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

The Ramsey City Council conducted a regular meeting on Tuesday, February 14, 2023, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Acting Mayor Chris Riley
 Councilmember Chelsee Howell – attended remotely
 Councilmember Debra Musgrove
 Councilmember Michael Olson
 Councilmember Dan Specht
 Councilmember Matt Woestehoff

Members Absent: Mayor Mark Kuzma

Also Present: City Administrator Brian Hagen
 City Engineer/Public Works Director Bruce Westby
 Police Chief Jeff Katers
 Parks and Assistant Public Works Director Mark Riverblood
 Planning Manager Todd Larson
 City Attorney Fritz Knaak
 Recreation Specialist Marla Martinez-Flynn
 Community Development Director Stephanie Hanson

1. CALL TO ORDER

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

2. PRESENTATION

2.01: Presentation of 2022 Photo Contest Winners

Recreation Specialist Marla Martinez-Flynn reviewed the contest and displayed the top three placing photos in each category as well as the overall winners. She congratulated all of the winners.

3. CITIZEN INPUT

None.

4. APPROVE AGENDA

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

A roll call vote was performed:

Councilmember Musgrove	aye
Councilmember Howell	aye
Councilmember Woestehoff	aye
Councilmember Olson	aye
Councilmember Specht	aye
Acting Mayor Riley	aye

Motion carried.

5. CONSENT AGENDA

Motion by Councilmember Woestehoff, seconded by Councilmember Musgrove, to approve the following items on the Consent Agenda:

- 5.01: Receive Cash & Investments for Period Ending January 31, 2023
- 5.02: Receive recommendation from the Charter Commission to amend the charter by Ordinance #23-04 under M.S 410.12, subdivision 7
- 5.03: Note the Following Boards, Commissions, and Committee Meeting Minutes:
 - 1. Economic Development Authority Dated December 8, 2022
 - 2. Parks and Recreation Commission November 10, 2022
 - 3. Planning Commission Meeting Minutes Dated December 1, 2022
 - 4. Public Works Committee Dated November 15, 2022
 - 5. Environmental Policy Board Dated October 17, 2022
- 5.04: Approve the Following Meeting Minutes:
 - 1. City Council Work Session dated 1/10/2023
 - 2. City Council Regular Session dated 1/10/2023
 - 3. City Council Work Session dated 1/24/2023
 - 4. City Council Regular Session dated 1/24/2023
- 5.05: Approve Rental Licenses
- 5.06: Authorization to Hire a Police Officer Filling a Current Vacancy in the Patrol Division
- 5.07: Authorization to Hire a Building Maintenance Worker Filling a Pending Vacancy
- 5.08: Authorization to Hire an Engineering Technician II Filling a Current Vacancy
- 5.09: Adopt Resolution #23-043 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of January 19, 2023 through February 8, 2023.
- 5.10: Adopt Resolution #23-035 Authorizing Final Payment to Novco, Inc. for Improvement Project #22-01, Sunwood Drive and Waco Street Reconstruction.
- 5.11: Adopt Resolution #23-039 Declaring Development Agreement Satisfied and Authorizing Release from Property - Lord of Life Church

- 5:12: Adopt Resolution #23-041 Accepting Proposals and Awarding Contract for Improvement Project #19-07, Wetland 114P Outlet Improvements.
- 5:13: Adopt Resolution #23-045 to Approve the Municipal Center Conference Room Rental Policy
- 5:14: Adopt Resolution #23-046 Approving the Recruitment, Application, and Interview Process for Appointing City Board and Commission Members and Chair Member Term Rotations

A roll call vote was performed:

Councilmember Musgrove	aye
Councilmember Howell	aye
Councilmember Woestehoff	aye
Councilmember Olson	aye
Councilmember Specht	aye
Acting Mayor Riley	aye

Motion carried.

6. PUBLIC HEARING

6.01: Public Hearing - Consider Request for Vacation of Drainage and Utility Easement in Lynwood (Project No. 22-141); Case of U.S. Home LLC dba Lennar

Presentation

Community Development Director Hanson reviewed the Staff report and request for an easement vacation.

Public Hearing

Acting Mayor Riley called the public hearing to order at 7:06 p.m.

Citizen Input

Kyle Swenson, 15049 Iguana Street, came forward and shared that he lives on the west side of the development. He shared that there are water issues in this area with previous developments. He stated that this water should not be diverted to his house. He shared he has had to put a gutter system in to get the water away from his house and down the hill to the retaining wall. He added that the City has done everything that they can. He explained that when drainage is changed in this area it affects the groundwater. He stated that this has really become a problem for him and will eventually cost him a lot of money if this continues.

Acting Mayor Riley asked Community Development Director Hanson to explain what is being vacated and put back in.

Community Development Director Hanson showed the current drainage and utility easement. She explained what the changes will be for the new drainage and utility easement.

Councilmember Woestehoff asked if the plat for Outlot B will be seen in the future.

Community Development Director Hanson said yes.

Councilmember Woestehoff encouraged Mr. Swenson to attend those meetings when the location of buildings and drainage will be discussed with the future plat.

Councilmember Specht asked if the City would be able to review or assist with these water issues.

City Engineer/Public Works Director Westby stated that he has been aware of Mr. Swenson's concerns for a while and staff has gone out and looked at the site and pulled water samples. He said they will work with Mr. Swenson on this.

Motion by Councilmember Musgrove, seconded by Councilmember Woestehoff, to close the public hearing.

A roll call vote was performed:

Councilmember Musgrove	aye
Councilmember Howell	aye
Councilmember Woestehoff	aye
Councilmember Olson	aye
Councilmember Specht	aye
Acting Mayor Riley	aye

Motion carried.

The public hearing was closed at 7:16 p.m.

Council Business

Motion by Councilmember Musgrove, seconded by Councilmember Woestehoff, to adopt Resolution #23-030 vacating the drainage and utility easement over Outlot C Lynwood.

A roll call vote was performed:

Councilmember Musgrove	aye
Councilmember Howell	aye
Councilmember Woestehoff	aye
Councilmember Olson	aye
Councilmember Specht	aye
Acting Mayor Riley	aye

Motion carried.

6.02: Public Hearing - Easement Vacations in HY-10 RAMSEY

Presentation

Planning Manager Larson reviewed the Staff report and request for an easement vacation.

Acting Mayor Riley asked if there are currently any utilities at this easement site.

Planning Manager Larson explained that there is an electric power line that runs along the railroad.

Public Hearing

Acting Mayor Riley called the public hearing to order at 7:20 p.m.

Citizen Input

There was none.

Motion by Councilmember Woestehoff, seconded by Councilmember Musgrove, to close the public hearing.

A roll call vote was performed:

Councilmember Musgrove	aye
Councilmember Howell	aye
Councilmember Woestehoff	aye
Councilmember Olson	aye
Councilmember Specht	aye
Acting Mayor Riley	aye

Motion carried.

The public hearing was closed at 7:21 p.m.

Council Business

Motion by Councilmember Musgrove, seconded by Councilmember Olson, to waive the charter provision of reading the Resolution aloud and adopt Resolution #23-027 approving vacating easement in HY-10, Ramsey

A roll call vote was performed:

Councilmember Musgrove	aye
Councilmember Howell	aye

Councilmember Woestehoff aye
Councilmember Olson aye
Councilmember Specht aye
Acting Mayor Riley aye

Motion carried.

7. COUNCIL BUSINESS

7.01: Adopt Resolution #23-044 Approving Purchase Agreement for a Portion of Lot 1, Lot 2 and Lot 3, Block 1, COR TWO; Case of ALDI (Portions may be closed to the public)

City Administrator Hagen reviewed the Staff report and the purchase agreement and its terms for ALDI. He reviewed the remainder of the process if the purchase agreement is approved.

Councilmember Musgrove shared that she thinks this will be great for Ramsey and she is glad that ALDI is coming.

Acting Mayor Riley stated that this was in front of the EDA last week and the EDA was excited about this. He discussed the questions that the EDA had and how Staff answered them.

Councilmember Specht agreed that this is a great thing for Ramsey

Motion by Councilmember Specht, seconded by Councilmember Olson, to Adopt Resolution #23-044 approving purchase agreement for a portion of Lot 1, Lot 2, and Lot 3, Block 1, COR TWO; case of ALDI as presented subject to City Attorney review.

A roll call vote was performed:

Councilmember Musgrove aye
Councilmember Howell aye
Councilmember Woestehoff aye
Councilmember Olson aye
Councilmember Specht aye
Acting Mayor Riley aye

Motion carried.

7.02: ARAA Dome Site Plan and Plat - 14600 Ferret St. NW

Planning Manager Larson reviewed the Staff report concerning the ARAA dome and addressed items, such as, use, building design, parking, and utilities. He shared the recommendation to approve the plat and the site plan review. He stated that representatives from ARAA were present to answer any questions.

Councilmember Woestehoff asked about the black line on the northern edge of the site and asked if this was a retaining wall. He asked Planning Manager Larson to explain this.

Planning Manager Larson stated it is a 4-5 foot retaining wall.

Councilmember Woestehoff looked for Council desire to extend the tree line to cover the retaining wall length or put up a fence.

Dustin Reeder, 14689 Sodium Street, the President of ARAA, came forward. He shared his excitement for the project. He shared the background of ARAA, the importance of youth sports and what this facility would do for the community. He thanked Staff and Council for their time and consideration.

Councilmember Musgrove asked about the difference between the practice facility and tournament use versus the in-house games.

Mr. Reeder explained that there will not be a lot of overlap between training and games based on the way they are currently structured. He stated the dome will be primarily for training.

Councilmember Musgrove asked if there was a requirement from the league to host a number of meets or if it was a voluntary choice.

Mr. Reeder explained that there are not requirements for these meets or tournaments.

Councilmember Specht thanked Mr. Reeder for attending the meeting and for all of the hard work he has put into this. He shared his excitement for this.

Matt Kuker, PSD Land Development, came forward and shared concerns of this dome being severely under-parked. He stated that he sent a letter to the Council and did studies on surrounding cities' sports domes and their parking. He stated that if this is just a practice facility he does not have as much of a concern. He stated that he would like to see a fence around the facility.

Scott Baumgardner, 5850 169th Avenue Northwest, came forward and shared that he was the former ARAA President and volunteer. He advocated for Mr. Reeder and the ARAA and what they do for the community. He noted many of the benefits of the facility. He shared that he read the parking and traffic analysis and shared his findings on how this affects the parking. He addressed Mr. Kuker's concerns. He stated that if there are parking issues it will be addressed. He shared that there are volunteers who have raised millions of dollars for this facility and this organization is something to be proud of. He shared the grant and aid offered through ARAA.

Mr. Kuker came forward and shared that they pay lots of tax dollars to the City to protect their businesses and investments. He shared that in the industrial park there is close to \$30,000,000 invested and this is where his concern is. He stated he would feel better about this if no tournaments were allowed at the facility or there was a limit on the number per year that can be held.

Acting Mayor Riley asked Planning Manager Larson to explain how tournaments at the facility would work.

Planning Manager Larson explained that the site plan is being proposed to be approved as a training facility and any tournaments or other types of events would require a special event permit which would come before Staff and Council before it is allowed.

Acting Mayor Riley asked Mr. Reeder if he was aware of the tournament requirements.

Mr. Reeder said yes.

Reese Sudtette, ISG Inc., came forward and addressed some of the questions that have been asked. He stated that the retaining wall on the west side ranges from 0 feet to 5-6 feet. He stated that a fence line was added the whole length of the retaining wall and to the west to expand it to steer people away from parking where they should not be. He added that the area to the west can accommodate additional parking if the need presents itself. He stated that this parking should accommodate most events.

Mr. Reeder stated that the facility does not need to rely on tournaments to pay the bills. He would be excited to see tournaments at the facility, however; they can make ends meet with just training time.

Mark Bigelbach, SFDMG LLC, came forward and shared that he is the Development Consultant for ARAA and that his company builds and manages domes around the country. He stated these domes are set up on renting facility time, not events. He added that events are often more costly and time consuming than just renting the facility out to users for practices. He shared what other domes do for events. He addressed parking concerns.

Councilmember Musgrove asked about the 25 parking spaces and how those came about.

Planning Manager Larson explained that there is a stormwater infiltration basin in this area which handles all of the stormwater needs on site. He said if this area was all for parking then the stormwater would need to be accommodated elsewhere. He stated that this area could be converted to an underground tank system and have the parking lot over it.

Councilmember Musgrove said that the case presented that this was not something that was accepted by ARAA regarding infiltration off site.

Planning Manager Larson shared this was discussed regarding acquiring additional property for off-site infiltration and they found that this was not cost effective.

Councilmember Musgrove asked about this being done in conjunction with Ferret Street.

City Administrator Hagen explained that they contracted with Bolton and Menk to look at Ferret Street and what this would do would extend water and sewer services to the area west of Armstrong and would open up new land to development opportunities. He added that ponding would need to

be identified for rainwater in public areas. He stated that they looked at a regional stormwater ponding which would maximize the development of a site and funnel all rain water into a regional pond. He stated that there is enough available land in the area to handle this. He shared some of the challenges with this, including getting water to run uphill and spending challenges. He said this was presented to ARAA and they submitted a site plan with the stormwater infiltration done on site.

Councilmember Musgrove asked if this is moved forward tonight with the infiltration basin remains, but the need for parking presents itself, could this be changed to be part of a regional ponding or an underground system.

City Administrator Hagen explained the possibility of converting to a regional pond. He stated that the land that could be acquired for this also has other opportunities available for the site.

Councilmember Musgrove asked about the cost of converting to a regional pond down the road.

Mr. Sudtetgte explained that they have gone through many different options for stormwater management on the site. He stated that the cost to put the infiltration basin in the ground becomes quite expensive. He shared the preferred option is to use the area to the west for parking.

Councilmember Musgrove expressed her concerns with parking. She explained that she likes the project and the potential. She asked about the potential of having street parking on only one side of Ferret Street if the need presented itself and a permit was given.

City Administrator Hagen stated that is hard to determine where the cars parked are going and it would be difficult from a law enforcement perspective.

Councilmember Musgrove suggested signage be displayed during tournaments.

City Administrator Hagen said this was a possibility. He explained that when these roads are engineered they are done so to either allow parking on one side or both based on the standard.

Councilmember Musgrove asked Council about approving this with a contingency that if there is any issues with parking that there be consideration for the 80 spot parking lot to be built in such a way that development can still occur but have this extra parking available.

Acting Mayor Riley asked if the plans now include the fence along the property line.

Mr. Sudtetgte discussed that this fence will run from the far east side to the west and it will extend a certain length beyond the western end.

Motion by Councilmember Specht, seconded by Councilmember Howell, to waive the charter requirements to read the resolution aloud and adopt Resolution #23-025 approving the play for ARAA Subdivision and to waive the charter requirements to read the resolution aloud and adopt Resolution #23-026 Approving Site Plan Review for an athletic training facility at 14600 Ferret St. NW.

Further discussion:

Councilmember Woestehoff thanked Staff for suggesting the parking study. He shared his appreciation for ARAA's adjustments after going to the Planning Commission and for adding the fence to their plan. He shared that he loves the idea of this facility and he is excited to see what can be done in Ramsey with this kind of facility. He thanked the volunteers for all of their work.

Acting Mayor Riley shared his full support for the dome and added that it will be a great addition to the City. He hopes that this facility is maximized and they do hold tournaments once the parking situation is handled.

Councilmember Olson shared that he is excited about this and the possibilities at the facility.

Councilmember Musgrove stated that she has received calls and feedback from residents and members of the ARAA in regard to parking concerns. She asked about an appetite to add a friendly amendment to add additional parking in a few years.

Councilmember Specht stated that he trusts the judgment of those working on the project and know that they will do what needs to be done.

A roll call vote was performed:

Councilmember Musgrove	aye
Councilmember Howell	aye
Councilmember Woestehoff	aye
Councilmember Olson	aye
Councilmember Specht	aye
Acting Mayor Riley	aye

Motion carried.

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Hagen announced upcoming meetings and events. He shared that a bill has been introduced for the request of \$20,000,000 for the water treatment facility as well as a tax exemption for the purchase of these materials. He added that language is being drafted for the TIF tax extension as well.

9. ADJOURNMENT

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

A roll call vote was performed:

Councilmember Musgrove aye
Councilmember Howell aye
Councilmember Woestehoff aye
Councilmember Olson aye
Councilmember Specht aye
Acting Mayor Riley aye

Motion carried.

The regular meeting of the City Council adjourned at 8:47 p.m.

Respectfully submitted,

Brian S. Hagen
City Administrator

ATTEST:

Katie M. Schmidt
City Clerk

Drafted by Ava Rokosz
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.