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

The Ramsey City Council conducted a regular meeting on Tuesday, September 24, 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
Planning Manager Todd Larson
City Attorney Fritz Knaak
City Engineer/Public Works Director Bruce Westby
Finance Director Diana Lund
Recreation Specialist Abby Proulx

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: Proclamation Declaring October 2024 as *Domestic Violence Awareness Month*

Mayor Kuzma read the proclamation which declared October 2024 Domestic Violence Awareness Month.

Amanda Fulk with the Alexandra House came forward and thanked the City for its dedication to illuminating public spaces in purple during October which sends a powerful message of solidarity. She shared that they are thankful for the City's leadership and commitment to ending violence in the community. She noted that in the last decade, nearly 300 Minnesotans have lost their lives due to domestic violence, with 40 domestic related homicides in 2023 and 13 already this year. She invited the community to join them in building a violence-free future by taking part in one of the upcoming Domestic Violence Awareness Month initiatives, including the Hope Fest Event and displaying signs of support of Domestic Violence Awareness Month. She also encouraged people to wear purple on October 17 as it is Purple Thursday.

2.02: 2024 Happy Days Recap & Volunteer Acknowledgments

Recreation Coordinator Proulx reviewed the 2024 Happy Days recap. She highlighted the overall success of the event as well as the sponsors for the event. She thanked all of the volunteers, partners, and Staff who helped make this event a success. She shared that the next Happy Days event will be held on Saturday, September 6, 2025.

The Council thanked Recreation Coordinator Proulx for all of her work on this event.

3. CITIZEN INPUT

Roxanne Tersteeg, 6263 Rivlyn Avenue, came forward and gave an update on her house which was affected by the sewage leak on June 8. She shared that they are working with the construction company's insurance carriers on the liability and biological claims. She said they have put in a lot of work to get their house back to being livable and they have gone as far as they are comfortable with covering the costs without being reimbursed and supported by the insurance companies. She shared that they have yet to hear from Ames after they had a meeting to finalize everything two weeks ago.

Mayor Kuzma said the City has been trying to put as much pressure on this situation to get a resolution as they can. He stated they are limited on what they can do other than put the pressure on the County to make sure these property owners are taken care of.

City Administrator Hagen reiterated that the County holds the construction contract with Ames, so any enforcement has to go through them. He shared that he has been in meetings directly with Ames and the County. He explained that they have been expressing that this was not the homeowner's fault that this happened, and they should not be holding any financial burden because of this. He noted that if there are invoices that are not being paid, these kinds of things need to be sped up and taken care of. He added that all of the affected properties are in varying degrees of being fixed. He said the County is continuing to reach out to Ames to put pressure on this.

Ms. Tersteeg explained that when she submitted the invoices for the mechanical equipment that needed to be replaced, such as the furnace, air conditioner, and water heater, this was argued by the insurance company, and they were accused of padding the invoice to get a higher payout. She said they are just trying to restore their home to what it was before this happened.

Councilmember Specht thanked Ms. Tersteeg for continuing to come forward with updates on the progress of this project. He added that he had spoken with Representation Niska on this as well and he is available to help in any way possible.

Councilmember Musgrove asked if these residents would be able to get any legal help with looking over some of the documents that the insurance companies are asking them to sign.

City Administrator Hagen said he can reach out to the County and see if these residents would be able to consult with the County Attorney if they have any questions.

4. APPROVE AGENDA

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

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

5. APPROVE MINUTES

Motion by Councilmember Howell, seconded by Councilmember Olson, to approve the following meeting minutes:

- 5.01: City Council Work Session dated, September 10, 2024
- 5.02: City Council Regular Session dated, September 10, 2024

Councilmember Musgrove shared that on page six of the Work Session minutes it was not recorded that City Clerk signed the agreement that was discussed.

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

6. CONSENT AGENDA

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

- 6.01: Receive Cash and Investments for Period Ending August 31, 2024
- 6.02: Approve Business License Applications.
- 6.03: Authorization to Promote the Assistant Building Official to Building Official
- 6.04: Authorization to Hire a Permit Technician II
- 6.05: Authorization to Hire a Temporary Building Inspector
- 6.06: Adopt Resolution #24-283 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of September 5, 2024 through September 18, 2024.
- 6.07: Adopt Resolution #24-253 Approving an Amended Final Plat for "Donna Farms"
- 6.08: Adopt Resolution #24-254 Approving a Development Agreement for U-Haul at 8725 Riverdale Drive NW
- 6.09: Adopt Resolution #24-257 Approving Partial Payment to GMH Asphalt Corporation for Improvement Project #24-03, 2024 NE Ramsey Street Reconstructions.
- 6.10: Adopt Resolution #24-258 Approving Partial Payment to Enebak Construction Company for Improvement Project #23-20, The COR Mass Grading.
- 6.11: Adopt Resolution #24-259 Approving Partial Payment to Northwest Asphalt Inc. for Improvement Project #24-03, MSA Xkimo Street Reconstructions.
- 6.12: Adopt Resolution #24-260 Approving Release of Assessment Agreement for Riverstone Plat

- 6:13: Adopt Resolution #24-265 Approving Partial Payment to North Valley, Inc. for Improvement Project #24-01, Barthel's Rum River Acres and White Pines Estates Street Reconstruction.
- 6:14: Adopt Resolution #24-267 Approving the Final Plat and Development Agreement for Pearson Place 2nd Addition, Located at the Southwest Corner of Riverdale Drive and Highway 10 (Project No. 24-100); Case of Development Consulting Services, LLC
- 6:15: Adopt Resolution #24-269 Approving Partial Payment to Douglas-Kerr Underground, LLC. for Improvement Project #23-19, The COR Infrastructure Improvements.
- 6:16: Adopt Resolution #24-270 Approving Partial Payment to North Valley, Inc. for Improvement Project #24-07, 2024 Neighborhood Pavement Overlay Improvements.
- 6:17: Adopt Resolution #24-271 Approving Partial Payment to Dave Perkins Contracting, Inc. for Improvement Project #24-02, Halls Dover Acres Street Reconstruction.
- 6:18: Adopt Resolution #24-272 Approving Partial Payment to Northwest Asphalt, Inc. for Improvement Project #24-11, MSA Alpine Drive Reconstruction.
- 6:19: Adopt Resolution #24-276 Approving Change Order No. 3 for Improvement Project #21-08, Water Treatment Plant Trunk Watermain Improvements
- 6:20: Adopt Resolution #24-277 Approving Change Order No. 4 for Improvement Project #21-08, Water Treatment Plant Trunk Watermain Improvements
- 6:21: Adopt Resolution #24-278 Approving Partial Payment to Northdale Construction Co. Inc, for Improvement Project #21-08, WTP Trunk Watermain Improvements.
- 6:22: Adopt Resolution #24-279 Authorizing Partial Payment No. 15 to Magney Construction, Inc. for Improvement Project #21-09; Centralized Water Treatment Plant.
- 6:23: Adopt Resolution #24-281 Approving Release of Assessment Agreement for Outlot D, Ramsey Town Center 11th Addition
- 6:24: Adopt Resolution ~~#25-282~~ #24-282 Ordering Request for Proposals for Sunwood Drive Concrete Pedestrian Crossing Replacement Topographic Surveys

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

7. PUBLIC HEARING

7.01: PUBLIC HEARING: Adopt Resolution #24-261 Adopting Assessments for Past-Due Charges on Municipal Utility Bills and Current Services Rendered

Presentation

Finance Director Lund reviewed the Staff report in regard to assessing past-due charges on municipal utility bills and services rendered. She shared that there are currently 985 delinquent accounts totaling just under \$554,000.

Councilmember Riley said it appears that there are a lot of delinquent addresses that are on new streets. He asked if there is some communication that has not gotten to new residents on these charges.

Finance Director Lund explained that letters go out to all delinquent accounts and if they are unable to be delivered then the letter is returned to the City; however, they have not had any letters returned this year. She added that there are certain accounts that are certified every year as their way of paying the billing.

Public Hearing

Mayor Kuzma called the public hearing to order at 7:32 p.m.

Citizen Input

There was none.

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

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

The public hearing was closed at 7:33 p.m.

Council Business

Motion by Councilmember Woestehoff, seconded by Councilmember Howell, to adopt Resolution #24-261 Adopting Assessments for Past-Due Charges on Municipal Utility Bills (Which May Include Water, Sewer, Street Lighting, Recycling, Storm Water Charges and Penalties Incurred) and Current Services Rendered.

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

7.02: PUBLIC HEARING: Adopt Resolution #24-266 Vacating a Right-of-Way Easement Encumbering the Northern Cul-de-Sac on Bowers Drive Associated with Pearson Place 2nd Addition (Project No. 24-100); Case of Development Consulting Services, LLC

Presentation

Planning Manager Larson reviewed the Staff report concerning a vacation of easement request in the right-of-way encumbering the northern cul-de-sac of Bowers Drive.

Public Hearing

Mayor Kuzma called the public hearing to order at 7:36 p.m.

Citizen Input

John Dobbs, the applicant, came forward and shared that he does not recall why they did an easement versus a plat for this. He added that the Pearsons has requested that the normal fee for vacation of easement be waived.

Planning Manager Larson explained that the application fee is \$500 and there is a review escrow that covers costs.

Mr. Dobbs said they are requesting to waive this fee as the easement was put in place to take off of Bowers Drive and they dedicated the land for the right-of-way on 148th for free.

Councilmember Musgrove asked about the land that was donated.

Planning Manager Larson explained that with any plat, adequate right-of-way may need to be dedicated to provide access to the created parcels. He noted that this is enforced by State statute and is a typical planning expense.

Councilmember Specht asked how much of the \$500 would be returned to the applicant.

Planning Manager Larson shared that these requested do not typically take a lot of Staff time and the biggest expense is just the public hearing notice. He said he would only expect they spend \$200 to \$250 out of the escrow.

Mr. Dobbs said they are just asking for the application fee to be waived.

Councilmember Riley stated he thinks it makes sense to waive the \$500 application fee for this situation as the easement was done not that long ago and the Pearsons' have been very willing participants in that.

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

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

The public hearing was closed at 7:40 p.m.

Council Business

Motion by Councilmember Riley, seconded by Councilmember Specht, to adopt Resolution #24-266 vacating the right-of-way easement (Document No. 2368247.007) encumbering the Subject Property and waive the \$500 application fee.

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

Mr. Dobbs shared that the City has been great to work with through this process.

Mayor Kuzma added that the park they are working on in this area is looking great.

8. COUNCIL BUSINESS

8.01: Adopt Resolution 24-262 Adopting Proposed 2025 Payable Tax Levies (General, Pavement Management, EDA and Debt Service) & Schedule Public Hearing for November 26, 2024; Adopt Resolution #24-263 Adopting Proposed 2025 General Fund Budget and Resolution #24-264 Adopting Proposed 2025 EDA Budget.

Finance Director Lund reviewed the Staff report in regard to the proposed 2025 payable tax levies, general fund budget, and EDA budget and set the public hearing date for the tax levies for November 26, 2024. She shared the proposed tax levy for 2025 totals \$21,950,694, which is an 8.24% increase.

Mayor Kuzma thanked all Staff, Council, and Finance Director Lund for all of the work that went into putting this budget together.

Councilmember Musgrove asked about the general budget decreasing while the tax capacity is increasing.

Finance Director Lund explained that the capital outlay amount has decreased greatly due to a lot fewer capital requests. She noted that even though the personnel costs increased, it was not as great of an increase as the capital requests decreased.

Councilmember Musgrove asked how this increases the tax capacity from 40% to 46%.

Finance Director Lund shared that the new way the market value exclusion is calculated plays into the overall tax capacity value. She explained that last year they had legislative funds and debt issued for capital requests that they do not have this year which has to be transferred to the property taxes.

Councilmember Riley explained that even if the tax levy did not increase, the tax capacity would have increased because of the new market value exclusions.

Councilmember Musgrove shared that she is surprised to see this much of a tax capacity increase with all of the new houses that have been built in the City over the last few years.

Finance Director Lund noted that this depends on where the houses are built. She explained that in the tax increment district, the values of these homes do not come into the general fund levy until the district is decertified.

Motion by Councilmember Howell, seconded by Councilmember Woestehoff, to Adopt Resolution #24-262 Approving the Proposed 2024, Payable 2025 Tax Levy in the amount of

\$21,950,694 and to schedule the City of Ramsey's budget/levy public meeting on Tuesday, November 26, 2024, at 7:00 p.m

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

Motion by Councilmember Howell, seconded by Councilmember Olson, to Adopt Resolution #24-263 Adopting Proposed 2025 General Fund Budget and Resolution

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

Motion by Councilmember Howell, seconded by Councilmember Woestehoff, to Adopt Resolution #24-264 Adopting Proposed 2025 EDA Budget.

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

8.02: Adopt Resolution #24-275 Accepting Bids and Awarding Contract for Improvement Project #25-01, Rivers Bend Regional Stormwater Improvements

City Engineer/Public Works Director Westby reviewed the Staff report concerning the Rivers Bend regional stormwater improvement project. He shared the low bid from Douglas-Kerr Underground, LLC in the total bid amount of \$899,653.31.

Councilmember Musgrove thanked Staff for bringing this proposal forward earlier this year for Lower Rum River grant funding.

Motion by Councilmember Musgrove, seconded by Councilmember Specht, to adopt Resolution #24-275 accepting bids and awarding a contract for construction of Improvement Project #25-01, to Douglas-Kerr Underground, LLC in the total bid amount of \$899,653.31, and approving Bolton & Menk's construction services proposal in the amount of \$15,240.

Further discussion:

Councilmember Woestehoff stated that when looking at the satellite view of this area and the plans it appears as though they will lose a lot of trees with this project. He asked if there will be ample plantings put in the place of the trees that will be removed.

City Engineer/Public Works Director Westby said they will lose a lot of trees with this project; however, most of them are low quality trees. He shared that they are making sure to save the high-quality trees but they do not have much room on the site for any significant plantings.

Councilmember Woestehoff asked if this is designed so that there will be standing water or if it is meant to filter and drain away water.

City Engineer/Public Works Director Westby explained that they are within the drinking water supply management area so they cannot infiltrate water as a part of this. He said this will be a lined wet pond.

Councilmember Woestehoff suggested that for these kinds of projects in the future it would be nice for there to be a sidewalk around the pond since it is City property it could be an extension of a park.

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

8.03: Adopt Ordinance #24-11 Authorizing the City of Ramsey to Sell Fourteen (14) Parcels of Real Property

City Administrator Hagen reviewed the Staff report in regard to authorizing the sale of 14 City owned parcels.

Motion by Councilmember Woestehoff, seconded by Councilmember Olson, to waive the City Charter requirement to read the ordinance aloud and to adopt Ordinance #24-11 authorizing the City of Ramsey to sell/convey fourteen (14) parcels of real property.

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.

9. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Hagen announced upcoming meetings and events.

Councilmember Specht shared that the Ramsey Recycling Event will be held this Saturday.

Councilmember Howell thanked City Administrator Hagen for putting together the candidate forum on such short notice.

10. 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 8:24 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.