onto CR 5 and asked if the developer has concerns with that. She also asked if the developer had concerns with pedestrians crossing at 146th.

Mr. Bebo stated that he would be willing to provide the sidewalk connection to 146th. He stated that his comment was that there would not be enough room to also include a berm with the sidewalk.

Councilmember Musgrove commented that she believes that traffic will be an issue and there should be some kind of mitigation included.

Mr. Bebo stated that he would most likely not continue the process if turn lanes are required.

Councilmember Musgrove stated that CR 5 is a County road and asked if the County would contribute to any improvements.

Deputy City Administrator Gladhill stated that improvement is not included in the County's capital improvement plan and therefore funds are not budgeted. He stated that could be a part of the larger corridor study. He stated that staff is recommending that one turn lane be constructed with the City sharing 30 percent of the cost. He stated that he has yet to see a project abutting a County road that does not have to contribute towards an improvement.

Mayor LeTourneau asked the likelihood that the County would share 30 percent of the cost as well.

Deputy City Administrator Gladhill commented that the improvement is not included in the County's five-year capital improvement plan, therefore the County would not contribute in the next five years.

Councilmember Musgrove stated that she is unsure that she would be comfortable with the City contributing towards the improvement in terms of precedent. She asked about the availability of HRA funds.

Deputy City Administrator Gladhill confirmed that the HRA fund could be used or the PIR fund could be used for the cost-share.

Councilmember Musgrove stated that she would be comfortable using the County HRA funds because this is a County road.

Deputy City Administrator Gladhill explained that the City gets involved in road improvement costs with developers when the improvement occurs on a collector roadway that serves more than just the development, similar to Puma Street.

Mayor LeTourneau commented that the City cost-share would come into play when the improvement provides a broader benefit to a larger segment of the community and would not just benefit the proposed development. He agreed that the developer should not pay the whole cost of the turn lane improvement.

Deputy City Administrator Gladhill explained that the direction tonight would simply be that the City is willing to contribute towards the improvement and noted that staff and the developer would work out the details prior to Final Plat.

Councilmember Menth commented that with the City contributing 30 percent of the cost for the turn lane, the cost per townhome for one turn lane would be \$2,100. He noted that two turn lanes would equate to \$4,200 per townhome.

Councilmember Riley asked the City's interest in requiring the noise study.

Deputy City Administrator Gladhill explained that this is a County State Aid Highway, therefore the City would have some liability in terms of noise. He noted that if the City improves CR 5 in the future, that would trigger automatic review of noise study and the City would then be responsible for any noise mitigation. He stated that the City would prefer for that developer complete the study on the front end of the proposal and complete any noise mitigation efforts that may be required.

Mr. Bebo asked if a noise study was required for the townhome project to the south.

Deputy City Administrator Gladhill stated that he is unsure of that townhome project as that predated his time with the City but stated that multiple other projects required noise studies, providing those examples.

Ms. Hunter acknowledged that the turn lane is costly for the developer. She asked that the interest of safety be considered as saving lives should be more important. She agreed that this is an unusual time in terms of traffic, as there is more traffic during usual times and during the school year. She wondered why a four-way stop could not be installed. She believed that would help mitigate the traffic and would allow vehicles to turn, along with aiding in pedestrian safety. She appreciated that the developer was willing to provide the sidewalk connection but noted that pedestrians would still need to cross the road as the sidewalk does not connect to Sunwood.

Deputy City Administrator Gladhill stated that the City could complete an intersection control evaluation study but stated that there would be priorities for intersection control. He stated that the ICE study could be completed with the recommendation for the turn lane remaining and the developer and staff could work out which would be better.

Senior Planner McGuire Brigl stated that she reached out to Anoka County about the possibility of a four way stop and the County did not view a four way stop or traffic light as an option at that intersection because of spacing. She stated that the County stated that adding a four way stop at that location could actually make traffic worse down the road.

City Engineer Westby stated that volumes of traffic and pedestrians, along with site constraints have to be reviewed along with a number of warrants. He stated that with these traffic volumes a four-way stop would not be warranted. He stated that a four-way stop could also create a false sense of security for pedestrians.

Senior Planner McGuire Brigl clarified that the trail along Nowthen is in the plan sheets, although she did not present that element tonight.

Councilmember Specht stated that he has been contacted by residents about this proposed project. He stated that he would need to see turn lanes, traffic studies and noise studies included in order to support this project.

Councilmember Heinrich asked for details on the plan review comments and staff letter mentioned in the staff report recommendation.

Deputy City Administrator Gladhill explained that staff provides comments to the developer in multiple sources and provided clarification.

Motion by Councilmember Riley, seconded by Mayor LeTourneau, to Adopt Resolution #20-114 Approving Preliminary Plat for Hampton Homes with the incorporation of one turn lane.

Further discussion: Councilmember Menth asked why only one turn lane is wanted. Councilmember Riley stated that staff suggested only a northbound turn lane. Deputy City Administrator Gladhill stated that the priority of residents is the northbound turn lane. He stated that the southbound turn lane could be addressed during the CR 5 corridor study. Councilmember Musgrove stated that she would have difficulty supporting this because of the proximity to CR 5 and the issues with traffic. She stated that she would prefer to have two turn lanes funded by the developer and therefore would not support this motion.

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

7.09: Adopt Resolution #20-136 Approving Planning Framework for Highway 10 South Planning Area – Riverstone South

Deputy City Administrator Gladhill reviewed the staff report and recommendations of the Planning Commission, Park and Recreation Commission and Environmental Policy Board.

Mayor LeTourneau commented that he appreciates Capstone Homes and the landowner for their willingness to come forward with a project like this and the process that they have allowed the existing neighborhood to participate in. He welcomed comments from residents.

Matt Guck, 14583 Bowers Drive, stated that he is a Forestry Technician and spends time both cutting and planting trees. He stated that a piece of forest like this is very valuable. He stated that he chose his home deliberately to live next to old growth woods. He stated that the wooded area really is a remarkable ecosystem and recognized how valuable it is in an intangible way. He stated that wooded ecosystems are easy to destroy but take a long time to build. He commented that there are so few of these wooded ecosystems left and they are exceedingly rare and should be preserved. He stated that this area has already been manipulated to a significant degree and hoped that the remaining ecosystem could be preserved. He stated that he hopes that the City also places value on that as well.

Councilmember Heinrich stated that the Park and Recreation Commission recently reviewed a consideration for a park in the area and asked Mr. Guck's preference on whether he would like the wooded area preserved or whether a park would be preferable.

Mr. Guck stated that he supports an active use park in the woods, as it would establish a place for children to connect to nature. He stated that he also recognizes value of non-active use land and the benefits that it provides. He did not believe the entire wood lot should be made accessible.

Councilmember Heinrich stated that at the Park and Recreation Commission the question was not asked on whether the tree canopy should be preserved rather than an active use playground.

Councilmember Menth referenced a wooded area in San Francisco that is world renowned and stated that Mr. Guck's comments remind him of that.

Sam Sjostrom, 14623 Bowers Drive, echoed the comments of Mr. Guck related to the motivation behind moving to this area. He stated that the tree coverage was a motivating factor as it is not common to suburban residential areas. He stated that if some of trees were lost to the east that would be unfortunate. He appreciated the open discussion and bringing the options to the table as he felt that was encouraging. He stated that he would prefer option two. He asked if the data could be shared related to the precedent for Bowers Drive to have a second access.

Police Captain Frankfurth stated that they always desire a second access into a neighborhood. He commented that there is a good chance that trees could come down in a storm and if there is only one access, it would take longer for emergency services to access the properties. He also provided input on fire safety and circulation of those vehicles. He stated that police can get through trails while fire trucks are larger and have larger turning radius requirements.

Deputy City Administrator Gladhill stated that some complaint data was pulled over the past ten years.

Mayor LeTourneau commented that he lives on Bowers Drive and has enjoyed the tree canopy and unique characteristics of the neighborhood. He stated that he always thought that there would

be development at some point and therefore is not struggling as much as some residents may. He stated that across the neighborhood people are resistant of change but accepting that this is going to happen and are working collaboratively through this process. He stated that everyone loves the tree canopy and would like that characteristic to remain. He stated that the neighborhood has embraced the 12 homes that Capstone brought through the last development. He stated that the existing residents would like the characteristic to remain to the extent possible. He stated that related to the second access, the general consensus is that if the second access has to be there, they would accept it, but no one really wants it. He stated that the overwhelming resistance is against a full access road as they would like Bowers Drive to remain secluded. He stated that the two versions presented today seem to be acceptable. He stated that the most favorable orientation for Riverdale Drive would be to have the eastern most option. He stated that the residents do not want Riverdale Drive to come into Bowers Drive and change addresses. He appreciated Mr. Guck's comments related to tree preservation. He noted that 30 years ago that forest looked much different and continued to change. He commented that the inventory that was completed yielded some great information with very old growth trees that are a valuable amenity for the community. He stated that he would like to see as much of the tree canopy protected as possible, beyond a one-acre park.

Councilmember Specht stated that this is a beautiful area of Ramsey and wants people to be able to enjoy that in a way that respects the residents and the forested area there. He agreed that the forest should be preserved to the extent possible and believed a play area would also be nice.

Councilmember Heinrich stated that she supports the higher density being located near the solar farm as that is not the most desirable view. She stated that she supports the full connection, although she understands the sensitivities to the residents. She commented that public safety is the most important to her. She stated that if the City is going to ask the developer to preserve more trees, would the City then still ask them to build a park. She stated that she would lean towards leaving it as a natural area. She referenced the plan which has a change to the Highway 10 access point and asked if there is concern with the right-in/right-out option if the full connection is provided on the other end.

Police Captain Frankfurth stated that there would be some concerns with a right-in/right-out option depending where it is on Highway 10. He stated that they would at least want a right in for public safety.

City Engineer Westby commented that any time you can remove a median crossover would be a good thing and would be supported by MnDOT. He stated that a right-in/right-out typically does not prove to be a safety issue if there are not accesses in close proximity.

Councilmember Riley stated that he favors larger lots, especially around the edge of existing homes. He commented that this would seem to be a good fit for smaller lots as well. He stated that in terms of street connection, a full street connection is preferable. He stated that whenever there is a discussion related to long cul-de-sacs, Bowers Drive is always mentioned. He stated that creating the second access would be an important connection and did not believe it would open up Bowers Drive as a cut through for the new neighborhood. He stated that there is already a 75-foot buffer discussed, which is larger than many of the lots that would be created. He stated that he is supportive of the direction that this is moving.

Councilmember Kuzma stated that he would support the tiered lot sizes as discussed. He stated that he also agrees with the issue of safety and would support a full connection that could support a fire truck. He stated that he would also be open to exploring preservation of additional wooded acres as that is a great asset to the community.

Mayor LeTourneau stated that the residents of Bowers Drive accept that a second access will most likely be required and are now focusing on how that could be designed to not infringe upon the existing neighborhood but still provide access to fire trucks and emergency vehicles.

Councilmember Musgrove asked if any changes are being made to the land use.

Deputy City Administrator Gladhill explained that this framework would guide those conversations, noting that at some point a rezoning would be necessary. He stated that this is a nonbinding document that provided policy direction that would be implemented in future steps.

Councilmember Musgrove stated that she would like to see what could be done to preserve the tree canopy area but also understands that this is private land and has the ability to develop. She stated that she also likes option two.

Steve Bona, Capstone, stated that the Pearsons own the trees on the property. He stated that Capstone has had success in Ramsey and appreciates working with City staff. He stated that the Riverdale connection to Highway 10 needs to be more known so that they can design their concept with the knowledge of how it connects to Highway 10. He stated that they would propose full park fees and dedication of two acres of trees to be preserved through the park and buffer. He stated that there have been a lot of comments related to tree preservation. He noted that another option would be heavy on park dedication land and lighter on the park fees. He stated that there are 79 acres and they could dedicate eight acres of park that could be all-natural trees. He stated that Capstone also suggested a bonus for the smaller lots which could equate to another two acres, which would be a total of ten acres of park land. He noted that option would not involve park fees but would provide the opportunity to preserve those trees. He stated that if they preserve that ten acres, they lose development area which loses economy of scale to make the development work. He noted that the total tree canopy area is 23 acres. He stated that if they go beyond that ten acres, they cannot make the development work financially because they could not pay for Riverdale Drive and could not pay for landscaping and common areas. He asked for feedback on that tonight so that they could work that into the concept plan and continue to move forward. He stated that they provided the first alignment for Riverdale with access to the west of the buildings.

John Dobbs stated that he has helped the Pearsons for some time and was the developer of Pearson Place. He stated that when Pearson Place was developed there was a joint effort between the neighborhood, planning staff, property owner and developer to finish off Bowers Drive. He explained that the 50-foot buffer was provided as a buffer and acknowledgement that there would be density on the other side of the trees compared to the unique Bowers Drive neighborhood. He stated that he understands the desire to save trees but noted that this is not a new dialogue. He stated that this is about the Pearsons property and their tenure in the City. He stated that the Pearsons are fond of the existing residents and have provided that buffer. He stated that when he

first got involved, they were given an alignment from the City. He commented that Ms. Pearson commented that she did not want Riverdale Drive to go through her living room and staff was great with providing alternative ideas for the alignment that do not go through the Pearson's home or Bowers Drive. He stated that there were neighborhood meetings for Pearson Place which brought forward Riverdale Drive alternative one. He stated that the road alignment could be moved to the east, which would be almost a football field from Bowers Drive. He explained that the Pearsons prefer that alignment because the road impacts the Pearsons and their home along with their businesses. He stated that the Pearsons do not want to have a service road.

Mayor LeTourneau stated that the additional feedback is important as it tells the City there are many things still on the table. He stated that there is flexibility in those topics.

Councilmember Riley noted that each member of the Council had different ideas on some elements and asked for input from staff, as he was unsure the draft motion captures those ideas.

Mayor LeTourneau commented that the framework allows for all of those discussion points to come forward. He stated that the framework was not very clear about the idea of extended tree preservation and suggested that be added.

Deputy City Administrator Gladhill stated that everyone agrees that Riverdale Drive is important and both alternatives should be explored deeper. He commented that the second connection between Riverdale Drive and Bowers Drive needs to happen, whether that is a public road or just for public safety. He provided details on the possible tree preservation options as well. He noted that the framework would provide direction and limit some options compared to the things that have been on the table thus far.

Motion by Councilmember Menth, seconded by Councilmember Kuzma, to Adopt Resolution #20-136 Approving Planning Framework Document for Riverstone South, including the discussion related to tree preservation.

Further discussion: Councilmember Heinrich asked what the language would be related to tree preservation. Councilmember Menth confirmed that he would suggest the language as proposed by staff. Councilmember Specht stated that he likes the idea of no park fees with the higher acreage of preserved trees. Councilmember Heinrich stated that she struggles because one of the options is continuing to explore 20 plus acres of tree preservation. She stated that she would like to work with the developer on a tree preservation plan but was unsure that acquisition of 20 plus acres would be feasible. She commented that there are a lot of variables included in the language provided by staff. Mayor LeTourneau stated that the intent is to provide direction and to let staff and the developer work out those details. He stated that full acquisition of the trees would most likely fall off the discussion pretty quickly as this moves forward. Councilmember Heinrich stated that she cannot support the motion as drafted which includes the full acquisition of the 20 plus acres of wooded area. Councilmember Menth stated that he understands that this would provide direction to the staff to negotiate and work with the developer. He commented that anything between one acre and 23 acres would be on the table for discussion and simply provides flexibility. Deputy City Administrator Gladhill offered an amendment to move this along. He stated that unless the Council is willing to bring cash, the full acquisition would not happen and therefore

suggested that be left off. He stated that the language could be the option shown now and anything more than that. Councilmember Riley stated that he would feel more comfortable removing the full acquisition option. It was the consensus of the Council to remove the full acquisition option of 20 plus acres. The last option should be corrected to reduce park dedication fees in return for additional preserved acres of trees.

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

7.10: Adopt Resolution #20-134 Accepting Resignation of the Ward 1 Council Member, Declaring a Vacancy in the Office of Council Member Ward 1 and Calling for a Special Election to Fill the Vacancy

City Administrator Ulrich reviewed the staff report and recommendation to adopt Resolution #20-134 to proceed with the Special Election Process.

Councilmember Heinrich stated that she has enjoyed serving the community, meeting residents, and having them express their comments to the Council. She highlighted some of the projects and activities that she participated in during her time on the Council. She thanked the residents for the opportunity to serve on the Council, which has been a rewarding experience. She stated that she will be resigning her position effective July 14th, which is difficult. She explained that her husband's new job will take them out of the state and therefore she will not be able to serve Ramsey. She thanked the other members of the Council for their continued service to the community.

Mayor LeTourneau extended his gratitude for Councilmember Heinrich's service and everything she has done for the City.

Councilmember Specht stated that it has been an honor to work with Councilmember Heinrich and noted that she has been a great role model on how to serve the residents.

Councilmember Riley commented that he will miss Councilmember Heinrich and Ward 1 will lose an advocate.

Councilmember Musgrove stated that Councilmember Heinrich has been an inspiration and it has been awesome to see her creative thinking.

Motion by Councilmember Heinrich, seconded by Mayor LeTourneau, to Adopt Resolution #20-134 Accepting Resignation of the Ward 1 Councilmember, Declaring a Vacancy in the Office of the Ward 1 Councilmember and Calling for a Special Election to Fill the Vacancy.

Further discussion: Councilmember Menth commented that Councilmember Heinrich is a class act and it has been great working with her. Councilmember Kuzma wished Councilmember Heinrich good luck in her future.

Motion carried. Voting Yes: Mayor LeTourneau, Councilmembers Heinrich, Kuzma, Menth, Musgrove, Riley, 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 Kuzma, to adjourn the meeting.

Motion carried.

The regular meeting of the City Council adjourned at 11:04 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.