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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 28, 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
City Engineer/Public Works Director Bruce Westby
Planning Manager Todd Larson
City Attorney Fritz Knaak
Assistant City Engineer Joe Feriancek
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: Annual Public Works Department Update

City Engineer/Public Works Director Westby reviewed the annual Public Works update with the Council.

Street Supervisor Turner gave an overall overview of the streets, their conditions, and street projects.

Mayor Kuzma asked how much salt they currently have.

Street Supervisor Turner said they are at about 1000 tons. He stated that they are in a very good position.

3. CITIZEN INPUT

None.

4. APPROVE AGENDA

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

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

5. CONSENT AGENDA

City Administrator Hagen shared that they received a request earlier today to remove items 16 and 17 from the Consent Agenda. He added that there is a small change to the agreement for item 20 and they will need to add the legal description of the property in the agreement.

Motion by Councilmember Musgrove, seconded by Councilmember Howell, to approve the following items on the Consent Agenda with the removal of items 16 and 17, and the updates to item 20 to add the legal description:

- 5.01: Receive April 2024 Financial Reports - General Fund, EDA and Enterprise Funds
- 5.02: Approve the following Meeting Minutes:
 - 1) City Council Work Session dated May 14, 2024
 - 2) City Council Regular dated May 14, 2024
- 5.03: Approve business license applications.
- 5.04: Authorization to Hire a Part-time Planning Division Administrative Assistant
- 5.05: Adopt Resolution #24-148 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of May 9, 2024 through May 22, 2024.
- 5.06: Adopt Resolution #24-123 Approving Plans and Authorizing Advertisements for Bids for Improvement Project #24-04, Ford Brook Estates Drainage Improvements
- 5.07: Adopt Resolution #24-129 Approving Community Benefit Agreement with iDigital Outdoor, LLC, at 9500 Hwy 10 NW.
- 5.08: Adopt Resolution #24-132 Authorizing Partial Payment #11 to Magney Construction, Inc. for Improvement Project #21-09, Centralized Water Treatment Plant.
- 5.09: Adopt Resolution #24-137 Approving Partial Payment to Douglas-Kerr Underground, LLC for Improvement Project #23-19, The COR Infrastructure Improvements.
- 5.10: Adopt Resolution #24-138 Ordering Request for Proposals for 2025 Capital Improvement Program projects topographic surveys, geotechnical services and utility testing
- 5.11: Adopt Resolution #24-140 Accepting Bids and Awarding Contract for 2024 Pavement Rejuvenation Improvements, Improvement Project #24-09
- 5.12: Adopt Resolution #24-141 Accepting Bids and Awarding Contract for 2024 MSA Pavement Marking Improvements, Improvement Project #24-10

- 5:13: Adopt Resolution #24-143 Approving Partial Payment to Northdale Construction Co. Inc., for Improvement Project #21-08, WTP Trunk Watermain Improvements.
- 5:14: Adopt Resolution #24-144 Approving Change Order No. 2 for Improvement Project #23-19, COR Infrastructure Improvements.
- 5:15: Adopt Resolution #24-145, Approving an Amended Development Agreement for Lightbridge Academy
- 5:16: ~~Adopt Resolution #24-146 Approving a Final Plat and Development Agreement for "Waterfront Village"~~ **Please Note: this item was removed from the Consent Agenda and will come back at a future meeting.**
- 5:17: ~~Adopt Resolution #24-147 Approving Right of Re-Entry Agreement and Sale of a Portion of Outlot A, Ramsey Properties Addition; Centra Homes~~ **Please Note: this item was removed from the Consent Agenda and will come back at a future meeting.**
- 5:18: Adopt Resolution #24-149 Authorizing Requests for Proposals for Riverstone North Intersection Control Evaluations
- 5:19: Adopt Resolution #24-150 Approving Plans and Specifications and MnDOT Cooperative Construction Agreement No. 1056358 and Authorizing Bids for Improvement Project #22-17, Ramsey Villas North Sound Wall Improvements
- 5:20: Adopt Resolution #24-151 Approving Encroachment Agreement for 6821 146th Cir NW

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

6. PUBLIC HEARING

6.01: Public Hearing - Adopt Resolution #24-128 Vacating Easements in Harmony Farms.

Presentation

Planning Manager Larson reviewed the Staff report in regard to the easement vacation for Harmony Farms.

Councilmember Musgrove stated that she understands that there are no utilities in this area; however, since there are wetlands, she asked if they are just vacating the utility portion.

Planning Manager Larson explained that they would be vacating the drainage and utility easement which would be rededicated at the new plat to a different configuration.

Public Hearing

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

Citizen Input

There was none.

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

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

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

Council Business

Motion by Councilmember Woestehoff, seconded by Councilmember Olson, to adopt Resolution #24-128 Vacating Easements in Harmony Farms.

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

7. COUNCIL BUSINESS

7.01: Adopt Ordinance #24-08: Rezone Property in the Donna Farms plat from B-2 to B-3

Planning Manager Larson reviewed the Staff report concerning the rezoning request from B-2 to B-3 in Donna Farms.

Councilmember Riley asked if they are getting too ahead of themselves with this change as there are no official proposals from users at this time.

Planning Manager Larson explained that the applicants who are interested in this area but currently fall outside of zoning regulations do not want to prepare plans until they know that the zoning changes are in place. He stated he does not see a concern with making this change prior to any applications.

Councilmember Woestehoff asked why the interested parties do not meet the B-2 designation.

Planning Manager Larson stated that U-Haul is one of the interested parties and only a limited amount of the rentable trucks and trailers would be permitted in the B-2 district, which is much less than U-Haul is interested in. He noted that under the B-3 designation, auto sales and rental are included which would allow them to use the entire site for vehicle rentals. He added that Markquart RV, the other interested party, would be considered an auto dealer which would need to be in the B-3 district.

Councilmember Olson asked if neither of these businesses follow through with their applicants to this area if there will be a downside to making this zoning change.

Planning Manager Larson shared that the rezoning ordinance was based on the plats, not the existing legal description of the property. He noted that if the plat does not get recorded then the zoning does not actually go into place. He added that if the plat did get recorded and the businesses

applicants fell through then this area would be available for another B-3 entity. He shared that everything that can be done in B-2 can also be done in B-3. He shared the Planning Commission's recommendation of approval.

Motion by Councilmember Howell, seconded by Councilmember Musgrove, to waive the Charter requirement to read the ordinance aloud and adopt Ordinance #24-08, rezoning 8655 and 8725 Riverdale Drive NW from B-2 to B-3.

A roll call vote was performed:

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

Motion carried.

7.02: Adopt 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 rezoning request for a portion of the Ramsey Landfill from I-1 to CL. He shared the Planning Commission's recommendation of approval.

Motion by Councilmember Woestehoff, seconded by Councilmember Riley, to waive the City Charter provision the ordinance is read aloud and adopt 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.

A roll call vote was performed:

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

Motion carried.

7.03: Adopt Ordinance #24-07: Rezoning property at the southeast corner of Sunwood Drive and Ramsey Parkway from COR-4b to COR-4c (Norhart Ramsey)

Planning Manager Larson reviewed the Staff report concerning the rezoning request from COR-4b to COR-4c at the southeast corner of Sunwood Drive and Ramsey Parkway.

Motion by Councilmember Musgrove, seconded by Councilmember Olson, to waive the Charter requirement to read the ordinance aloud and to adopt Ordinance #24-07, rezoning 7975 and 7979 Sunwood Drive from COR-4b to COR-4c.

A roll call vote was performed:

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

Motion carried.

7.04: Adopt Resolutions #24-095 and #24-096 and Introduce Ordinance #24-06 for Haviland Fields (Presbyterian Homes) - Comprehensive Plan Amendment, Rezoning, Preliminary Plat, and Site Plan Review for a Multi-Family Residential Development at 14501 Nowthen Blvd. NW.

Planning Manager Larson reviewed the Staff report in regard to the Comprehensive Plan amendment, rezoning, preliminary plat, and site plan review for Presbyterian Homes. He shared the Planning Commission's recommendation of the project.

Councilmember Riley asked if the Parks Commission and Staff reviewed the park dedication for this project and if they are comfortable with this.

Planning Manager Larson shared that the Parks Commission reviewed this a few weeks ago and they are in support of the park dedication. He added that the land dedication credit for the pickleball court and parking lot construction will still yield quite a bit of cash that the City would receive for this project.

Councilmember Riley shared that he was previously concerned with traffic being created due to the development. He asked if Staff is comfortable with the changes that have been made to help alleviate traffic concerns.

Planning Manager Larson said yes.

Councilmember Musgrove asked when the roundabout that the County is constructing on Sunwood and Nowthen is anticipated.

City Engineer/Public Works Director Westby shared that this project is not scheduled for a specific time yet as the County is still searching for funding.

Councilmember Musgrove asked if this project would move the roundabout up in order of importance.

City Engineer/Public Works Director Westby said it could; however, the County is still actively searching for the funds to complete the project.

Councilmember Musgrove stated she would encourage Staff to try to influence the County to do this project sooner rather than later.

City Engineer/Public Works Director Westby shared that the Public Works Committee has also made this comment.

Councilmember Musgrove asked about the parking spots that are off of Cobalt Street and the gate for accessing them. She shared that when this case was heard at the Parks and Recreation Commission meeting they were told that the gate was going to be on the Cobalt side rather than internal. She asked how residents will access these parking spots.

Planning Manager Larson said they will access them off of Cobalt.

Councilmember Musgrove stated that residents had made comments about sound wall barriers, which was addressed with some fencing on the northwest side. She asked how far the fence goes.

Planning Manager Larson said it will go around the cul-de-sac of Flourine Street.

Councilmember Musgrove asked if there will be any fencing on the side of Highway 47 to help with any sound issues that may come from the neighborhood across Highway 47.

Planning Manager Larson shared that this development is not expected to create any noise that would travel over Highway 47 to the other neighborhoods.

Councilmember Musgrove asked if they are preserving any trees along the side of the all-ages complex on Highway 47.

Planning Manager Larson said he believes there are trees in the more detailed landscaping plans.

Councilmember Woestehoff stated that when he was on the Public Works Committee, they had talked about the sound wall fence off of Highway 47 that basically went into a ditch. He asked if they could make sure that the grade of this fence is consistent when they get to the site plan review. He stated that the fence that they saw in a different development dipped below usefulness because of the elevation change.

Planning Manager Larson noted that this is just a private fence, not a sound wall.

Councilmember Musgrove shared that there were residents who came to the open houses with comments. She asked if all of the questions that these residents had about the development have been answered or resolved.

Planning Manager Larson stated there were lots of questions that were asked regarding fences and privacy matters and these things have been incorporated into the design. He added that the placement of the buildings, keeping site lines open, and keeping public spaces in different areas have all been addressed as well.

Sam Jagodzinski, the applicant with Senior Housing Partners, came forward and gave the Council a presentation on the project.

Jacob Rojer with Kimley-Horn came forward and reviewed the traffic study that was conducted for this project.

Chris Palkowitsch, the architect with BKB Group, came forward and reviewed the design of the project.

Motion by Councilmember Woestehoff, seconded by Councilmember Olson, to adopt Resolution #24-095 Approving a Comprehensive Plan Amendment for Haviland Fields Addition.

Further discussion:

Councilmember Specht shared that he believes the project looks great. He noted that something they have heard over and over again from residents is that they want a pause to the new apartments and high density housing in the City. He said he will not be supporting this.

Councilmember Howell shared that she has concerns with the increased traffic. She said she loves the look of the plan and how the developer did not ask for TIF dollars; however, she will not be supporting this.

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Woestehoff, Olson, Musgrove, and Riley. Voting No: Howell and Specht.

Motion by Councilmember Woestehoff, seconded by Councilmember Olson, to adopt Resolution #24-096 Approving the Preliminary Plat of Haviland Fields Addition.

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Woestehoff, Olson, Musgrove, and Riley. Voting No: Howell and Specht.

Motion by Councilmember Woestehoff, seconded by Councilmember Olson, to introduce Ordinance #24-06 Amending Section 106-120 "Official Zoning Map" Rezoning Haviland Fields Addition from R-1A, R-2, and R-3 to Planned Unit Development.

A roll call vote was performed:

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

Motion carried.

7.05: Adopt Resolution #24-139 Accepting Bids and Awarding Contract for 2024 NE Ramsey Street Reconstructions, Improvement Project #24-03

Assistant City Engineer Feriancek reviewed the Staff report concerning the 2024 NE Ramsey Street reconstructions. He shared the low bid was from GMH Asphalt Corporation in the amount of \$2,441,039.52, which was 29% below the engineer's estimate.

Councilmember Specht asked how the cost split with Nowthen was decided.

Assistant City Engineer Feriancek explained that the City limits split the unit construction costs.

Motion by Councilmember Musgrove, seconded by Councilmember Howell, to to adopt Resolution #24-139 accepting bids and awarding a contract for 2024 NE Ramsey Street Reconstructions, Improvement Project #24-03, to GMH Asphalt Corporation for the total bid in the amount of \$2,441,039.52.

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

8. MAYOR, COUNCIL AND STAFF INPUT

8.01: Legislative Update

City Administrator Hagen reviewed the Legislative Update and announced upcoming meetings and events.

Councilmember Specht shared that the Ramsey North community is hosting a garage sale from May 30 through June 1. He added that the Flowers and Food Trucks event will be this Saturday at Green Valley.

Councilmember Musgrove added that there are some new sites in Ramsey including the new sign that says 'City of Ramsey' on Highway 47 and Bunker. She noted that Alpine Park also has its new playground, and she has already seen children and families enjoying it already. She added

that the pedestrian bridge legislation was authored by Representative Stevenson from Anoka and Senator Hoffman from another area. She said that the City did not get a chance to vet all of this even though the bridge has been in the future plans for Ramsey for a long time. She stated that she is glad to hear that there will finally be a case for this to be vetted. She added that she is not sure why this was brought forward by other representatives.

Councilmember Woestehoff noted that Representative Niska is also listed as an author of this bill.

Councilmember Howell stated it was not one of the City's legislative agenda priorities and echoed the concern that it came forward without any Council input.

9. ADJOURNMENT

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

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

The regular meeting of the City Council adjourned at 8:27 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.