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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 9, 2023, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Mark Kuzma  
Councilmember Chelsee Howell  
Councilmember Debra Musgrove  
Councilmember Michael Olson  
Councilmember Chris Riley  
Councilmember Dan Specht  
Councilmember Matt Woestehoff

Members Absent: None

Also Present: City Administrator Brian Hagen  
City Clerk Katie Schmidt  
Community Development Director Stephanie Hanson  
City Planner Brian McCann  
Administrative Services Director Colleen Lasher  
Planning Manager Todd Larson  
City Attorney Fritz Knaak  
City Engineer/Public Works Director Bruce Westby  
Street Supervisor Shane Turner

**1. CALL TO ORDER**

Mayor Kuzma 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 Kuzma.

**2. PRESENTATION**

**2.01: In Memory of Environmental Policy Board Member Michael Hiatt**

Mayor Kuzma shared that Michael Hiatt on the Environmental Policy Board passed away. He shared his condolences for Mr. Hiatt's family.

**3. CITIZEN INPUT**

None.

#### **4. APPROVE AGENDA**

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

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Musgrove, Howell, Olson, Riley, Specht, and Woestehoff. Voting No: None.

#### **5. CONSENT AGENDA**

Councilmember Musgrove noted a correction to the Work Session minutes dated April 25, 2023. She stated that there was a question on who were the members of the foundation that were present at the meeting.

Mayor Kuzma stated that those members were Jill Johns, Mayor Kuzma, Mark Riverblood, and Councilmember Woestehoff.

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

- 5.01: Receive March 2023 Financial Reports - General Fund and Enterprise Funds
- 5.02: Note the following Boards, Commissions, and Committee Meeting Minutes:
  - Planning Commission Meeting Minutes Dated March 23, 2023
  - Environmental Policy Board Meeting Minutes Dated March 20, 2023
  - Public Works Committee Meeting Minutes Dated March 21, 2023
  - Economic Development Authority Meeting Minutes Dated March 20, 2023
  - Parks and Recreation Commission Meeting Minutes Dated February 9, 2023
- 5.03: Approve the following Meeting Minutes:
  - 1) City Council Special Work Session dated April 24, 2023
  - 2) City Council Work Session dated April 25, 2023
  - 3) City Council Regular Session dated April 25, 2023
- 5.04: Approve Business Licenses
- 5.05: Approve Rental Licenses
- 5.06: Adopt Resolution #23-106 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of April 20, 2023 through May 3, 2023.
- 5.07: Adopt Resolution #23-068 Approving Final Plat and Development Agreement for Riverstone South Third Addition
- 5.08: Adopt Resolution #23-072 Approving Easement Agreement on Outlot A, Casey's Addition
- 5.09: Adopt Resolution #23-076 Approving a Site Plan and Stormwater Management Agreement for a Proposed Building Expansion by Soderholm & Associates at 7150 143rd Avenue NW (Project No. 23-100); Case of Soderholm & Associates
- 5.10: Adopt Resolution #23-077 Granting an Extension to Initiate an Amended Conditional Use Permit at 7607 173rd Avenue NW (Project No. 22-119); Case of CenterPoint Energy Minnesota Gas

- 5:11: Adopt Resolution #23-090 for a Site Plan Review for Building and Site Improvements at 7255 Hwy 10 NW.
- 5:12: Adopt Resolution #23-095 Approving Application to Conduct Off-Site Gambling by Ramsey Lions Club at Happy Days
- 5:13: Adopt Resolution #23-096 Approving Lease with Mille Lacs Motor Sports II, Inc. for Outside Storage at 6701 Hwy 10 NW
- 5:14: Adopt Resolution #23-097 Approving Lease with Mille Lacs Motor Sports II, Inc. for Rear 18,200 Square Feet of Building at 6701 Hwy 10 NW
- 5:15: Adopt Resolution #23-098 Approving Lease Agreement of 6781 and 6745 Highway 10 NW with Mille Lacs Motor Sports II
- 5:16: Adopt Resolution #23-099 Approving Lease Agreement of 6745 Hwy 10 NW (front) with Mille Lacs Motor Sports II
- 5:17: Adopt Resolution # 23-102 Approving Second Amendment to Purchase Agreement and Right of Re-Entry Agreement for Part of Outlot C, Affinity at the COR; Case of COR Trust Bank (Portions may be closed to the public)
- 5:18: Adopt Resolution #23-105 Accepting Proposals and Awarding Contract for 2023 MSA Pavement Marking Improvements, Improvement Project #23-13

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Musgrove, Woestehoff, Howell Olson, Riley, and Specht. Voting No: None.

## **6. PUBLIC HEARING**

### **6.01: Public Hearing - Introduce Ordinance #23-09 Interim Use Ordinance Prohibiting the Sales of Adult-Use Cannabis**

#### **Presentation**

Community Development Director Hanson reviewed the Staff report concerning the prohibiting of sales of adult-use cannabis. She shared that as part of the 2023 Minnesota Legislative Session, the regulation of adult-use cannabis has passed in the House and the Senate and has now moved to the Conference Committee and once passed it will go to the Governor for his signature. She stated that as of July 1, 2023, it will be legal to possess a regulated amount of THC products and as of January 1, 2024, it will be legal for the commercial sales of THC with the approved licenses from the State of Minnesota and the City of Ramsey. She noted that the Bill allows for local governments to adopt an interim ordinance that would restrict, regulate, or prohibit the operation of a cannabis business until January 1, 2025.

Councilmember Woestehoff asked if the ordinance as it is written does not limit any of the current sellers of edibles or THC based beverages and these can continue to be sold as is.

Community Development Director Hanson said this is correct.

Councilmember Woestehoff noted that this is the first reading of the ordinance and it will be heard again. He asked if this is the only opportunity for public comment.

Community Development Director Hanson said no.

### **Public Hearing**

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

### **Citizen Input**

There was none.

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

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Musgrove, Woestehoff, Howell Olson, Riley, and Specht. Voting No: None.

The public hearing was closed at 7:08 p.m.

### **Council Business**

Councilmember Riley stated that this is being done to let the regulations catch up to the law that is being proposed.

Motion by Councilmember Riley, seconded by Councilmember Musgrove, to introduce Ordinance #23-09 interim ordinance prohibiting the sale of adult-use cannabis.

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Riley, Musgrove, Howell, Olson, Specht, and Woestehoff. Voting No: None.

## **7. COUNCIL BUSINESS**

### **7.01: Consider Preliminary Plat and Site Plan for Home2Suites Hotel (Project 23-102)**

Planning Manager Larson reviewed the Staff report and preliminary plat and site plan application for Home2Suites. He added that Emily Alegra with Ramsey Properties LLC was in attendance.

Councilmember Specht asked if Zeolite Street will need to be redone before plans can be finalized.

Planning Manager Larson stated that the hotel elevation is fine and construction of the parking lot will not come for a few months anyway and by that point they hope to have the design of Zeolite Street complete.

Mayor Kuzma shared his excitement for the hotel coming in to the City.

Councilmember Woestehoff thanked the developer for putting an entrance on Sunwood Drive.

Councilmember Riley thanked the applicants for being here. He stated that they are interested in adding restaurants to this area.

Councilmember Howell shared her excitement for the hotel.

Motion by Councilmember Woestehoff, seconded by Councilmember Howell, to Adopt Resolution #23-059 approving the preliminary plat for Ramsey Properties LLC and site plan for hotel at 7895 Sunwood Drive Northwest.

Further discussion:

Councilmember Musgrove asked if there is something concerning this project on the EDA this week.

City Administrator Hagen stated that the EDA is doing their first review of the TIF application and considering a use restriction for the remainder of the parcel.

Councilmember Musgrove asked what portion of the parcel this referred to.

Emily Alerga with Ramsey Properties LLC came forward and shared that it would be a restriction for the whole parcel.

Councilmember Musgrove stated that she would like to see how much of the lot it would be.

Ms. Alerga stated that it would be 30 acres of the parcel.

City Administrator Hagen stated that it would be west of Zeolite, north of Sunwood, and south of Bunker.

Councilmember Musgrove asked if there were developers in mind for the rest of the parcel.

Ms. Alerga stated that this can be discussed more. She added that they are not asking for no development, rather just asking for the short term lease requirement to have a restriction, such as other hotels to help limit competition.

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Woestehoff, Howell, Musgrove, Olson, Riley, and Specht. Voting No: None.

**7.02: Adopt Resolution #23-100 Accepting Quotes and Awarding Contract for Pavement Maintenance Project #23-15, 2023 Priority Pothole Patching Contracted Services.**

City Engineer/Public Works Director Westby reviewed the Staff report concerning awarding contracts for Pavement Maintenance Project #23-15 to Diversified Paving Inc. He discussed the areas that have been prioritized for this patching. He read aloud an email written to him from a Ramsey resident, Jenny Brown-Nelson, 18055 Ute Street Northwest, who shared her concerns and

emphasized the need to patch potholes ahead of the summer season where families and children will be spending time outside. The email included a requested addendum to revise area 5 to 1A.

Councilmember Woestehoff asked about the timeline of this project and when they are able to get this started.

City Engineer/Public Works Director Westby explained that the request for quotes specified a completion deadline of June 9, 2023, meaning that all seven areas must be complete by then. He stated that if this is approved they will get the contractor under contract as quickly as possible and the contractor would be able to start at their earliest convenience. He noted that there is likely three weeks between completion of area 1 to area 5.

Councilmember Riley asked if the different areas were prioritized based on the need and the expeditious way the roads could be done.

City Engineer/Public Works Director Westby stated that the roads were prioritized based on need and the number of calls received.

Councilmember Musgrove asked if it would be possible that the contractor could get to areas 2 and 5 at the same time, as area 2 is rather small.

City Engineer/Public Works Director Westby explained that they did not put a lot of importance on putting these areas in any certain order. He stated that area 1 will take the longest based on its size.

Councilmember Olson asked if the prioritization is based exclusively on reports from the residents or if it is also based on personal observations from Staff.

City Engineer/Public Works Director Westby said it is based on both. He noted that Street Supervisor Turner is the one who prioritized these areas initially.

Mayor Kuzma asked if they could work with the contractor during the pre-construction meeting to see what makes the most sense for the order of the areas.

Street Supervisor Turner explained that the areas were ranked based on the severity of those roads and number of calls received.

Motion by Councilmember Musgrove, seconded by Councilmember Specht, to adopt Resolution #23-100 accepting quotes and awarding contracts for Pavement Maintenance Program #23-15, 2023 priority pothole patching contracted services to Diversified Paving Inc. in the amount of \$139,269.

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Musgrove, Specht, Howell, Olson, Riley, and Woestehoff. Voting No: None.

**7.03: Adopt Resolution #23-101 Approving Plans and Authorizing Bids for Pavement Maintenance Project #23-16, 2023 Pavement Patching Contracted Services.**

City Engineer/Public Works Director Westby reviewed the Staff report in regards to authorizing bids for Pavement Maintenance Project #23-16 for the remainder of the pavement patching to be completed.

Councilmember Woestehoff asked about the timeline for this project.

City Engineer/Public Works Director Westby explained that if this is authorized tonight then bids would be back in approximately four weeks and will then be brought back to the Council meeting and then get the contractor under contractor in one to two weeks. He added that this amount of work will take a couple of months to complete.

Councilmember Musgrove stated that she likes the idea of letting them go out for bids and not have to come back to Council for a second time.

Motion by Councilmember Specht, seconded by Councilmember Riley, to adopt Resolution #23-101 approving plans and authorizing bids for Pavement Maintenance Project #23-16, 2023 Pavement Patching Contracted Services.

Further discussion:

Councilmember Riley emphasized the need to do this.

Mayor Kuzma added that he would like to see the funds come out of the Pavement Management Fund.

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Specht, Riley, Howell, Musgrove, Olson, and Woestehoff. Voting No: None.

**7.04: Adopt Resolution #23-107 Approving COR Infrastructure Design Services Proposal and Authorizing Bids for Improvement Project #23-17; COR Tree Clearing**

City Engineer/Public Works Director Westby reviewed the Staff report and recommendation to approve Bolton & Menk's COR infrastructure design services proposal and authorize advertisements for bids for Improvement Project #23-17.

Councilmember Riley asked if they are under a shorter timeline why they are not also going out for bids for the pond lining and sewer items now.

City Engineer/Public Works Director Westby explained that those plans are not complete yet. He added that there is a meeting scheduled with Bolton & Menk and Staff to review the plans for the roads to be finalized. He stated that these other plans should be back to Council soon.

Councilmember Specht stated that when residents see the trees coming down he imagines a lot of them will have questions. He emphasized the importance of communicating this to residents.

Councilmember Musgrove asked why the trees are being brought down in the wetland areas.

City Engineer/Public Works Director Westby explained that this item will be discussed in the Staff meeting with Bolton & Menk. He noted that the plan is not to mitigate the wetlands immediately. He stated that trees can be cleared from wetlands.

City Administrator Hagen stated that the numbers in the case were estimates based on the COR analysis. He said these numbers will be paired down to what makes sense and it does not make sense to go through the effort of mitigating the wetlands.

Councilmember Musgrove asked if they may not be taking trees out of the areas that are type 3 wetlands.

City Administrator Hagen explained that straight north of the roundabout on Sunwood is a large wetland. He stated that there have been proposals from developers that state they can work around the wetlands so it would not make sense to clear cut all of those trees.

Councilmember Musgrove asked if TIF-14 has been extended yet.

City Administrator Hagen said they do not know officially.

Councilmember Musgrove asked if this can still be bonded on.

City Administrator Hagen explained that they can bond on it and there is a requirement to have 20% on hand.

Councilmember Musgrove asked to clarify that if the TIF is not extended if the bonding can still stay there.

City Administrator Hagen said yes and stated that they would capture the revenue through 2040.

Motion by Councilmember Musgrove, seconded by Councilmember Riley, to adopt Resolution #23-107 approving COR infrastructure design services proposal and authorize advertisements for bids for Improvement Project #23-17; COR tree clearing.

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Musgrove, Riley, Howell, Olson, Specht, and Woestehoff. Voting No: None.

#### **7.05: Introduce Ordinance #23-06 Amending Chapter 2, Article V Boards, Commissions and Authorities of the City Code**

City Administrator Hagen reviewed the Staff report concerning the recently updated Charter requirement that all boards and commission members must be Ramsey residents.

Motion by Councilmember Riley, seconded by Councilmember Woestehoff, to introduce Ordinance #23-06 amending Chapter 2, Article V Boards, Commissions, and Authorities of the City Code.

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Riley, Woestehoff, Howell, Musgrove, Olson, and Specht. Voting No: None.

## **8. MAYOR, COUNCIL AND STAFF INPUT**

City Administrator Hagen announced upcoming meetings and events.

Councilmember Musgrove noted that she will not be able to attend the upcoming Parks and Recreation meeting and Councilmember Olson will attend in her place. She added that the meeting will be held at Alpine Park.

Councilmember Woestehoff shared that this Friday is the Youth First Mayor's Prayer Breakfast.

## **9. ADJOURNMENT**

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

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Musgrove, Olson, Howell, Riley, Specht, and Woestehoff. Voting No: None.

The regular meeting of the City Council adjourned at 8:15 p.m.

Respectfully submitted,

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Brian S. Hagen  
City Administrator

ATTEST:

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Katie M. Schmidt  
City Clerk

Drafted by Ava Rokosz  
*TimeSaver Off Site Secretarial, Inc.*