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

The Ramsey City Council conducted a regular meeting on Tuesday, July 8, 2025, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Ryan Heineman  
Councilmember Kirsten Buscher  
Councilmember Michael Olson  
Councilmember Eric Peters  
Councilmember Chris Riley  
Councilmember Dan Specht  
Councilmember Shanna Stewart

Members Absent: None

Also Present: City Administrator Brian Hagen  
City Engineer/Public Works Director Bruce Westby  
Planning Manager Todd Larson  
City Attorney Fritz Knaak

**1. CALL TO ORDER**

Mayor Heineman 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 Heineman.

**2. APPROVE AGENDA**

Motion by Councilmember Peters, seconded by Councilmember Specht, to approve the agenda as presented.

Motion carried. Voting Yes: Mayor Heineman, Councilmembers Peters, Specht, Buscher, Olson, Riley, and Stewart. Voting No: None.

**3. PRESENTATIONS**

None.

**4. CITIZEN INPUT**

None.

## 5. CONSENT AGENDA

Motion by Councilmember Stewart, seconded by Councilmember Olson, to approve the following items on the Consent Agenda:

- 5.01: Receive Cash & Investments for the Period Ending June 30, 2025
- 5.02: Receive May 2025 Financial Reports \_ General Fund, EDA and Enterprise Funds
- 5.03: Note the following Boards, Commissions and Meeting Minutes:
  - Planning Commission Meeting Minutes - May 22, 2025
  - Public Works Meeting Minutes - May 20, 2025
  - Park and Rec Commission Meeting Minutes - May 8, 2025
- 5.04: Approve the Following Meeting Minutes:
  1. City Council Work Session dated June 24, 2025
  2. City Council Regular Session dated June 24, 2025
- 5.05: Approve Business License Applications
- 5.06: Approve the City Administrator's Annual Performance Evaluation
- 5.07: Authorization to promote a Community Service Officer to Police Officer
- 5.08: Authorization to Hire a Community Service Officer/Law Enforcement Program Student (CSO/LEPS)
- 5.09: Authorize Request for Proposals for Civil Legal Services
- 5.10: Adopt Resolution #25-151 Denying a Massage Establishment and Massage Therapy License
- 5.11: Adopt Resolution #25-153 Approving the Final Plat and Development Agreement for Trott Brook Crossing Third Addition.
- 5.12: Adopt Resolution #25-154 Approving the Final Plat and Development Agreement for Parkside Townhomes 2nd Addition (Project No. 25-107); Case of Ramsey at COR, LLC
- 5.13: Adopt Resolution #25-155 Authorizing the City to enter into a Commitment to Purchase with NEOGOV for Cloud-based Human Resources Software
- 5.14: Adopt Resolution #25-156 Accepting Sewer Cleaning and Televising Proposals for 2026 Pavement Management Program Projects
- 5.15: Adopt Resolution #25-159, Approving a Development Agreement for Taco Bell at 14751 Armstrong Blvd NW
- 5.16: Adopt Resolution #25-160 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of June 19, 2025, through July 2, 2025.

Motion carried. Voting Yes: Mayor Heineman, Councilmembers Stewart, Olson, Buscher, Peters, Riley, and Specht. Voting No: None.

## 6. PUBLIC HEARING

None.

## 7. COUNCIL BUSINESS

### **7.01: Adopt Resolution #25-148, Approving a Conditional Use Permit and Site Plan in the COR-2b Zoning District for Chipotle at 14701 Armstrong Blvd NW**

Planning Manager Larson reviewed the Staff report in regard to a Conditional Use Permit and Site Plan for Chipotle. He shared the Planning Commission's recommendation of approval, with discussions around fencing and landscaping, as well as the blank wall on one side of the building.

Allison Morgan, Capital Real Estate, the applicant, came forward and shared that she is open to hearing feedback about the landscaping or fencing for the site.

Councilmember Peters asked if there have been any other Chipotle restaurants that have a blank wall like this one, which is proposed to have that had a mural painted onto it.

Ms. Morgan said she has not seen this done with the Chipotle restaurants in her portfolio, and she is not sure if this has been done at other restaurants.

Councilmember Riley asked if there would be signs on the building.

Ms. Morgan said they will have wall signs. She noted that signage is often done during a separate review. She stated Chipotle typically likes two to three separate signs per building.

Planning Manager Larson said City Code would allow for three signs.

Councilmember Stewart asked why there is an issue with having a blank wall that would be behind fencing anyway.

Councilmember Peters said adding something to this blank wall could make the site overstimulating.

Councilmember Specht stated he is excited to have Chipotle come to the City and does not think they need to put anything on the blank wall.

Councilmember Olson shared that he would like to see a Chipotle sign on the blank wall.

Motion by Councilmember Specht, seconded by Councilmember Peters, to adopt Resolution #25-148, Approving a Conditional Use Permit for a Drive-Through Lane and a Site Plan Review for Chipotle at 14701 Armstrong Blvd NW.

Motion carried. Voting Yes: Mayor Heineman, Councilmembers Specht, Peters, Buscher, Olson, Riley, and Stewart. Voting No: None.

**7.02: Adopt Resolution #25-128 Approving Change Order No. 3 and Engineering Amendment No. 3 for Improvement Project #21-09, Centralized Water Treatment Plant**

City Engineer/Public Works Director Westby reviewed the Staff report concerning a change order for the water treatment plant. He gave a brief overview of the project for the newer Councilmembers who have not been involved with this project since the beginning.

Ryan Hanson, AE2S, came forward and reviewed the change order request and update on the project, as well as the reason for the change order request.

Councilmember Peters asked about the issues they ran into with permitting.

City Engineer/Public Works Director Westby shared that the Building Department had wanted more information than what was initially in the plans, including a site survey. He noted that the Building Department wanted to ensure that the corners of the building were staked out and located before construction started. He added that there was also a permitting issue with the Department of Labor and Industry, which required a redesign of the stormwater pond.

Councilmember Peters asked how long this process took.

City Engineer/Public Works Director Westby said it was around two and a half months.

Councilmember Buscher noted that, through the presentation, it was shared that there was concern with the 24-month timeline of this project. She asked if this concern was brought to the Council throughout this project.

Mr. Hanson shared that the goal of AE2S is to be as transparent as possible. He stated this was discussed in progress meetings. He noted that they do not dictate the timeline to the contractor.

Councilmember Buscher asked when the request for an extension was shared with the City.

Mr. Hanson explained that they are at the mercy of the timeline the contractor gives them. He gave Staff the first formal project schedule that showed any extension in April.

Councilmember Buscher asked when the extension request from the contractor, which was given to AE2S on May 7, was reported to the City.

Mr. Hanson said this request was sent to the City the week following the request from the contractor.

Councilmember Buscher asked if they are putting the onus on the contractor for the failure to meet this deadline, which is now costing the City more money for this contract.

Mr. Hanson reiterated that they do not dictate the timeline of the project to the contractor. He noted that whether or not the contractor meets the substantial completion date is up to the contractor. He

added that they do their best to make sure that someone is on site to ensure the project is being constructed per the plans; however, they cannot enforce the construction schedule.

Councilmember Riley shared that he was under the impression that the City hired AE2S to manage the construction process. He noted that the City is now being asked to pay extra money to extend a contract when it feels like someone has not done their job to keep this project on pace. He asked what had been done since May 7 to get this project back on track.

Mr. Hanson stated that AE2S is responsible for making sure that they are responsible for their agreement and services with the City. He said he feels that they have done well to uphold this agreement, and the contractor being able to uphold their contract is their responsibility.

Councilmember Riley asked if nothing gets passed this evening, and what happens on July 28 when the current contract ends.

City Attorney Knaak explained that there are penalty provisions provided for failure to perform in a timely way. He said if there is an extension of the project timeline, then they would need to come to an agreement on the engineer's rates. He noted that this is a large construction contract, and he would encourage them to avoid litigation.

Councilmember Buscher said she wants the City to have a good relationship with everyone who is involved in this project. She shared her appreciation for all of the hard work that has been done. She stated she would like to invite AE2S to a Work Session to set expectations about the project moving forward.

Mayor Heineman asked what was done to get the project back on track.

Mr. Hanson reiterated that they do not have control over the contractor's timeline.

Mayor Heineman asked what AE2S has done in the past to keep other projects on track.

Mr. Hanson explained that this involves a lot of coordination and communication with the contractor. He said they have someone on site overseeing the project operations.

Mayor Heineman asked if this practice is standard with most other engineering companies that the City works with.

City Engineer/Public Works Director Westby noted that this project is hard to compare to others, as it is a very complex project. He added that they also have different types of contractors with engineering companies for different projects. He said that AE2S has done a good job from what he has seen. He shared that they have all been trying to work together to minimize any delays in the project.

A representative from Magney Construction Inc. came forward and shared the reasoning behind some of the delays, including working through the cold of winter and material delays.

Councilmember Riley noted that when the Council approved this bid, they chose the more expensive base bid, and now they are not getting what they chose. He asked if they would be getting any of the differential back.

The representative from Magney Construction explained that they incurred a lot of extra expense in labor and materials for the days they swapped to work over the winter. He said they are not looking for any additional compensation for the 88 days that were swapped.

Councilmember Stewart asked if Magney ever communicated with Staff that the trade-off of the 88 days to be worked over the winter would not work. She said she is disappointed that this conversation did not happen on the front end.

The representative from Magney Construction noted that when they had the conversation about swapping days over winter, they expressed concerns with the Staff.

City Administrator Hagen shared that they had these conversations during the first extension request. He said the original request was for more than 88 days; however, the Staff talked to AE2S, and they decided to make this a realistic expectation of how much time is needed. He stated that Staff advocated for as minimal delays as possible in a realistic manner. He said that in past conversations with Magney and AE2S, this was not made urgent, which is why it was never brought to the Council.

Mayor Heineman said that no one is taking ownership of these delays. He stated he would like all parties involved to take some of this responsibility.

Motion by Councilmember Riley, seconded by Councilmember Peters, to reject Change Order No. 3 and Engineering Amendment No. 3 for Improvement Project #21-09, Centralized Water Treatment Plant, as presented, and to direct Staff to work with Magney and AE2S to reduce the additional time and funds requested and present amended requests on July 22, 2025, and give Staff discretion to invite Magney and AE2S to the Work Session on July 22, 2025, if necessary.

Motion carried. Voting Yes: Mayor Heineman, Councilmembers Riley, Peters, Buscher, Olson, Specht, and Stewart. Voting No: None.

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

City Administrator Hagen announced upcoming meetings and events.

Councilmember Riley shared that on July 1, Ramsey's first Police Officer and Police Chief passed away. He offered condolences to his family.

Councilmember Buscher shared that the Battle of Badges will be held at the Anoka Ice Arena on July 25.

Councilmember Specht shared that Total Defense will have their 13th Annual Customer Appreciation Day on July 12.

Mayor Heineman shared that the Council is currently working through the 2026 budget with Staff.

**9. ADJOURNMENT**

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

Motion carried. Voting Yes: Mayor Heineman, Councilmembers Riley, Olson, Buscher, Peters, Specht, and Stewart. Voting No: None.

The regular meeting of the City Council adjourned at 8:28 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 Major  
*TimeSaver Off Site Secretarial, Inc.*

A recording of this meeting is available for viewing online at [www.qctv.org](http://www.qctv.org)  
<<http://www.qctv.org>>. Recordings are available for 36 months after the date of the meeting.