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

The Ramsey City Council conducted a regular meeting on Monday February 26, 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 Dan Specht
Councilmember Matt Woestehoff

Members Absent: Councilmember Chris Riley

Also Present: City Administrator Brian Hagen
City Engineer/Public Works Director Bruce Westby

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

None.

3. CITIZEN INPUT

None.

4. APPROVE AGENDA

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

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

5. CONSENT AGENDA

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

- 5.01: Approve the Following Meeting Minutes:
 - 1) City Council Special Work Session dated 2/1/24
 - 2) City Council Work Session dated 2/13/24
 - 3) City Council Regular Session dated 2/13/24
- 5.02: Adopt Resolution #24-068 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of February 8, 2024 through February 21, 2024.
- 5.03: Adopt Resolution #24-053 Approving Final Payment to Douglas-Kerr Underground, LLC. for Improvement Project #23-12; HY-10 Ramsey Improvements.
- 5.04: Adopt Resolution #24-054 Approving Final Payment to Meyer Contracting, Inc. for Improvement Project #23-11; Lift Station #10 Improvements.
- 5.05: Adopt Resolution #24-055 Approving Final Payment to GMH Asphalt Corp. for Improvement Project #22-02; Autumn Heights Street Reconstruction.
- 5.06: Adopt Resolution #24-057 Approving Partial Payment to Enebak Construction Company for Improvement Project #23-20; COR Mass Grading.
- 5.07: Adopt Resolution #24-066 Approving Partial Payment No. 8 to Magney Construction, Inc. For Improvement Project #21-09, Centralized Water Treatment Plant.

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

6. PUBLIC HEARING

None.

7. COUNCIL BUSINESS

- 7.01: Adopt Resolution #24-061 Approving Purchase Agreement and Right of Re-Entry Agreement for Lot 2, Block 1, COR FOUR; Garage RE LLC (Take 5) (Portions may be closed to the public)**

City Administrator Hagen reviewed the Staff report on behalf of Economic Development Manager Sullivan, concerning the purchase agreement and right of re-entry agreement for Lot 2, Block 1, COR FOUR. He introduced Tim Eaton.

Tim Eaton with Take 5 Oil Change came forward and shared the background of Take 5 and that this location will be the fifth location in the metro area. He noted they focus on being friendly and fast with all of their services.

Councilmember Howell asked about the vision for the remnant parcel.

Mr. Eaton shared they would like to have a food user in this parcel, as this was also preferred by the EDA. He noted there are interested parties in the parcel. He added they are paying attention to potential traffic.

Councilmember Musgrove asked if the additional parking area will have a sidewalk and if the parking area is right behind the current buildings that are already in this area.

City Administrator Hagen explained that Sunwood Drive used to go right behind these buildings so the north side of the existing strip mall was at the curb. He noted that this parking area is located where Sunwood Drive was. He said he is not sure if the plans are detailed enough at this point where they would have addressed sidewalk connections; however, this is something that Staff does heavily consider.

Mayor Kuzma asked if there is already a sidewalk in this area.

City Administrator Hagen explained there are sidewalks adjacent to the existing building; however, they would want to make sure there is a sidewalk or walking path from the 20 parking spots up to the remnant parcel or this area.

Councilmember Musgrove noted there is an empty space on the map between this parcel and the Aldi parking lot. She asked if this area is intended for traffic to be able to cross between.

Mr. Eaton said this would be one of the entry points into the site where customers would be able to access Take 5 or the other parcel. He noted this can also be used as a way for the customers to exit out onto the service road.

Councilmember Musgrove stated the right of re-entry agreement says it does not include the remnant parcel. She asked if the right of re-entry agreement was for the entire parcel or just the Take 5 portion.

City Administrator Hagen shared that the right of re-entry encompasses the entire parcel until such a time that the Take 5 project is done, when the agreement would go away and they would have outright ownership of the remnant.

Councilmember Musgrove asked for a further explanation on this.

Mr. Eaton explained that they are buying one parcel, and the intention would be to have two uses on the parcel. He noted the goal of this is to ensure a level of density with development since this parcel is in the COR. He said that if Take 5 is not built within the 12 months in the agreement, then the City has the right to take back the entire parcel, including the area that will be the remnant parcel. He stated that 12 months is a fairly short development timeline, and they were only requested to enter into a right of re-entry agreement for the Take 5 use. He noted they do want to develop this land and not just let it sit.

Mayor Kuzma asked if the intent is to bring in another use for the remnant parcel.

Mr. Eaton said yes.

Mayor Kuzma asked if they would sell this parcel or rent it.

Mr. Eaton noted it would depend on the user. He said they would be open to keeping the parcel and renting it; however, if they found a good user, they would be open to selling the parcel.

Councilmember Specht shared he is very excited about this as it is a good fit for the area.

Councilmember Woestehoff noted that the Aldi agreement states there cannot be any auto repair shops in the area. He asked if there has been any consideration for this.

City Administrator Hagen explained they have been working with Aldi on this and so far, they have not been told 'no' by Aldi. He noted that Aldi's perspective on not wanting an auto repair shop in the area had to do with spare parts and damaged vehicles in the area. He added that Aldi will have to sign off on this use and the use on the remnant parcel.

Councilmember Musgrove asked if Aldi would have to sign off on the sale of the remnant parcel.

City Administrator Hagen noted that Aldi would have to sign off on the use, not necessarily the sale. He explained that when Take 5 would sell off the remnant parcel, they would have to go through the platting process with the City and they would have to check in with Aldi before they started reviewing site plans. He added that when the structure is built and sold to a new user down the road, the City would not have to give pre-approval; however, Aldi would likely be the ones making the City aware of the new owner so that Aldi and the City can review the new use together.

Councilmember Musgrove asked if they have any call back on the remnant parcel apart from Take 5.

City Administrator Hagen said they are one parcel and there is nothing in the concept plan that is forcing Take 5 to build a second building on the remnant parcel. He noted that if the City really wanted to see a second building on the remnant parcel then they would want to look at platting this now and having the City hold onto the smaller parcel; however, this is not needed.

Motion by Councilmember Specht, seconded by Councilmember Howell, to adopt Resolution #24-061 Approving Purchase Agreement and Right of Re-Entry Agreement for Lot 2, Block 1, COR FOUR; Garage RE LLC (Take 5) (as presented); subject to City Attorney review.

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

7.02: Adopt Resolution #24-063 Accepting Bids and Awarding Contract for Barthel's Rum River Acres and White Pines Estates Street Reconstructions, Improvement Project #24-01

City Engineer/Public Works Director Westby reviewed the Staff report in regard to the street reconstructions at Barthel's Rum River Acres and White Pines Estates. He shared that the low bid was from North Valley Inc. at \$848,577, 31% below the engineer's estimate.

Councilmember Musgrove stated it is a nice surprise to have this project come in below the engineering estimates.

Motion by Councilmember Musgrove, seconded by Councilmember Specht, to adopt Resolution #24-063 accepting bids and awarding a contract to North Valley, Inc. in the amount of \$848,577 for Barthel's Rum River Acres and White Pines Estates Street Reconstructions, Improvement Project #24-01.

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

7.03: Adopt Resolution #24-064 Accepting Bids and Awarding Contract for Halls Dover Acres Street Reconstructions, Improvement Project #24-02

City Engineer/Public Works Director Westby reviewed the Staff report concerning the street reconstruction at Halls Dover Acres. He shared that the low bid was from David Perkins Contracting Inc. at \$844,910.01, which is 12% below the engineer's estimate.

Motion by Councilmember Howell, seconded by Councilmember Woestehoff, to adopt Resolution #24-064 accepting bids and awarding a contract to Dave Perkins Contracting, Inc. in the amount of \$844,919.01 for Halls Dover Acres Street Reconstructions, Improvement Project #24-02.

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

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Hagen announced upcoming meetings and events.

9. ADJOURNMENT

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

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

The regular meeting of the City Council adjourned at 7:41 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.