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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 13, 2024, 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
Police Chief Jeff Katers
Planning Manager Todd Larson
City Attorney Fritz Knaak
Community Development Director Stephanie Hanson

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: Oath of Office: Patrol Officer

Police Chief Katers introduced and gave a brief background of Aiden Berthiaume.

Mayor Kuzma gave the Oath of Office to Mr. Berthiaume.

2.02: State of the City 2024: Mayor's Address

Mayor Kuzma presented the 2024 State of the City address and provided a recap of City operations, updates, and news from the past year, as well as a look ahead at what is to come in the new year.

2.03: Ramsey Gateway Project

City Administrator Hagen reviewed the Staff report concerning the Ramsey Gateway Project and introduced Kristin Blaha from Zan Associates and Dan Penn and Brian Porter from MnDOT.

Mr. Penn, Construction Engineer at MnDOT, shared that he and his staff will be administering this contract for Anoka County and the City. He discussed the project layout and overview.

Mr. Porter, Project Engineer at MnDOT, discussed the lane closures, where they will be and when they will take place. He reviewed the detour map.

Ms. Blaha reviewed the Business Outreach Plan and shared that they will be holding monthly business meetings with the local businesses that are affected. She noted they will also be providing customer detour maps. She encouraged everyone to sign up for email updates on the project website to stay up to date on the project.

Councilmember Musgrove asked if the 16 night closures is 16 nights per year.

Mr. Porter said it was over two years.

Mayor Kuzma asked when they are planning to get the work started.

Mr. Penn said they will likely be looking to start in mid-to-late March.

Councilmember Musgrove shared her appreciation for the great communication that came with the Anoka project and she knows the residents will be served well through this same communication and partnership with this project.

3. CITIZEN INPUT

None.

4. APPROVE AGENDA

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

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

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, 2024
- 5.02: Note the following Boards, Commissions, and Committee Meeting Minutes:
 - Planning Commission Meeting Minutes Dated November 30, 2023
 - Economic Development Authority Meeting Minutes Dated December 14, 2023
- 5.03: Approve the following Meeting Minutes:

- 1) City Council Work Session dated January 23, 2024
 - 2) City Council Regular dated January 23, 2024
- 5.04: Approve Business Licenses
- 5.05: Approve Landscape for Central Park Main Parking Lot Reconstruction, Improvement Project #23-02
- 5.06: Authorize Preparation of Plans and Specifications and Advertisements for Bids for The Waterfront - Trails and Trees
- 5.07: Authorization to Hire a Mechanic in the Public Works Department
- 5.08: Adopt Resolution #24-056 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of January 18, 2024 through February 7, 2024.
- 5.09: Adopt Resolution #23-039 Approving Preliminary Plat and Final Plat for Lightbridge Academy
- 5.10: Adopt Resolution #24-046 Approving Plans and Authorizing Advertisements for Bids for Improvement Project #23-19, COR Infrastructure Improvements
- 5.11: Adopt Resolution #23-058 Approving Refund of Earnest Money to COR Trust Bank N.A.
- 5.12: Adopt Resolution #24-059 Approving Change Order #1 for Improvement Project #21-09, Centralized Water Treatment Plant

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

6. PUBLIC HEARING

None.

7. COUNCIL BUSINESS

7.01: Introduce Ordinance #24-02: Rezone a Portion of the Ramsey Landfill from I-1 to CL Northwest of Sunwood Drive and Sunfish Lake Blvd. NW (Connexus Energy).

Planning Manager Larson reviewed the Staff report in regard to the request to rezone a portion of the landfill.

Tessa Haagenson, Director of Power Supply and Business Development at Connexus Energy, came forward and shared that this is not Connexus Energy's first experiment with solar development, and they have other long-term power purchase agreements in place for 20 megawatts of solar spread across four sights in their service territory.

Councilmember Musgrove asked how many acres are needed for one megawatt.

Ms. Haagenson shared one megawatt typically needs five to six acres and they are looking at a total of 23 acres at this site for potential solar development.

Councilmember Musgrove asked how many homes one megawatt would serve.

Ms. Haggenson said one megawatt serves an average of 200 homes on an annual basis.

Councilmember Musgrove asked how many megawatts were planned for this site.

Ms. Haagenon said approximately four megawatts; however, it may vary based on what the developer can fit on the site.

Councilmember Specht asked if there is a plan in place to minimize tree loss in this area.

Planning Manager Larson shared they do not have a final site plan yet; however, it will be coming back after it has been designed. He noted that around the perimeter of the site there are some natural berms with a lot of trees that will remain.

Councilmember Musgrove asked if they are being asked to make a correction of the last zoning map that they worked on.

Planning Manager Larson said yes.

Councilmember Musgrove asked if the ordinance had anything to do directly with the Connexus project.

Planning Manager Larson explained it does have to do with the Connexus project in the sense that under the I-1 zoning, the solar garden cannot be a standalone use; however, under CL it can be standalone.

Councilmember Musgrove noted that there was a comment in the case about some planned site review which is not ready at this time. She asked if they have to take this zoning change up or if they would be able to wait until the planned site review is presented to the Council.

Planning Manager Larson said that it would be possible to wait until the site review was in front of them. He added there is a concept plan that is attached to the report that Staff believed was good enough for this case. He explained the site review will have much more detail.

Motion by Councilmember Woestehoff, seconded by Councilmember Riley, to waive the City Charter provision to read the ordinance aloud and introduce Ordinance #24-02 rezoning a portion of the Ramsey Landfill from I-1 to CL at the northwest of Sunwood Drive and Sunfish Lake Boulevard NW.

Further discussion:

Councilmember Howell shared her concerns with putting a solar array of this size in the middle of the City. She added that she would rather see more of a nature preserve or natural landscapes in this area. She noted the solar panels will be a visual blight and will leach nickel into the landfill to make it more contaminated than it already is. She also wondered what would come of the solar panels when they are no longer usable. She said she believes this is the wrong place to put a solar array and she will not be supporting this.

Councilmember Musgrove shared she will also not be supporting this zoning change. She said she does not agree with the solar panel garden, and she does not believe that Ramsey needs more solar panels. She agreed with Councilmember Howell's idea of having a more natural preserve in this area. She added that it seems to be a little premature to make this decision and it would be helpful to have more information with the site plan review.

A roll call vote was performed:

Councilmember Musgrove	nay
Councilmember Riley	aye
Councilmember Howell	nay
Councilmember Olson	nay
Councilmember Specht	nay
Councilmember Woestehoff	aye
Mayor Kuzma	aye

Motion failed.

7.02: Adopt Resolution #24-041, Approving a Preliminary Plat and Site Plan for Waterfront Village - Centra Homes

Planning Manager Larson reviewed the Staff report concerning the preliminary plan and site plan for the Waterfront Village, Centra Homes project. He shared the Planning Commission's recommendation of approval of the preliminary plat and site plan.

Paul Tabone, Centra Homes, came forward and shared that he is excited to be here this evening as they have put a lot of time and effort into this project. He noted they are looking to begin site work in late spring to early summer. He explained the first phase of the project would consist of roughly 25 home sites on the east side. He noted they are working closely with Staff to make sure the timing works out between getting this project underway, as well as the planned street projects.

Councilmember Musgrove asked if any of these homes will have the front step walkouts similar to the Centra Homes project off of Ramsey and Bunker.

Mr. Tabone said some of them will have steps; however, the site is pretty flat for the most part. He said they will look at this with site grading.

Motion by Councilmember Musgrove, seconded by Councilmember Woestehoff, to adopt Resolution #24-041, Approving the Preliminary Plat and Site Plan Review for Waterfront Village.

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

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Hagen announced upcoming meetings and events.

9. ADJOURNMENT

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

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

The regular meeting of the City Council adjourned at 7:48 p.m.

Respectfully submitted,

Brian S. Hagen
City Administrator

ATTEST:

Katie M. Schmidt
City Clerk

Drafted by Ava Major
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.