

City of Ramsey
Agenda
City Council Work Session
Tuesday August 23, 2011
5:30 pm or immediately following the Canvassing Board
Lake Itasca Room 7550 Sunwood Drive NW

- 1. Call to Order**
- 2. Topics for Discussion**
 1. 2011 Development Costs Study
 2. Delegate Management of City Hall Lobby Area to the Ramsey Foundation
 3. Approve Contract Maintenance Services for The Draw
- 3. Future Topics for Discussion - *See Attached Calendar***
 1. Review Future Topics/Calendar
- 4. Mayor/Council/Staff Input**
- 5. Adjournment**

CC Work Session

2. 1.

Meeting Date: 08/23/2011

By: Patrick Brama, Administrative Services

Title:

2011 Development Costs Study

Background:

As part of the Ramsey City Council's 2011 strategic goals, "Reviewing development fees and standards regarding construction" was identified as a council priority.

This study, the "2011 Development Costs Study," aims to understand how different cities assess the costs of new development.

In late April, the City of Ramsey sent a "Development Costs Survey" to 10 municipalities. The survey consisted of 200 questions. Completed surveys were received in mid June.

The purpose of this case is to review The 2011 Development Costs Study results.

Observations:

Each and every city in this survey assesses development costs differently. Some municipalities rely more on developers to install needed infrastructure and to make site improvements than other municipalities. Some municipalities install needed infrastructure and make site improvements independently and then charge developers. Some cities put most of their costs into one part of a building permit and others break down their costs into separate permit fees. Some cities account for nearly all costs through development fees and some cities absorb costs into the general operating budget. Some cities pass on costs to end users rather than developers (i.e. residents and businesses) through utilities and assessments. Furthermore, there is often times a difference in development fee rates for fully developed communities when compare to developing communities.

Cities also assign expenses in several different ways: flat rates, area specific rates, escrows, per unit rates, per acre rates, type of land use rates, per hour rates, assessments, trunk fees, etc.

The 2011 Development Costs Study results are broken down in two documents (both are attachments in this case). First, being the executive report; and second being the appendix.

The attached executive report contains background information on the development study and an overview of the results.

The attached appendix contains detailed background information on how the study was conducted, how the survey was broken down and it also includes individual answers for each individual question asked in the survey.

When reviewing the results of this survey please consider the following:

- When cities rely on the developer to install (DI) needed public infrastructure; or, when a city assesses (ASSD) the cost of public infrastructure to future property owners those costs are not reflected in this survey. The actual cost of development (for a developer) would be greater than stated.

Take scenario #1 for example, the City of Blaine has a much lower total cost of development than the City of Ramsey. However, the City of Blaine lists DI (developer installed) as an answer to five separate questions. Those developer installed costs are likely to exceed \$300,000.

- Leaving an answer space blank, writing "zero," writing the word "nothing," writing an answer that doesn't apply

and not having a fee/cost are all considered the same answer (zero/NA).

- People interpret identical questions differently; and, people answer identical questions differently (i.e. including a partial answer or common answer rather than a factual answer).
- Categories of costs were left out: fire suppression costs, irrigation requirements and several other development costs were not included in the survey.

To summarize where the City of Ramsey stacks up, in terms of the cost of development, there are four major findings:

- (1) Generally, total development costs are marginally higher in Ramsey than other communities surveyed; although certainly not the highest. NOTE: As stated, the survey does not capture the value of developer installed and assessed fees/charges. Most cities surveyed have a higher cost of development than shown.
- (2) Generally, utility rates in the City of Ramsey are lower than other communities surveyed
- (3) Generally, the City of Ramsey's building permit fees are similar to other communities surveyed
- (4) Generally, other cities rely on the developer to install needed infrastructure more often than the City of Ramsey does.

Staff would like to note a few of points:

- Ramsey is considering an update to its comprehensive sewer and water plan on or before 2014; which, may result in adjustments to development and utility fees.
- Budgeting for a future \$20 million dollar water treatment facility affects multiple development fees.
- Parks and Trails fees are based on both current needs and future expectations.

Staff will continue to identify fees for further review and provide some very basic, broad recommendations at the meeting on Tuesday.

Recommendation:

- (1) City staff would like to identify a list of existing development fees/charges that could be considered for either reduction or elimination to be brought back to the City Council.
- (2) City staff would like to develop a set development fee options to help evaluate how lowering one fee may affect other fees. NOTE: There is balancing act between utility fees and development fees. Lowering one typically results in raising the other. In 2004, the policy directive from the City Council was to pass the development costs onto the developer, thereby keeping the quarterly utility rates low.
- (3) City staff would like to further develop a breakdown of development and building fees into a concise document that is included with any land use application packet. Specifically, staff would like to define, evaluate and explain the purpose of each fee. Having such a list will not only help in future development costs discussions, it will help developers that have questions about development fees/charges.

Funding Source:

NA

Council Action:

Adopt staff recommendations; and, if the Council wishes, supply staff with additional direction.

Attachments

Executive Report

Appendix

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	08/18/2011 08:24 AM
Brian Olson	Amy Dietl	08/18/2011 08:27 AM
Tim Gladhill	Amy Dietl	08/18/2011 08:28 AM
Patrick Brama	Patrick Brama	08/18/2011 09:53 AM
Brian Olson	Amy Dietl	08/18/2011 10:50 AM
Heidi Nelson	Heidi Nelson	08/18/2011 11:37 AM
Patrick Brama	Patrick Brama	08/18/2011 12:27 PM
Brian Olson	Brian Olson	08/18/2011 03:20 PM
Heidi Nelson	Heidi Nelson	08/18/2011 03:24 PM
Kurt Ulrich	Amy Dietl	08/18/2011 03:51 PM

Form Started By: Patrick Brama Started On: 08/17/2011 01:51 PM

Final Approval Date: 08/18/2011

2011 Development Costs Study

Ramsey – Blaine – Coon Rapids – Dayton – Medina – Elk River – Cambridge
Big Lake – St. Francis – Prior Lake – Monticello

Study Directed by



**7550 Sunwood Drive NW
Ramsey, MN 55303**

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Scenario 4: Industrial Development Appendix Page 93-120

Utility/Entitlement Fees Appendix Page 120-133

Executive Report:

Introduction

Growing municipalities commonly anticipate, and in some cases eagerly await, new development. When a new residential development is proposed, or a new businesses campus is planned, municipalities are faced with many questions. These questions regard the impact of a new development on the environment, demand on public safety services, effect on neighboring properties, the impact on existing and/or new public infrastructure, etc. Furthermore, municipalities need to account for the costs of these impacts to public infrastructure along with the costs to review and inspect new developments.

This study, the “2011 Development Costs Study,” aims to understand how different cities assess the costs of new development. The purpose of the study is to supply decision makers with information as they consider policies that will affect future development.

In late April, the City of Ramsey sent a “Development Costs Survey” to several municipalities. Completed surveys were received into June. The following is a report of the findings.

The City of Ramsey would like to thank each participating city for their time and effort in completing the development costs survey—your participation made this survey possible! We hope that this information will be useful for both city staff and elected officials.

Survey Results:

Summary

Each and every city in this survey assesses development costs differently. Some municipalities rely more on developers to install needed infrastructure and to make site improvements than other municipalities. Some municipalities install needed infrastructure and make site improvements independently and then charge developers. Some cities put most of their costs into one part of a building permit and others break down their costs into separate permit fees. Some cities account for nearly all costs through development fees and some cities absorb costs into the general operating budget. Some cities pass on costs to end users rather than developers (i.e. residents and businesses) through utilities and assessments.

Cities also assign expenses in several different ways: flat rates, area specific rates, escrows, per unit rates, per acre rates, type of land use rates, per hour rates, assessments, trunk fees, etc.

Regardless of how development costs are accounted for, and to whom they are charged, the costs are there and they are important to understand. This survey attempts to breakdown the costs of new development and establishes a city-to-city comparison. However, due to the complexity previously referred, a truly apples to apples comparison of development costs is not possible.

The 2011 Development Costs Study displays the complexity of understanding how development costs are accounted for and also reflects a wide range of results from participating cities.

For an overview of the development costs study results please reference:

- Individual development scenarios results tables (four total) Page 3-6
- Utility rates tables Page 7
- Planning fees tables Page 8

For detailed answers on each individual question asked in the Development Costs Study and for a specific explanation of how the survey was conducted please reference the appendix.

Executive Report: Summary (continued)

Scenario 1: Single Family Residential

*Cost does not reflect developer installed (DI) and assessed (ASSD) fees/charges. Actual cost to developer is higher than stated.

120 Unit Single Family Development: 29.75 Acres

SECTION B:	Blaine	Coon Rapids	Dayton	Medina	Elk River	Cambridge	Big Lake	St. Francis	Prior Lake	Monticello	Ramsey	SECTION B:
Sewer Trunk	\$124,741	\$119,000	\$212,400	\$249,000	ASSD	\$66,640	\$147,263	\$150,981	\$146,370	\$146,760	\$158,160	Sewer Trunk
Water Trunk	DI	\$104,125	\$36,000	\$789,000	ASSD	\$68,842	\$45,518	\$39,270	\$90,440	\$108,840	\$276,960	Water Trunk
Storm Water Trunk	DI	ASSD	\$163,923	NA	ASSD	NA	NA	NA	\$450,000	\$96,539	NA	Storm Water Trunk
Storm Water Management	NA	UTLY	NA	NA	\$23,520	NA	NA	NA	NA	NA	\$55,800	Storm Water Management
Park Dedication (cash)	\$292,200	\$240,000	\$573,000	\$420,000	\$436,680	\$192,000	\$300,000	\$300,000	\$450,000	\$90,840	\$297,000	Park Dedication (cash)
Trail Fees	OT FE	DI	OT FE	NA	DI	NA	OT FE	DI	NA	NA	\$72,000	Trail Fees
Street/Traffic Signs	DI	\$3,000	DI	DI	DI	\$1,010	DI	DI	DI	DI	\$3,375	Street/Traffic Signs
Future Seal Coating	NA	CTY	NA	NA	\$24,000	\$6,000	NA	NA	NA	NA	\$21,750	Future Seal Coating
Street Lights	DI	DI	DI	DI	\$44,800	\$3,200	DI	DI	DI	NA	\$54,400	Street Lights
SECTION TOTAL:	\$416,941*	\$466,125*	\$985,323*	\$1,458,000*	\$529,000*	\$337,962	\$492,780*	\$490,251*	\$1,136,810*	\$442,979*	\$939,445	SECTION TOTAL:

SECTION C:	Blaine	Coon Rapids	Dayton	Medina	Elk River	Cambridge	Big Lake	St. Francis	Prior Lake	Monticello	Ramsey	SECTION C:
Top Soil	4"	4"	6"	0"	4"	3"	4"	3"	0"	0"	4"	Top Soil
Grass/Sod	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Grass/Sod
Trees	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Trees
Shrubs	No	No	No	No	No	No	No	No	No	No	No	Shrubs
Radon Barrier	No	No	Yes	No	Yes	Yes	Yes	No	Yes	No	Yes	Radon Barrier
Foundation Drainage	No	No	No	Yes	Yes	Yes	Yes	No	Yes	No	No	Foundation Drainage

SECTION D:	Blaine	Coon Rapids	Dayton	Medina	Elk River	Cambridge	Big Lake	St. Francis	Prior Lake	Monticello	Ramsey	SECTION D:
Certificate of Occupancy	\$1,200	NA	NA	NA	NA	NA	OT FE	NA	NA	NA	\$480	Certificate of Occupancy
Builder License	NA	NA	\$1,200	NA	\$600	\$600	\$600	NA	NA	\$25	\$600	Builder License
Base Building Permit Fee	\$160,200	\$164,280	\$286,800	\$145,440	\$162,930	\$162,930	\$162,930	\$162,930	\$173,220	\$140,662	\$173,610	Base Building Permit Fee
Internal Plan Review Fee	\$27,600	\$106,302	NA	\$94,560	\$105,905	\$105,905	\$105,905	\$105,905	\$112,594	\$91,430	\$112,847	Internal Plan Review Fee
City Sewer Connection	OT FE	\$12,000	\$18,000	\$12,000	\$7,800	\$6,000	\$4,200	\$6,000	\$3,060	\$7,620	NA	City Sewer Connection
City Water Connection	DI	\$12,000	\$18,000	\$12,000	\$7,800	\$6,000	\$4,200	\$6,000	\$3,060	\$7,620	NA	City Water Connection
Water Availability Charge	\$184,320	NA	NA	NA	\$360,000	\$24,120	\$390,000	\$504,000	\$108,000	\$96,120	\$204,120	Water Availability Charge
Sewer Availability Charge	\$267,600	\$267,600	\$321,000	\$267,600	\$504,120	\$272,760	\$582,600	\$360,000	\$72,000	\$483,600	\$267,600	Sewer Availability Charge
SAC handling Fee	NA	\$6,000	NA	NA	NA	NA	OT FE	NA	NA	NA	\$24,000	SAC handling Fee
Water Meter/Horn	NA	\$36,000	\$36,215	\$50,400	\$30,672	\$57,000	\$33,600	\$180,000	\$73,200	\$44,400	\$52,068	Water Meter/Horn
Mechanical Permit	\$18,000	\$23,350	\$24,000	\$24,000	NA	\$8,520	\$6,600	\$6,000	\$17,940	\$34,560	\$18,000	Mechanical Permit
Plumbing Permit	\$24,000	\$16,740	\$24,000	\$26,400	NA	\$18,000	\$10,200	\$6,000	\$17,940	\$10,200	\$24,000	Plumbing Permit
SECTION TOTAL:	\$682,920.00	\$644,271.60	\$729,214.80	\$632,400.00	\$1,179,826.80	\$661,834.80	\$1,300,834.80	\$1,336,834.80	\$581,013.60	\$916,237.00	\$877,324.80	SECTION TOTAL:
GRAND TOTAL:	\$1,099,861*	\$1,110,396.60*	\$1,714,537.30*	\$2,090,400.00*	\$1,708,826.80*	\$999,526.80	\$1,793,614.80*	\$1,827,086.05*	\$1,717,823.60*	\$1,359,215.75*	\$1,816,769.80	GRAND TOTAL:

NA: Not applicable/No answer
DI: Developer installed
UTLY: Paid for through utilities

ASSD: Assessed based on actual construction cost
OT FE: Accounted for in other fee
CITY: City Responsibility

PLEASE NOTE:

- PLEASE SEE APPENDIX FOR ACTUAL ANSWERS GIVEN FOR EACH SPECIFIC QUESTION—ANSWERS ABOVE MAY BE SHORTENED
- PLEASE NOTE: APPENDIX INCLUDES FEES/CHARGES NOT LISTED IN THIS TABLE –SEE “OTHER/FEES CHARGES” IN EACH INDIVIDUAL SCENARIO

*Cost does not reflect developer installed (DI) and assessed (ASSD) fees/charges. Actual cost to developer is higher than stated.

Executive Report: Summary (continued)

Scenario 2: Town Homes

*Cost does not reflect developer installed (DI) and assessed (ASSD) fees/charges. Actual cost to developer is higher than stated.

8 Unit Town Home Development: 1 Acre

SECTION B:	Blaine	Coon Rapids	Dayton	Medina	Elk River	Cambridge	Big Lake	St. Francis	Prior Lake	Monticello	Ramsey	SECTION B:
Sewer Trunk	\$4,193	\$16,000	\$14,160	\$16,600	ASSD	\$2,240	\$4,950	\$5,075	\$4,920	\$9,784	\$10,544	Sewer Trunk
Water Trunk	DI	\$3,500	\$2,400	\$52,600	ASSD	\$2,314	\$1,530	\$1,320	\$3,040	\$907	\$18,464	Water Trunk
Storm Water Trunk	DI	ASSD	\$5,510	NA	ASSD	NA	NA	NA	\$2,790	\$3,245	NA	Storm Water Trunk
Storm Water Management	NA	UTLY	NA	UTLY	\$1,179	NA	NA	NA	NA	NA	\$29,760	Storm Water Management
Park Dedication (cash)	\$19,480	\$16,000	\$4,775	\$28,000	\$29,112	\$12,800	\$20,000	\$16,000	\$30,000	\$6,056	\$19,800	Park Dedication (cash)
Trail Fees	OT FE	\$4,200	OT FE	NA	DI	NA	OT FE	DI	NA	NA	\$4,800	Trail Fees
Street/Traffic Signs	DI	\$400	NA	DI	DI	\$270	DI	DI	DI	DI	\$450	Street/Traffic Signs
Future Seal Coating	NA	CTY	NA	NA	\$800	\$200	NA	NA	NA	NA	\$725	Future Seal Coating
Street Lights	DI	DI	DI	DI	\$7,455	\$500	DI	DI	DI	NA	\$8,500	Street Lights
SECTION TOTAL:	\$23,673*	\$40,100*	\$26,845*	\$97,200*	\$38,546*	\$18,324*	\$26,480*	\$22,395*	\$40,750*	\$19,992	\$93,043	SECTION TOTAL:

SECTION C:	Blaine	Coon Rapids	Dayton	Medina	Elk River	Cambridge	Big Lake	St. Francis	Prior Lake	Monticello	Ramsey	SECTION C:
Top Soil	4"	4"	6"	0"	4"	3"	4"	3"	0"	0"	4"	Top Soil
Grass/Sod	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Grass/Sod
Trees	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Trees
Shrubs	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Shrubs
Radon Barrier	No	No	Yes	No	Yes	Yes	Yes	No	Yes	No	Yes	Radon Barrier
Foundation Drainage	No	No	No	Yes	Yes	Yes	Yes	No	Yes	No	No	Foundation Drainage

SECTION D:	Blaine	Coon Rapids	Dayton	Medina	Elk River	Cambridge	Big Lake	St. Francis	Prior Lake	Monticello	Ramsey	SECTION D:
Certificate of Occupancy	\$80	\$800	NA	NA	NA	NA	OT FE	NA	NA	NA	\$32	Certificate of Occupancy
Builder License	NA	NA	\$80	NA	\$40	\$40	\$40	NA	NA	\$25	\$40	Builder License
Base Building Permit Fee	\$9,384	\$9,384	\$10,298	\$8,296	\$9,294	\$9,294	\$9,294	\$9,294	\$9,852	\$9,853	\$9,894	Base Building Permit Fee
Internal Plan Review Fee	\$2,080	\$6,100	NA	\$5,400	\$6,041	\$6,041	\$6,041	\$6,041	\$6,414	\$6,404	\$2,968	Internal Plan Review Fee
City Sewer Connection	OT FE	\$800	\$1,200	\$800	\$520	\$400	\$280	\$400	\$204	\$508	NA	City Sewer Connection
City Water Connection	DI	\$800	\$1,200	\$800	NA	\$400	\$280	\$400	\$204	\$508	NA	City Water Connection
Water Availability Charge	\$12,288	NA	NA	NA	\$24,000	\$1,608	\$15,600	\$33,600	\$7,200	\$6,408	\$13,608	Water Availability Charge
Sewer Availability Charge	\$17,840	\$17,840	\$21,400	\$17,840	\$33,608	\$18,184	\$23,304	\$24,000	\$4,800	\$32,240	\$17,840	Sewer Availability Charge
SAC handling Fee	NA	\$400	NA	NA	NA	NA	OT FE	NA	NA	NA	\$1,600	SAC handling Fee
Water Meter/Horn	NA	\$2,400	\$2,414	\$3,360	\$560	\$2,256	\$2,240	\$12,000	\$4,880	\$2,960	\$3,464	Water Meter/Horn
Mechanical Permit	\$1,200	\$1,347	\$1,600	\$1,600	\$1,020	\$568	\$440	\$400	\$1,196	\$512	\$1,200	Mechanical Permit
Plumbing Permit	\$1,600	\$998	\$1,600	\$1,760	\$840	\$1,200	\$680	\$400	\$1,196	\$648	\$1,600	Plumbing Permit
SECTION TOTAL:	\$44,472.00*	\$40,868.60	\$39,792.00	\$39,856.00	\$75,923.12	\$39,991.00	\$58,199.00	\$86,535.00	\$35,946.00	\$60,065.88	\$52,246.00	SECTION TOTAL:
GRAND TOTAL:	\$68,145.00*	\$80,968.60*	\$66,637.00*	\$137,056.00*	\$114,469.12*	\$58,315.00*	\$84,679.00*	\$108,930.00*	\$76,696.00*	\$80,057.88	\$145,289.00	GRAND TOTAL:

NA: Not applicable/No answer
DI: Developer installed
UTLY: Paid for through utilities

ASSD: Assessed based on actual construction cost
OT FE: Accounted for in other fee
CITY: City Responsibility

PLEASE NOTE:

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- PLEASE NOTE: APPENDIX INCLUDES FEES/CHARGES NOT LISTED IN THIS TABLE—SEE "OTHER/FEES CHARGES" IN EACH INDIVIDUAL SCENARIO

*Cost does not reflect developer installed (DI) and assessed (ASSD) fees/charges. Actual cost to developer is higher than stated.

Executive Report: Summary (continued)

Scenario 3: Apartment Building

*Cost does not reflect developer installed (DI) and assessed (ASSD) fees/charges. Actual cost to developer is higher than stated.

120 Unit Apartment Development: 8.8 Acres

SECTION B:	Blaine	Coon Rapids	Dayton	Medina	Elk River	Cambridge	Big Lake	St. Francis	Prior Lake	Monticello	Ramsey	SECTION B:
Sewer Trunk	\$36,898	\$35,200	\$212,400	\$249,000	ASSD	\$19,712	\$43,560	\$44,660	\$43,296	\$146,760	\$158,160	Sewer Trunk
Water Trunk	DI	\$30,800	\$36,000	\$789,000	ASSD	\$20,363	\$13,464	\$11,616	\$26,752	\$108,840	\$276,960	Water Trunk
Storm Water Trunk	DI	ASSD	\$48,488	NA	ASSD	NA	NA	NA	\$40,480	\$28,556	NA	Storm Water Trunk
Storm Water Management	NA	UTLY	NA	UTLY	\$10,375	UTLY	NA	NA	NA	NA	\$55,800	Storm Water Management
Park Dedication (cash)	\$292,200	\$163,200	\$42,020	\$49,280	\$436,680	\$192,000	\$300,000	\$300,000	\$450,000	\$98,840	\$252,480	Park Dedication (cash)
Trail Fees	OT FE	\$12,000	OT FE	NA	DI	NA	OT FE	DI	NA	NA	\$72,000	Trail Fees
Street/Traffic Signs	DI	\$400	NA	DI	DI	\$270	DI	DI	DI	DI	\$450	Street/Traffic Signs
Future Seal Coating	NA	CTY	NA	NA	\$1,600	\$400	NA	NA	NA	NA	\$1,450	Future Seal Coating
Street Lights	DI	DI	DI	DI	\$5,964	\$400	DI	DI	DI	NA	\$6,800	Street Lights
SECTION TOTAL:	\$329,098*	\$241,600*	\$338,908*	\$1,087,280*	\$454,619*	\$233,145*	\$357,024*	\$356,276*	\$560,528*	\$382,996	\$824,100	SECTION TOTAL:

SECTION C:	Blaine	Coon Rapids	Dayton	Medina	Elk River	Cambridge	Big Lake	St. Francis	Prior Lake	Monticello	Ramsey	SECTION C:
Top Soil	4"	4"	6"	0"	4"	3"	4"	3"	0"	0"	4"	Top Soil
Grass/Sod	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Grass/Sod
Trees	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Trees
Shrubs	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Shrubs
Radon Barrier	No	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	Radon Barrier
Foundation Drainage	No	No	No	Yes	Yes	Yes	Yes	No	Yes	No	No	Foundation Drainage

SECTION D:	Blaine	Coon Rapids	Dayton	Medina	Elk River	Cambridge	Big Lake	St. Francis	Prior Lake	Monticello	Ramsey	SECTION D:
Certificate of Occupancy	\$1,200	\$2,364	NA	NA	NA	NA	OT FE	NA	NA	NA	\$480	Certificate of Occupancy
Builder License	NA	NA	\$10	NA	\$5	NA	\$5	NA	NA	\$25	NA	Builder License
Base Building Permit Fee	NA	\$47,270	\$70,565	\$31,932	\$41,379	\$41,379	\$41,379	\$41,379	\$41,379	\$38,677	\$117,810	Base Building Permit Fee
Internal Plan Review Fee	NA	\$30,726	NA	\$20,726	\$26,896	\$26,896	\$23,716	\$31,034	\$29,344	\$25,140	\$76,577	Internal Plan Review Fee
City Sewer Connection	OT FE	\$12,000	\$18,000	NA	\$7,800	\$6,000	\$6,000	\$6,000	\$108,000	\$7,800	NA	City Sewer Connection
City Water Connection	DI	\$12,000	\$18,000	NA	NA	\$6,000	\$6,000	\$6,000	\$108,000	\$6,600	NA	City Water Connection
Water Availability Charge	\$184,320	NA	NA	NA	\$360,000	\$24,120	\$234,000	\$204,120	\$108,000	NA	\$204,120	Water Availability Charge
Sewer Availability Charge	\$267,600	\$267,600	\$321,000	\$267,600	\$504,120	\$272,760	\$349,560	\$360,000	\$72,000	\$483,600	\$267,600	Sewer Availability Charge
SAC handling Fee	NA	\$72,000	NA	NA	NA	NA	OT FE	NA	NA	NA	\$24,000	SAC handling Fee
Water Meter/Horn	NA	\$1,200	\$302	NA	\$3,305	\$689	NA	\$1,500	\$925	NA	NA	Water Meter/Horn
Mechanical Permit	NA	\$20,000	\$24,000	\$5,465	\$9,000	\$12,000	\$6,073	\$6,411	\$6,000	\$5,000	\$6,000	Mechanical Permit
Plumbing Permit	NA	\$14,400	\$24,000	\$3,939	\$6,000	\$18,000	\$14,918	\$4,612	\$4,000	\$7,500	\$4,000	Plumbing Permit
SECTION TOTAL:	\$453,120.00*	\$479,559.00	\$475,876.73	\$11,341.50	\$958,504.94	\$407,843.94	\$681,650.69	\$661,055.88	\$477,648.16	\$574,342.51	\$700,586.80	SECTION TOTAL:
GRAND TOTAL:	\$782,218.00*	\$721,159.00*	\$814,784.73*	\$1,416,941.50*	\$1,413,124.14*	\$640,989.14*	\$1,038,674.69*	\$1,017,331.88*	\$1,038,176.16*	\$957,338.51*	\$1,524,686.80*	GRAND TOTAL:

NA: Not applicable/No answer	ASSD: Assessed based on actual construction cost	PLEASE NOTE: • PLEASE SEE APPENDIX FOR ACTUAL ANSWERS GIVEN FOR EACH SPECIFIC QUESTION—ANSWERS ABOVE MAY BE SHORTENED • PLEASE NOTE: APPENDIX INCLUDES FEES/CHARGES NOT LISTED IN THIS TABLE—SEE “OTHER/FEES CHARGES” IN EACH INDIVIDUAL SCENARIO
DI: Developer installed	OT FE: Accounted for in other fee	
UTLY: Paid for through utilities	CITY: City Responsibility	

*Cost does not reflect developer installed (DI) and assessed (ASSD) fees/charges. Actual cost to developer is higher than stated.

Executive Report: Summary (continued)

Scenario 4: Industrial Development

*Cost does not reflect developer installed (DI) and assessed (ASSD) fees/charges. Actual cost to developer is higher than stated.

40,000 sq. ft. Industrial Development: 4 Acre Lot

SECTION B:	Blaine	Coon Rapids	Dayton	Medina	Elk River	Cambridge	Big Lake	St. Francis	Prior Lake	Monticello	Ramsey	SECTION B:
Sewer Trunk	16,772	\$16,000	\$14,120	\$14,525	ASSD	\$8,960	\$19,800	\$20,300	\$12,160	\$12,260	\$15,860	Sewer Trunk
Water Trunk	DI	\$14,000	\$4,800	\$46,025	ASSD	\$9,256	\$6,120	\$5,280	\$22,000	\$9,068	\$34,580	Water Trunk
Storm Water Trunk	DI	ASSD	\$22,040	NA	ASSD	NA	NA	NA	\$23,120	\$12,980	NA	Storm Water Trunk
Storm Water Management	NA	UTLY	NA	UTLY	\$4,716	NA	NA	NA	\$23,120	NA	\$18,520	Storm Water Management
Park Dedication (cash)	\$19,480	\$16,000	\$36,800	\$25,000	\$38,976	\$11,760	NA	NA	\$25,600	NA	\$18,952	Park Dedication (cash)
Trail Fees	OT FE	\$7,200	OT FE	NA	DI	NA	NA	DI	NA	NA	\$4,360	Trail Fees
Street/Traffic Signs	DI	\$400	DI	NA	DI	\$270	DI	DI	\$19,680	DI	\$450	Street/Traffic Signs
Future Seal Coating	NA	CTY	NA	NA	\$800	\$200	NA	NA	NA	NA	\$725	Future Seal Coating
Street Lights	DI	DI	NA	NA	\$2,982	\$200	DI	DI	DI	NA	\$3,400	Street Lights
SECTION TOTAL:	\$36,252*	\$53,600*	\$77,760*	\$85,550*	\$47,474*	\$30,646*	\$25,920*	\$25,580*	\$125,680*	\$34,308*	\$96,847*	SECTION TOTAL:

SECTION C:	Blaine	Coon Rapids	Dayton	Medina	Elk River	Cambridge	Big Lake	St. Francis	Prior Lake	Monticello	Ramsey	SECTION C:
Top Soil	4"	0"	6"	0"	4"	3"	4"	3"	0"	0"	4"	Top Soil
Grass/Sod	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No	Grass/Sod
Trees	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Trees
Shrubs	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	NA	Yes	Yes	Shrubs
Foundation Drainage	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No	Foundation Drainage

SECTION D:	Blaine	Coon Rapids	Dayton	Medina	Elk River	Cambridge	Big Lake	St. Francis	Prior Lake	Monticello	Ramsey	SECTION D:
Certificate of Occupancy	\$10	\$600	NA	NA	NA	NA	OT FE	NA	NA	NA	\$16	Certificate of Occupancy
Builder License	NA	NA	\$10	NA	\$5	NA	NA	NA	NA	\$25	NA	Builder License
Base Building Permit Fee	\$12,040	\$11,995	\$19,838	\$9,138	\$11,084	\$11,084	\$10,334	\$11,084	\$11,945	\$10,955	\$11,957	Base Building Permit Fee
Internal Plan Review Fee	\$6,800	\$7,796	NA	\$5,939	\$7,204	\$7,204	\$6,717	\$7,204	\$7,764	\$7,121	\$7,772	Internal Plan Review Fee
City Sewer Connection	OT FE	\$100	\$150	NA	\$100	\$50	\$35	NA	\$25,000	\$65	NA	City Sewer Connection
City Water Connection	DI	\$100	\$150	NA	NA	\$50	\$35	\$25,000	NA	\$55	NA	City Water Connection
Water Availability Charge	\$15,524	NA	NA	NA	\$21,000	\$1,407	\$13,650	\$4,200	\$6,300	NA	\$11,907	Water Availability Charge
Sewer Availability Charge	\$15,610	\$15,610	\$25,480	\$15,610	\$29,407	\$15,911	\$28,391	\$3,000	\$4,200	\$28,210	\$15,610	Sewer Availability Charge
SAC handling Fee	NA	\$350	NA	NA	NA	NA	OT FE	NA	NA	NA	\$200	SAC handling Fee
Water Meter/Horn	NA	\$1,000	\$450	NA	\$570	NA	NA	NA	NA	\$1,200	NA	Water Meter/Horn
Mechanical Permit	NA	\$1,672	\$500	\$1,150	\$1,050	\$1,400	\$1,333	\$1,328	\$700	\$910	\$700	Mechanical Permit
Plumbing Permit	NA	\$1,145	\$500	\$950	\$750	\$1,000	\$1,092	\$1,087	\$500	\$625	\$500	Plumbing Permit
SECTION TOTAL:	\$49,984.00*	\$40,367.75	\$47,078.19	\$32,786.71	\$71,170.19	\$38,106.19	\$61,586.88	\$52,903.57	\$56,409.66	\$49,166.21	\$48,661.64	SECTION TOTAL:
GRAND TOTAL:	\$86,236.00*	\$93,967.75*	\$124,838.19*	\$118,336.71*	\$118,644.19*	\$68,752.19*	\$87,506.88*	\$78,483.57*	\$182,089.66*	\$83,474.21*	\$145,508.64	GRAND TOTAL:

NA: Not applicable/No answer
DI: Developer installed
UTLY: Paid for through utilities

ASSD: Assessed based on actual construction cost
OT FE: Accounted for in other fee
CITY: City Responsibility

PLEASE NOTE:

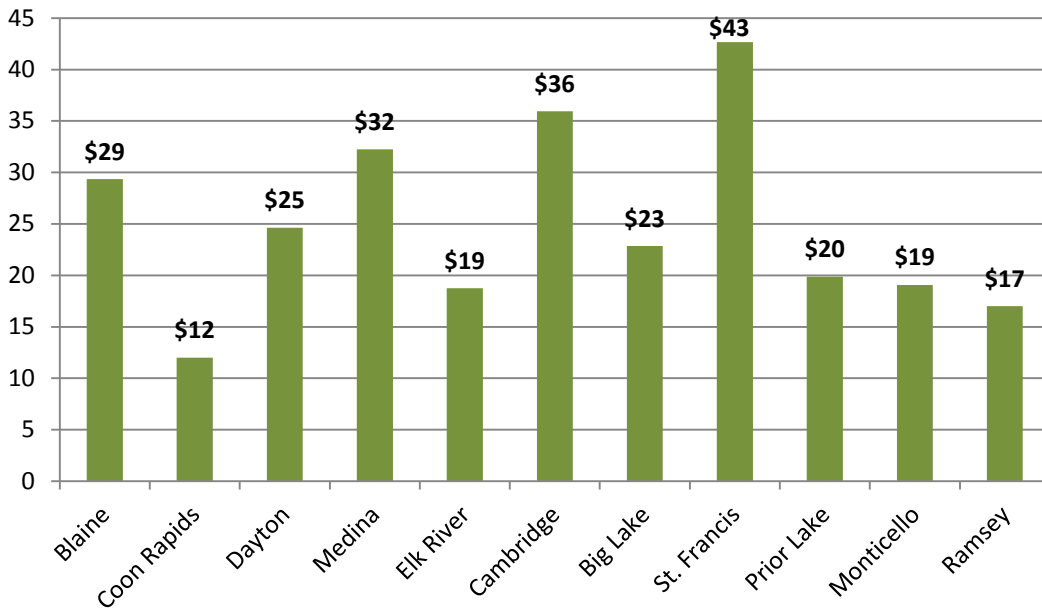
- PLEASE SEE APPENDIX FOR ACTUAL ANSWERS GIVEN FOR EACH SPECIFIC QUESTION—ANSWERS ABOVE MAY BE SHORTENED
- PLEASE NOTE: APPENDIX INCLUDES FEES/CHARGES NOT LISTED IN THIS TABLE—SEE "OTHER/FEES CHARGES" IN EACH INDIVIDUAL SCENARIO

*Cost does not reflect developer installed (DI) and assessed (ASSD) fees/charges. Actual cost to developer is higher than stated.

Survey Results: Executive Summary (continued)

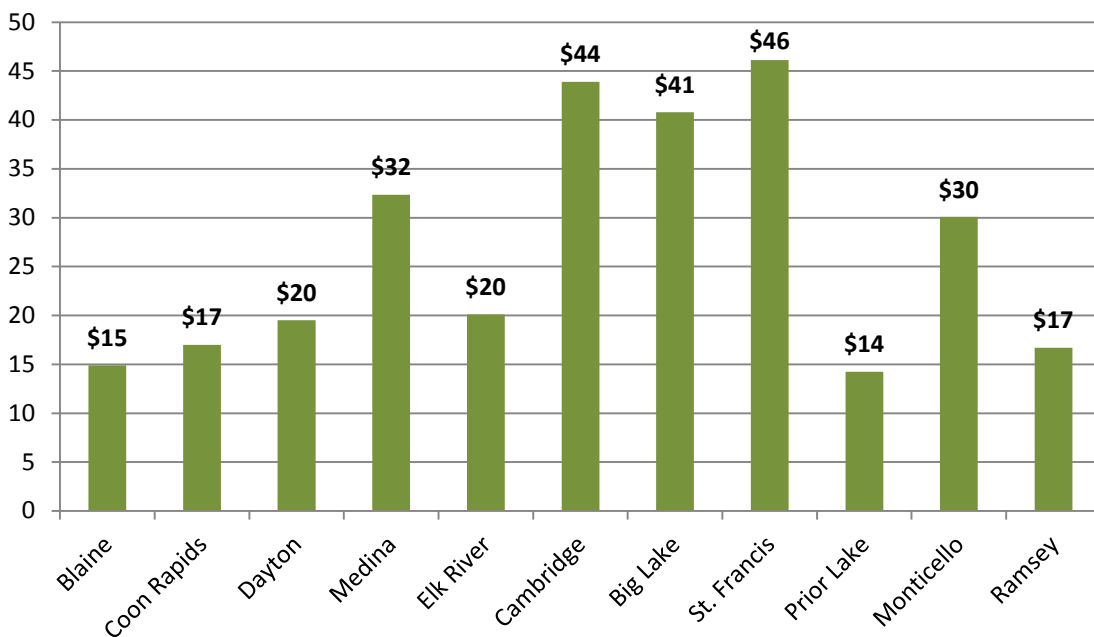
Utility Rates:

Water



Results based on 7,500 gallons per month

Sanitary Sewer



Results based on 7,500 gallons per month

Survey Results: Executive Summary (continued)

Planning Fees:

Site Plan Review

Site Plan Review	Pre Plat			Final Plat			Combined		
	Fee	Escrow	Per Lot	Fee	Escrow	Per Lot	Fee	Escrow	Per Lot
Blaine							1100		10
Coon Rapids	440			150					
Dayton							100	500	
Medina								5000	
Elk River	1000	1500	5/lot after 50	200					
Cambridge	250	500	100 (in excess of 5)	100		10 (in excess of 5)			
Big Lake	950	10000		500 (incl'd devel contract)					
St. Francis	400	425	175 per lot	350	650				
Prior Lake							200	5000	5 per lot
Monticello							300		1-5 (100 per) 6+ (150 per)
Ramsey							200	800	

- Cities either charge for pre plat and final plat individually –or– they combine the fees into one charge
- Cities that charge escrows typically charge an hourly rate to perform reviews.

Re-Zoning Application

Re-Zoning Application	Fee	Escrow/Deposit
Blaine	700	
Coon Rapids	415	
Dayton		
Medina		1000
Elk River	400	
Cambridge	250	
Big Lake	950	
St. Francis	350	350
Prior Lake	300 (10 per lot)	
Monticello	200	
Ramsey	200	400

2011 Development Costs Study

APPENDIX

Appendix A: Survey Breakdown

Appendix B: Individual Questions/Answers

Appendix A: Survey Breakdown

Format:

11 cities completed the development costs survey (See Table 1). In order to make costs “apples-to-apples” the survey examined four specific development scenarios rather than asking general questions. The survey included five separate sections; the first four being the four development scenarios: (1) Residential Development (2) Townhome Development (3) Apartment Building Development (4) Industrial Development (5) Other Charges/Fees.

Each of the four development scenarios included a set of specifications in which cities based their responses. Every city assesses costs differently; therefore, it was important to include as much specification as possible.

The fifth section, “Other Charges/Fees,” covered utilities, application fees and engineering and inspection fees.

Below is a visual break down of the survey:

Table 1

Municipalities

1. Blaine
2. Coon Rapids
3. Dayton
4. Medina
5. Elk River
6. Cambridge
7. Big Lake
8. St. Francis
9. Prior Lake
10. Monticello
11. Ramsey

Scenario: Development

Each Development Scenario was listed at the top of each page including: Single Family, Townhome, Apartments, Industrial and Other Fees/Charges.

Section A: Project Specs

Listed several project specifications (see next page).

Section B: Development Fees

Included sewer/water/storm water trunk fees, street light fees, future seal coating fees, park and trail dedication fees, storm water management fees etc.

Section C: Other Development Fees

Included topsoil, grass/sod, trees, shrubs, radon barrier, foundation drainage, etc.

Section B: Building Permit Fees

Includes several common building permit fees.

SCENARIO 1: Single Family Residential Low Density Residential

Section A: Projects Specs

- 120 single family units
- \$165,000 valuation per unit
- 10,800 sq ft per lot
- 2,700 sq ft total impervious surface per unit (25%)
- 2,000 sq ft building foot print per unit (18.5%)
- 700 sq ft driveway foot print per unit (6.5%)
- 1,296,000 total sq ft for all lots (29.75 acre total project size)
- Project area is 100% developable
- 80 feet of frontage per lot
- 15 street signs needed
- 32 standard development street lights needed
- 15,000 sq. yds. of new street within development (for future seal coating charge)

Section B: Development Fees

For fees that are on a per unit basis, or per acre basis you can simply just write in \$XXXX per unit. We will take care of the calculations. Please do not include mandated state or county fees— only include fees from your city and/or MetCouncil SAC fees.

Sewer Trunk	Street/Traffic Signs
Water Trunk	Future Seal Coating
Storm Water Trunk	Street Lights
Storm Water Mgmt	Other Fees/Charges
Park Dedication (cash)	Other Fees/Charges
Trail Fees	Other Fees/Charges

Section C: Other Development Requirements

Please check yes or no or not to an important detail—no need else, unless you think it is important to include, you do not need to provide costs

Topsoil Yes / No (How many inches/soil type?) _____

Grass/Sod Yes / No (Detail?) _____

Trees Yes / No (Detail?) _____

Shrubs Yes / No (Detail?) _____

Radon Barrier Yes / No (How many inches/rock type?) _____

Foundation Drainage Yes / No (Detail?) _____

Other Requirements _____

Other Requirements _____

Section D: Building Permit Fees

For fees that are on a per unit basis, or per acre basis you can simply just write in \$XX.XX per unit. We will take care of the calculations. Please do not include mandated state or county fees— only include fees from your city and/or MetCouncil SAC fees.

Certificate of Occupancy	SAC Handling Fee
Builder License Verification	Water Meter/Team
Base Building Permit Fee	Mechanical Permit
Internal Plan Review Fee	Plumbing Permit
City Sewer Connection (permit)	Other Fees/Charges
Water Connection (permit)	Other Fees/Charges
Water Availability Charge	Other Fees/Charges
Sewer Availability Charge	Other Fees/Charges

Development Costs Study Directed by Ramsey Page 2 of 8

Scenarios:

Below are the specifications for each given scenario. Based on these specifications cities responded to the “Development Cost Survey.”

Scenario 1: Single Family Residential Development

- 120 single family units
- \$165,000 valuation per unit
- 10,800 sq ft per lot
- 2,700 sq ft total impervious surface per unit (25%)
- 2,000 sq ft building foot print per unit (18.5%)
- 700 sq ft driveway foot print per unit (6.5%)
- 1,296,000 total sq ft for all lots (29.75 acre total project size)
- Project area is 100% developable
- 80 feet of frontage per lot
- 15 street signs needed
- 32 standard development street lights needed
- 15,000 sq. yds. of new street within development (for future seal coating charge)

Scenario 2: Townhome Development

- 8 town home units
- \$130,000 valuation per unit
- 1 acre of land total (43,560 sq ft)
- 10,568 sq ft total structure
- 2,800 sq ft of total driveway
- 30% impervious surface coverage (13,068 sq ft)
- 8 SAC units
- Project area is 100% developable
- 2 street signs needed
- 5 street lights needed
- 350 feet of frontage total
- One 1-1/2" irrigation pipe (needs water meter)
- One 1-1/2" water pipe per unit needed (separate meters for each unit)
- 500 sq. yds. of new street within development (for future seal coating charge)

Scenario 3: Apartment Development

- 120 apartment units
- \$10,800,000 total valuation (\$90,000 per unit)
- 8.8 acre lot size (383,328 sq ft)
- 134,164 sq ft parking/drive/sidewalk (35%)
- 76,665 sq ft building (20%)
- 55% total impervious surface (210,830 sq ft)
- 120 SAC units
- Project area is 100% developable
- 2 street signs needed
- 4 street lights needed
- 600 feet of frontage
- \$400,000 Plumbing valuation
- \$600,000 Mechanical valuation
- One 2" irrigation pipe needed (needs meter)
- One 4" water pipe needed (needs meter)
- 1,000 sq. yds. of new street within development (for future seal coating charge)

Scenario 4: Industrial Development

- \$2,500,000 valuation
- 4 acre lot (174,240 sq ft)
- 40,000 sq ft building (23% of lot)
- 46,250 sq ft parking lot/driveway (26.5%)
- 86,250 sq ft total pervious surface (49.5%)
- \$70,000 mechanical valuation
- \$50,000 plumbing valuation
- Project area is 100% developable
- 7 SAC units
- 2 street signs needed
- 2 street lights needed
- 360 feet of frontage
- One 1-1/2" water pipe needed (needs meter)
- One 1-1/2" irrigation pipe needed (needs meter)
- 44300 KWH
- 164 KW Demand (new development)
- 500 sq. yds. of new street within development (for future seal coating charge)

Appendix B: Individual Questions/Answers

Results for the development costs survey are broken down into five separate scenarios:

Within each scenario are four sections of answers (Section B-D). Each individual answer for the development costs study occupies one page. On the page will be both a graphic and verbal display of answers. The verbal display depicts the actual answer received.

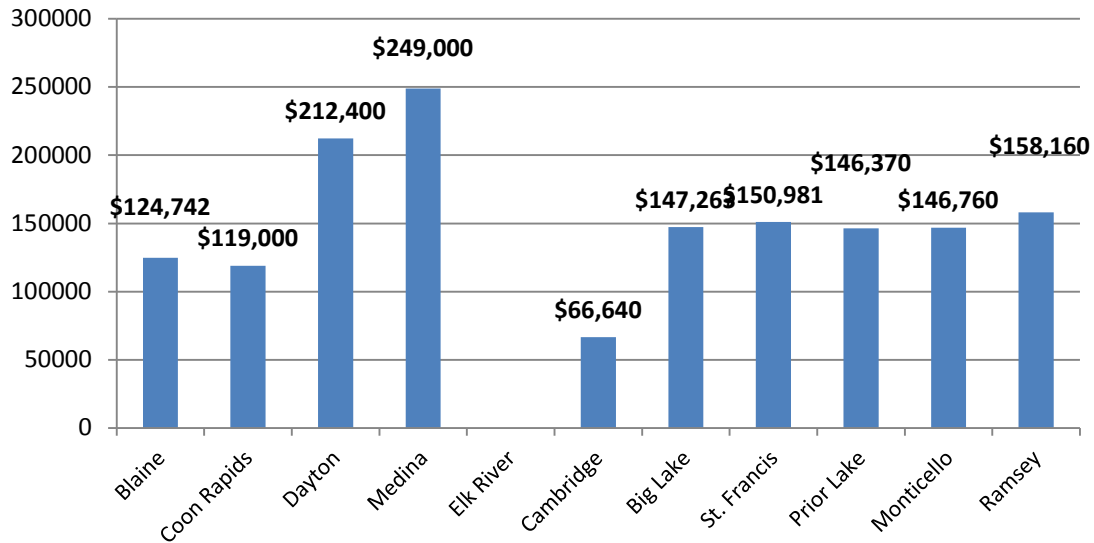
When reviewing the results of this survey please consider the following:

- When cities rely on the developer to install (DI) needed public infrastructure; or, when a city assesses (ASSD) the cost of public infrastructure to future property owners those nominal costs are not reflected in this survey. The actual nominal cost of development (for a developer) would be greater than stated.
- Leaving an answer space blank, writing “zero,” writing the word “nothing,” writing an answer that doesn’t apply and not having a fee/cost are all considered the same answer (zero/NA).
- People interpret identical questions differently; and, people answer identical questions differently (i.e. including a partial answer or common answer rather than a factual answer).
- Cities may have not fully completed the survey; or, did not add in their unique development costs in which the survey failed to address.
- Categories of costs were left out: fire suppression costs, irrigation requirements and several other development costs were not included in the survey.

Scenario 1: Single Family Home, Section B: Sewer Trunk

City:	Section B: Sewer Trunk
Blaine	Varies by area. \$3,194 - \$5,193 per acre. <i>(4,193 average-used in survey)</i>
Coon Rapids	Based on actual cost of construction. Previously assessed \$4000/acre.
Dayton	\$1,770 per unit.
Medina	\$2,075.00 per unit
Elk River	Area specific assessment (area wide assessments, based on amount of developable land-adjusted for inflation)
Cambridge	\$2,240/acre = \$66,640
Big Lake	\$4,950 per acre
St. Francis	\$,5070 per acre
Prior Lake	\$4,920 per acre
Monticello	\$1,223/unit
Ramsey	\$1,318 per unit = \$158,160

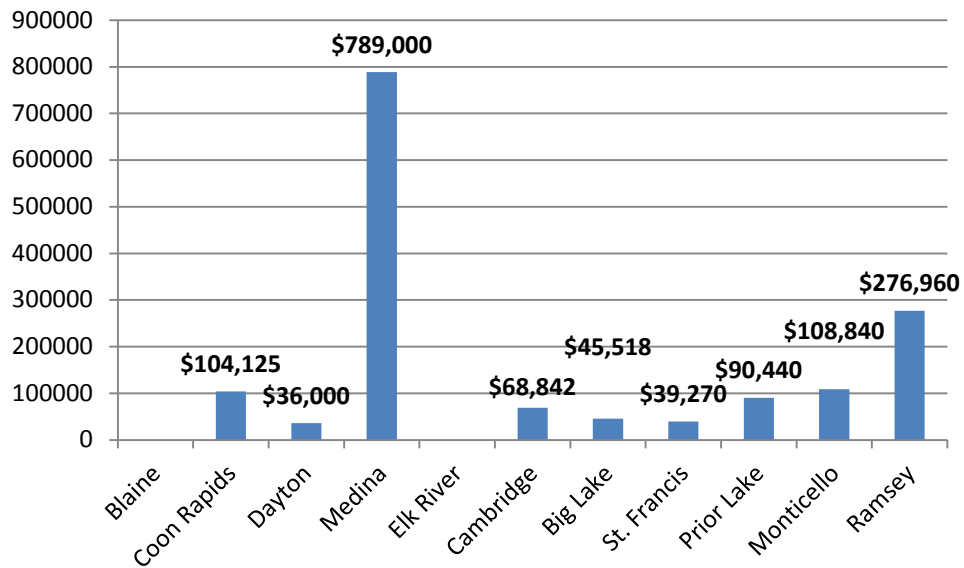
Sewer Trunk



Scenario 1: Single Family Home, Section B: Water Trunk

City:	Section B: Water Trunk
Blaine	Developer installed. City will cover over sizing costs.
Coon Rapids	Assessed when WM available \$3,500/acre
Dayton	\$300 per unit
Medina	\$6,575.00 per unit
Elk River	Area specific assessment (area wide assessments, based on amount of developable land-adjusted for inflation)
Cambridge	\$2,314/acre = \$68,842
Big Lake	\$1,530 per acre
St. Francis	\$1,320 per acre
Prior Lake	\$3,040 per acre
Monticello	\$907/unit
Ramsey	\$2,308 per unit = \$276,960

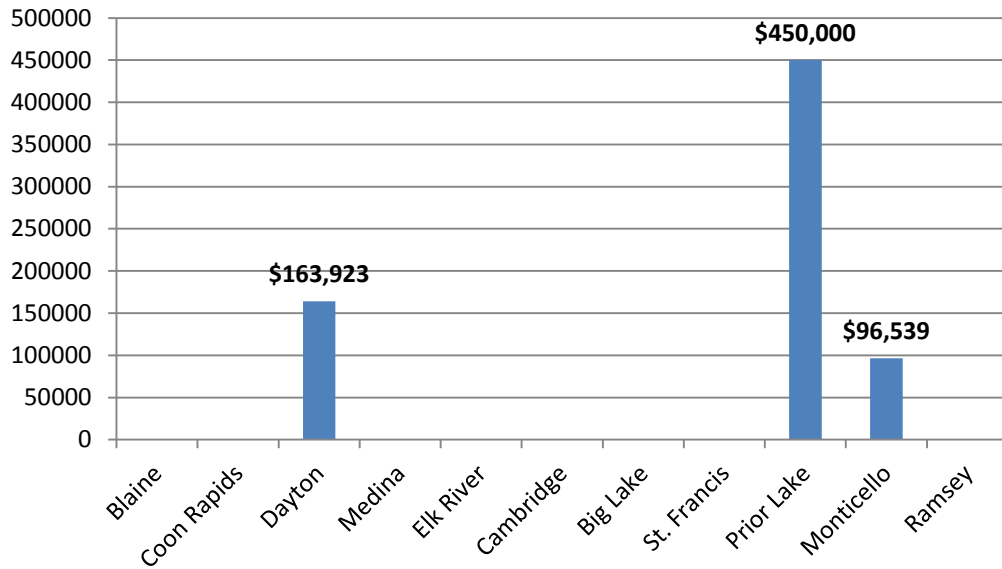
Water Trunk



Scenario 1: Single Family Home, Section B: Storm Water Trunk

City:	Section B: Storm Water Trunk
Blaine	NO ANSWER
Coon Rapids	Assessed based on actual construction. Deferral based on actual construction.
Dayton	\$5,510 per acre
Medina	NO ANSWER
Elk River	NO ANSWER
Cambridge	NO ANSWER
Big Lake	\$0 per acre if contained on site
St. Francis	NO ANSWER
Prior Lake	\$3,750 per unit
Monticello	\$3,245/acre*
Ramsey	NO ANSWER

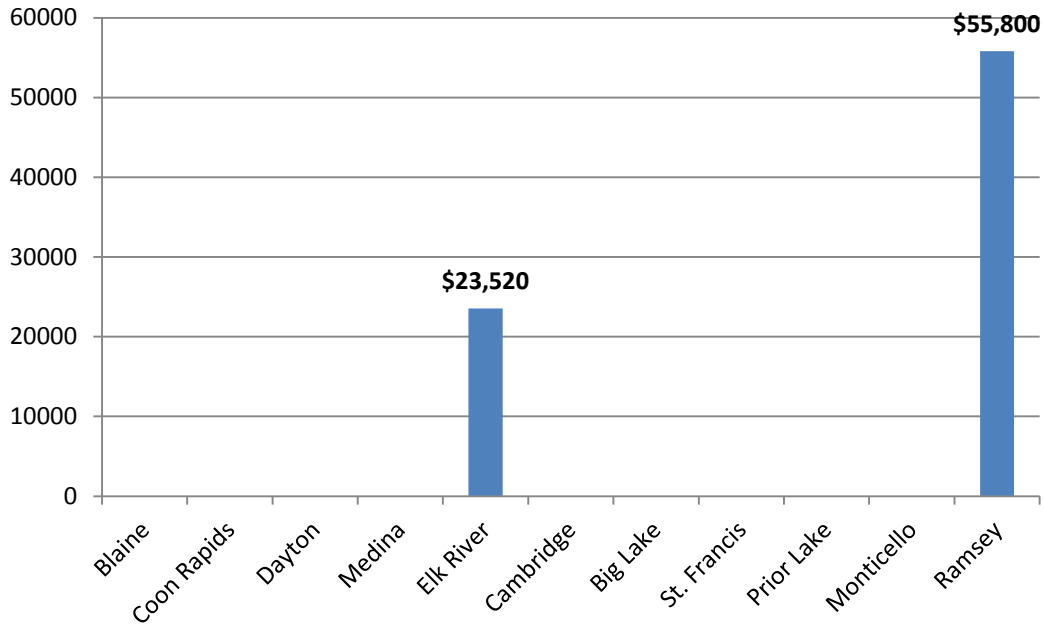
Storm Water Trunk



Scenario 1: Single Family Home, Section B: Storm Water Management

City:	Section B: Storm Water Management
Blaine	NO ANSWER
Coon Rapids	Storm water utility \$10.50 per quarter.
Dayton	NO ANSWER
Medina	N/A, annual utility fees exist
Elk River	196 in urban lot, 98 in rural lot
Cambridge	NO ANSWER
Big Lake	\$0
St. Francis	NO ANSWER
Prior Lake	NO ANSWER
Monticello	NO ANSWER
Ramsey	\$465 per unit = \$55,800

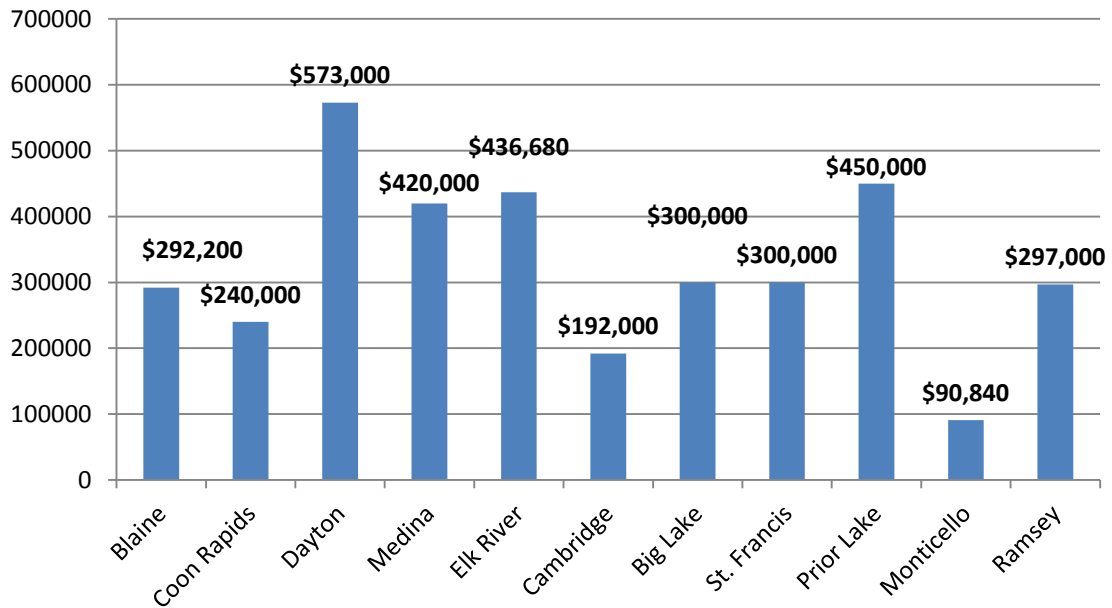
Storm Water Management



Scenario 1: Single Family Home, Section B: Park Dedication (cash)

City:	Section B: Park Dedication (cash)
Blaine	\$2,435 per unit.
Coon Rapids	\$2,000 per unit = \$240,000.
Dayton	\$4,775 per unit
Medina	8% pre-value, minimum \$3500/unit
Elk River	436680
Cambridge	\$1,600/residential unit = \$192,000
Big Lake	\$2,500 per unit
St. Francis	\$2,500 per unit
Prior Lake	\$3,750 per unit
Monticello	\$757/unit
Ramsey	\$2,475 per unit = 297,000

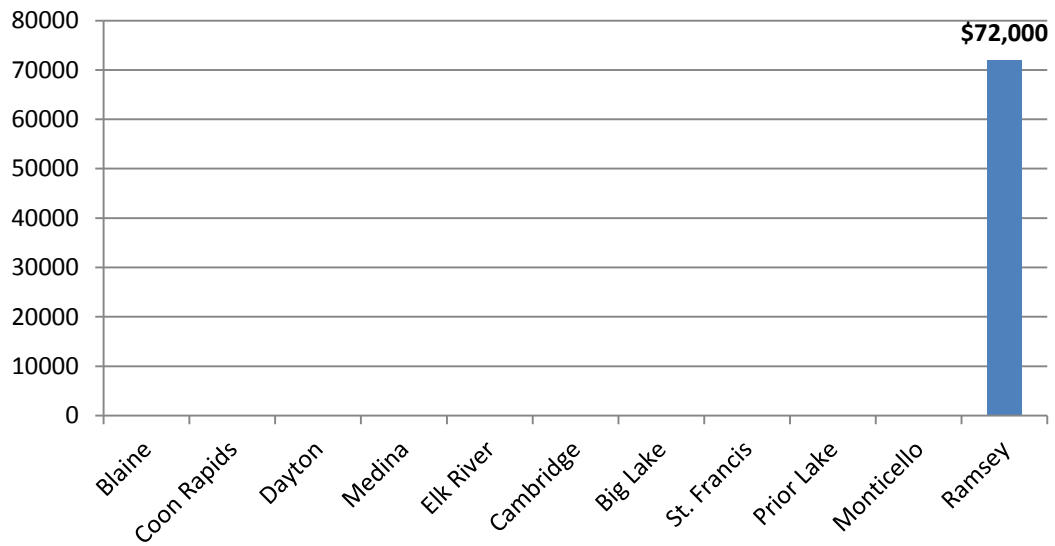
Park Dedication



Scenario 1: Single Family Home, Section B: Trail Fees

City:	Section B: Trail Fees
Blaine	NA. Part of Park Dedication Fee.
Coon Rapids	Only required if adjacent to arterial or collector street (\$20/LF)
Dayton	NO ANSWER
Medina	NO ANSWER
Elk River	Developer responsibility per plan
Cambridge	none
Big Lake	Included with Park Dedication
St. Francis	Installed by developer
Prior Lake	NO ANSWER
Monticello	NO ANSWER
Ramsey	\$600 per unit = \$72,000

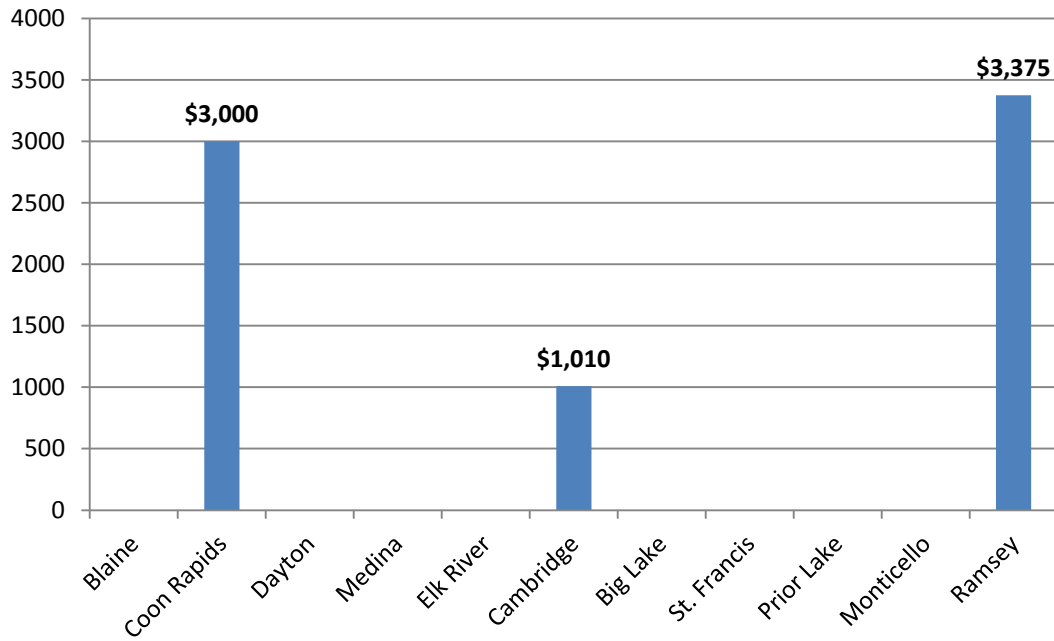
Trail Fees



Scenario 1: Single Family Home, Section B: Street/Traffic Signs

City:	Section B: Street/Traffic Signs
Blaine	Developer installed.
Coon Rapids	Street name signs paid by developer \$200/each
Dayton	Developer Installed
Medina	N/A, Developer purchase and install
Elk River	Developer responsibility
Cambridge	\$1,010
Big Lake	\$0
St. Francis	Installed by developer
Prior Lake	Developer Installed
Monticello	NO ANSWER
Ramsey	\$225 per sign = \$3,375

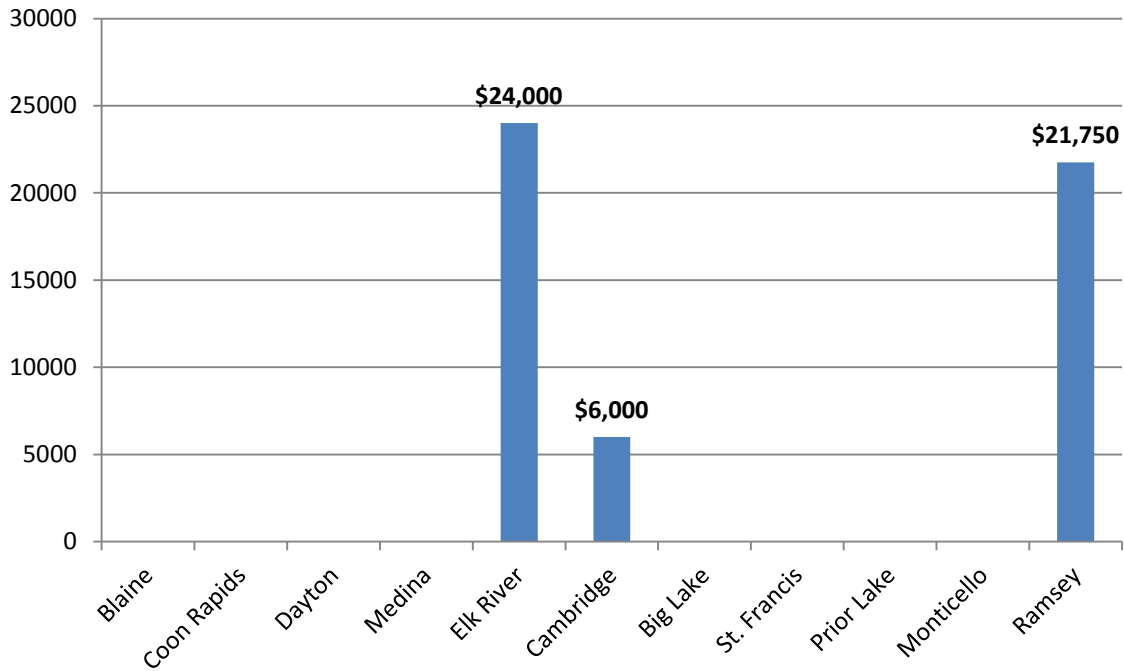
Street/Traffic Signs



Scenario 1: Single Family Home, Section B: Street/Traffic Signs

City:	Section B: Future Seal Coating
Blaine	Actual cost, no set fee.
Coon Rapids	NA—paid by the City
Dayton	NO ANSWER
Medina	NO ANSWER
Elk River	24000
Cambridge	\$6,000
Big Lake	\$0
St. Francis	NO ANSWER
Prior Lake	NO ANSWER
Monticello	NO ANSWER
Ramsey	\$1.45 per square yard = \$21,750

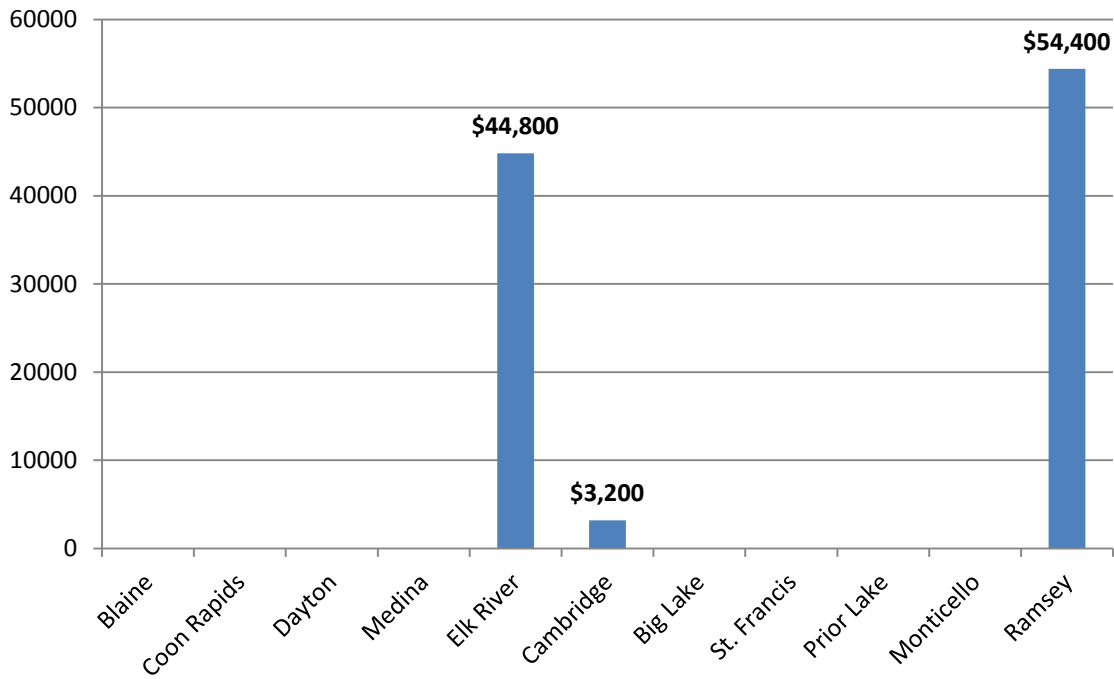
Future Seal Coating



Scenario 1: Single Family Home, Section B: Street Lights

City:	Section B: Street Lights
Blaine	Developer installed.
Coon Rapids	Developer pays actual cost.
Dayton	Installed by developer
Medina	N/A, Developer purchase and install
Elk River	1400 + tax per light
Cambridge	\$3,200
Big Lake	\$0
St. Francis	Installed by developer
Prior Lake	Installed by developer
Monticello	NO ANSWER
Ramsey	\$1,700 per light = \$54,400 (Street Light 3 yr O&M, \$294 per light = \$9,408)

Street Lights



Scenario 1: Single Family Home, Section B: Other Fees/Charges

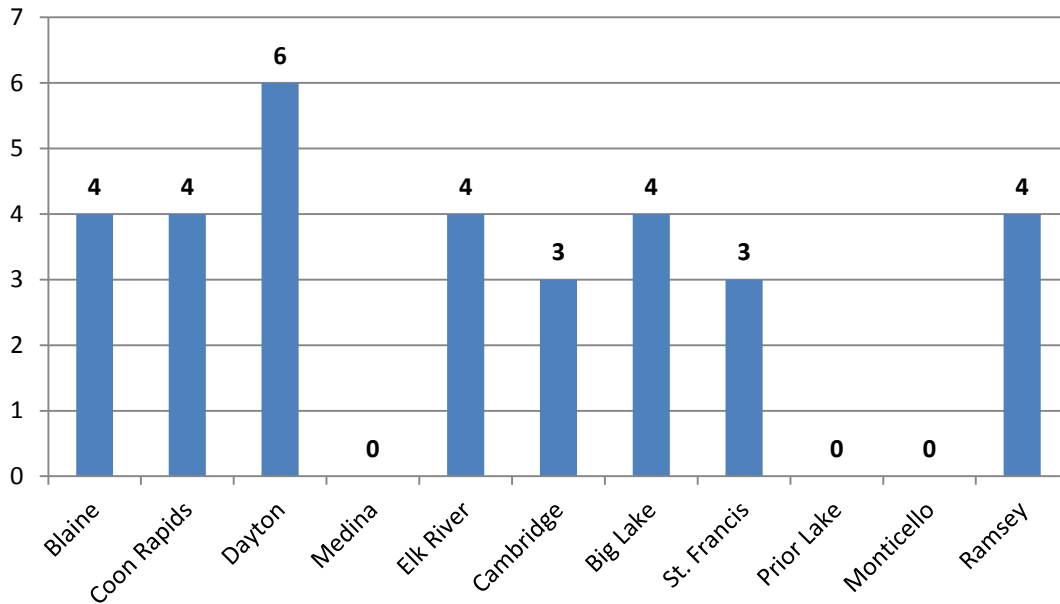
City:	Section B: Other Fees/Charges
Blaine	NO ANSWER
Coon Rapids	20% cash escrow to guarantee payment of assessments based on established assessment for public improvements.
Dayton	NO ANSWER
Medina	Full reimburse for review costs
Elk River	NO ANSWER
Cambridge	NO ANSWER
Big Lake	125% LOC for Public Improvements
St. Francis	NO ANSWER
Prior Lake	Street Trunk Fee: \$4,920 x 29.75 acres = \$146,370
Monticello	NO ANSWER
Ramsey	NO ANSWER

City:	Section B: Other Fees/Charges
Blaine	NO ANSWER
Coon Rapids	NO ANSWER
Dayton	NO ANSWER
Medina	NO ANSWER
Elk River	NO ANSWER
Cambridge	NO ANSWER
Big Lake	Lot Corner/Iron Monuments=\$500 per lot. Administration Escrow=\$25,000
St. Francis	NO ANSWER
Prior Lake	NO ANSWER
Monticello	NO ANSWER
Ramsey	NO ANSWER

Scenario 1: Single Family Home, Section C: Topsoil

City:	Section C: Top Soil
Blaine	Yes, 4" not more than 35% sand.
Coon Rapids	Yes, 4" no specification (all developments)
Dayton	Yes: 6" MN DOT Premium
Medina	No.
Elk River	Yes: 4" (black dirt, no specification)
Cambridge	3 inches topsoil (all developments, no specification)
Big Lake	Yes: 4" topsoil (black dirt with no greater than 35% sand)
St. Francis	Yes: 3 inches (black dirt, no specification)
Prior Lake	NO ANSWER
Monticello	No.
Ramsey	Yes: 6" MNDOT premium

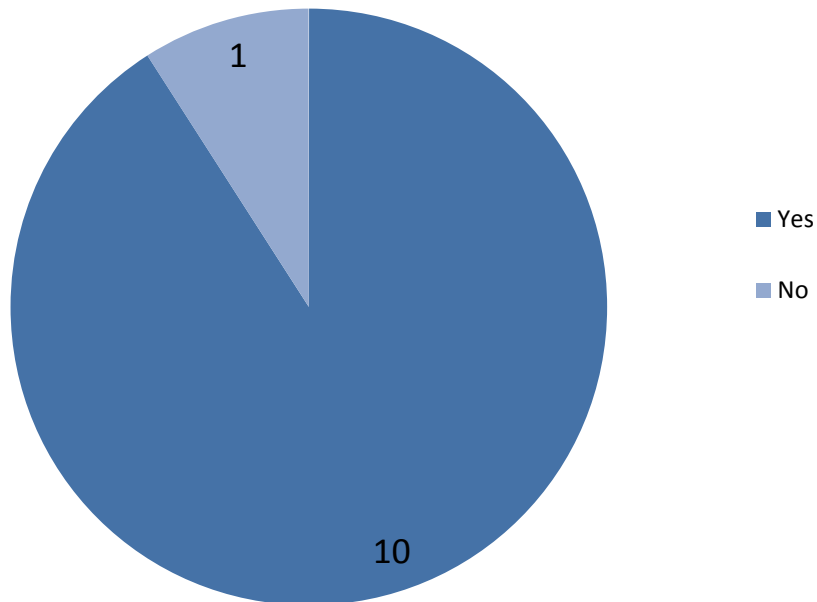
Topsoil



Scenario 1: Single Family Home, Section C: Grass/Sod

City:	Section C: Grass/Sod
Blaine	Yes: full yard sod.
Coon Rapids	Yes: boulevard
Dayton	Yes: established cover
Medina	Yes: Whole Lot, sod (unless a water conserving seed mix is used)
Elk River	Yes. Established (not sod or seeding specification)
Cambridge	Yes: sod required or grass allowed if professionally hydro seeded and with sprinklers
Big Lake	Yes: Sod is required for SF lots; \$2,000 escrow paid at time of building permit; \$1,900 returned upon inspection
St. Francis	Yes: sod or seeding/sprinklers
Prior Lake	Yes: sod all front and side yards, seed back
Monticello	No.
Ramsey	Yes: boulevard, "established" cover elsewhere

Grass/Sod



Scenario 1: Single Family Home, Section C: Trees

City:	Section C: Trees
Blaine	Yes: 1 on boulevard, 1 in yard (2.5 inch caliper).
Coon Rapids	Yes: 1 street tree per lot
Dayton	Yes: 6" total diameter, minimum of 1.5" per tree
Medina	Yes: 2 per unit, 2" minimum
Elk River	Yes: two trees
Cambridge	Yes: two over-story deciduous per dwelling unit
Big Lake	Yes: 2 trees per SF lot to be located in front yard; included with \$2,000 escrow
St. Francis	Yes: 2 shade trees
Prior Lake	Yes: 2 trees in each residential front yard (four for corner)
Monticello	Yes: 2 Trees required (four on corner lots). \$200 escrow per tree.
Ramsey	Yes: 2 per home, 1" diameter minimum

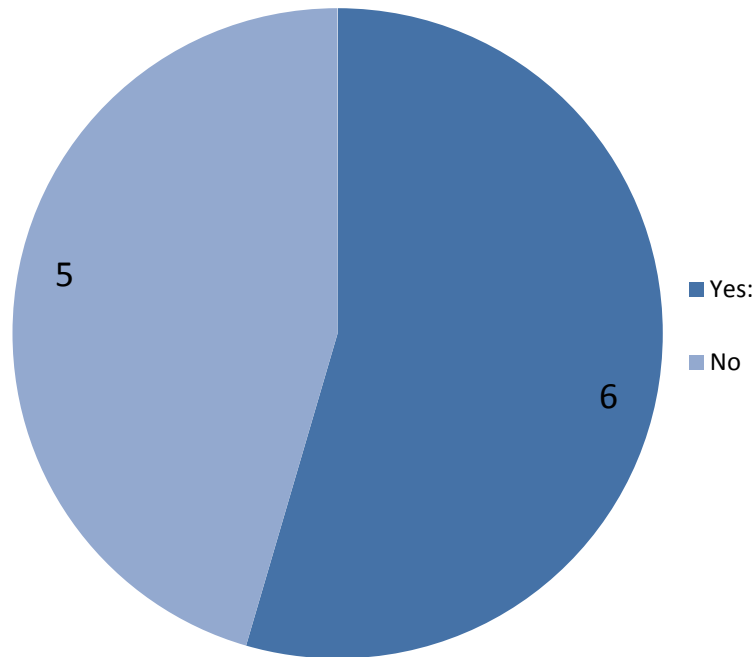
Scenario 1: Single Family Home, Section C: Shrubs

City:	Section C: Shrubs
Blaine	No.
Coon Rapids	No.
Dayton	No.
Medina	No.
Elk River	No.
Cambridge	No.
Big Lake	Yes/No: Up to 50% of required trees can be substituted with shrubs; 3 shrubs=1 tree
St. Francis	<i>NO ANSWER</i>
Prior Lake	No.
Monticello	No.
Ramsey	No.

Scenario 1: Single Family Home, Section C: Radon Barrier

City:	Section C: Radon Barrier
Blaine	No.
Coon Rapids	No.
Dayton	Yes: 4" of rock or radon mat.
Medina	No.
Elk River	Yes: Per Building Code
Cambridge	Yes: See MN Residential Energy Code Chapter 1322 Appendix F
Big Lake	Yes: 4" of rock
St. Francis	No.
Prior Lake	Yes: 8 inches
Monticello	No.
Ramsey	Yes: 4" of rock or radon mat

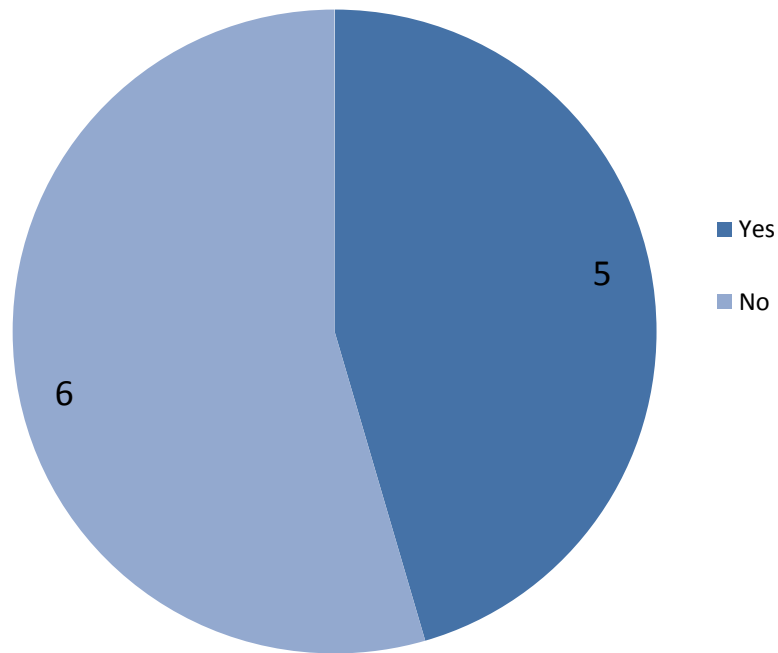
Radon Barrier



Scenario 1: Single Family Home, Section C: Foundation Drainage

City:	Section C: Foundation Drainage
Blaine	No.
Coon Rapids	No.
Dayton	No.
Medina	Yes: Per Code
Elk River	Yes: Per Building Code
Cambridge	Yes: As required by IRC Section 405
Big Lake	Yes: Tile to daylight or sump pump
St. Francis	No.
Prior Lake	Yes: coverage with geotech fabric material
Monticello	No.
Ramsey	No.

Foundation Drainage



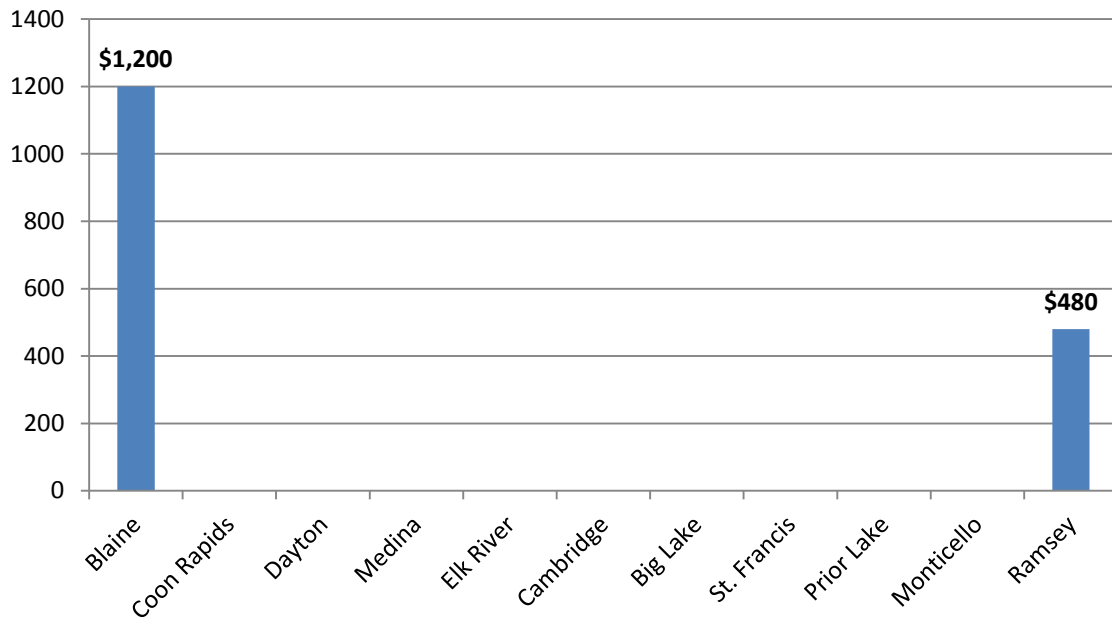
Scenario 1: Single Family Home, Section C: Other Requirements

City:	Section C: Other Requirements
Blaine	<i>NO ANSWER</i>
Coon Rapids	<i>NO ANSWER</i>
Dayton	<i>NO ANSWER</i>
Medina	Lawn Irrigation cannot use municipal water; Irrigate out of storm water ponds
Elk River	Buffer requirements may apply, based on adjacent uses
Cambridge	<i>NO ANSWER</i>
Big Lake	Tree Preservation Plan required with Preliminary Plat-Protect a minimum of 40% of significant trees
St. Francis	Erosion Control (built into escrow)
Prior Lake	<i>NO ANSWER</i>
Monticello	<i>NO ANSWER</i>
Ramsey	<i>NO ANSWER</i>

Scenario 1: Single Family Home, Section D: Certificate of Occupancy

City:	Section D: Certificate of Occupancy
Blaine	\$10 per unit
Coon Rapids	NO ANSWER
Dayton	NO ANSWER
Medina	NO ANSWER
Elk River	NO ANSWER
Cambridge	included in permit fee
Big Lake	NO ANSWER
St. Francis	Part of Permit Fee
Prior Lake	NO ANSWER
Monticello	NO ANSWER
Ramsey	\$4 per unit = \$480

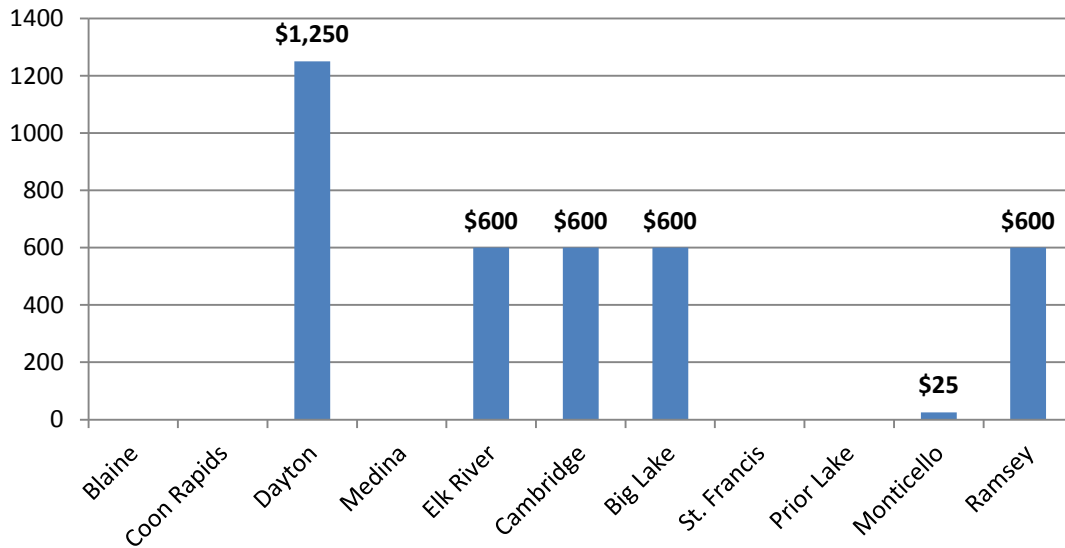
Certificate of Occupancy



Scenario 1: Single Family Home, Section D: Builder License Verification

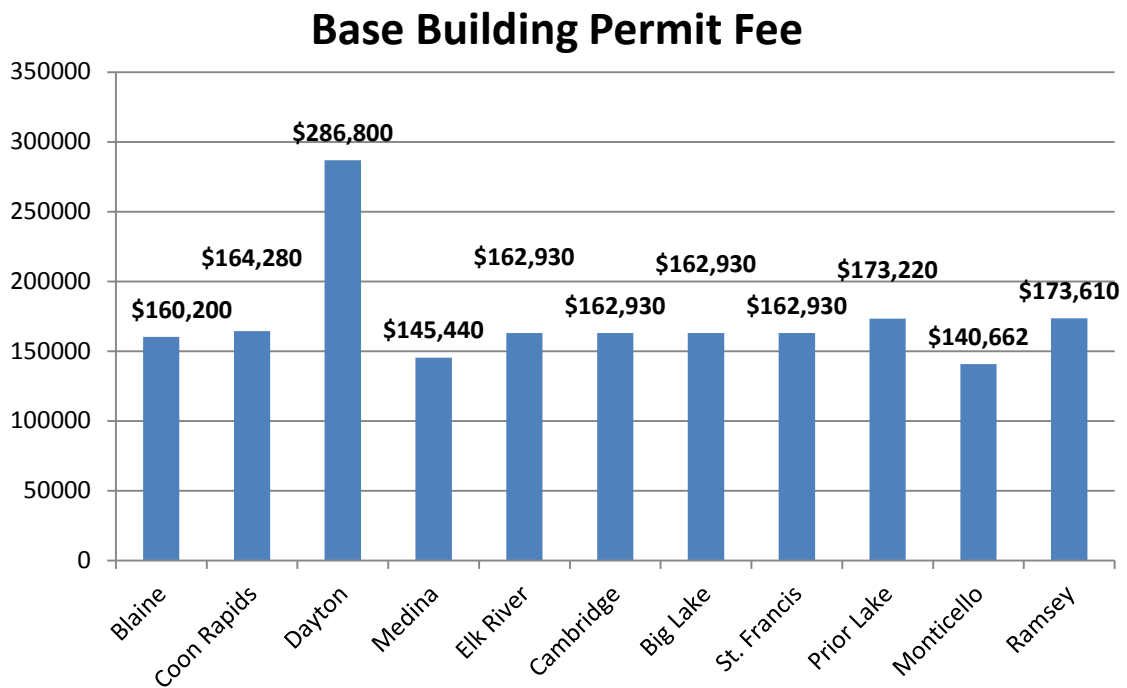
City:	Section D: Builder License Verification
Blaine	NO ANSWER
Coon Rapids	NO ANSWER
Dayton	\$10 look up charge (assuming per unit)
Medina	NO ANSWER
Elk River	5 (assuming per unit)
Cambridge	\$5.00 per permit
Big Lake	5 (assuming per unit)
St. Francis	NO ANSWER
Prior Lake	NO ANSWER
Monticello	25
Ramsey	\$5 per unit = \$600

Builder License Verification



Scenario 1: Single Family Home, Section D: Base Building Permit Fee

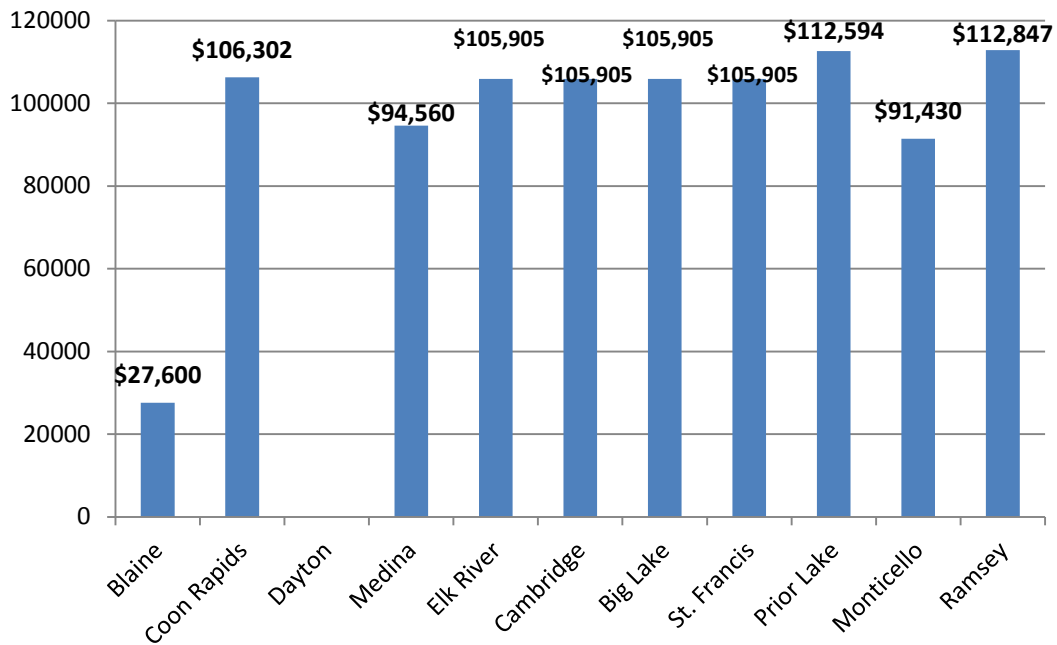
City:	Section D: Base Building Permit Fee
Blaine	\$1,335 per unit
Coon Rapids	\$1,369 per unit
Dayton	\$2,390 per unit (includes internal plan review fee)
Medina	\$1,212 per unit
Elk River	1357.75
Cambridge	\$1,357.75
Big Lake	1,357.75
St. Francis	\$1,357.75
Prior Lake	\$1,443.50
Monticello	\$1,172.18 per unit
Ramsey	03LMC Base, \$1,446.75 per unit = \$173,610



Scenario 1: Single Family Home, Section D: Internal Plan Review Fee

City:	Section D: Internal Plan Review Fee
Blaine	\$260 per unit
Coon Rapids	\$885.85 per unit
Dayton	"Part of Building Permit Fee"
Medina	\$788 per unit
Elk River	882.54
Cambridge	\$882.54
Big Lake	882.54
St. Francis	882.54
Prior Lake	\$938.28
Monticello	\$761.92 per unit
Ramsey	.65 of O3LMC, \$940.39 per unit = \$112,846.80

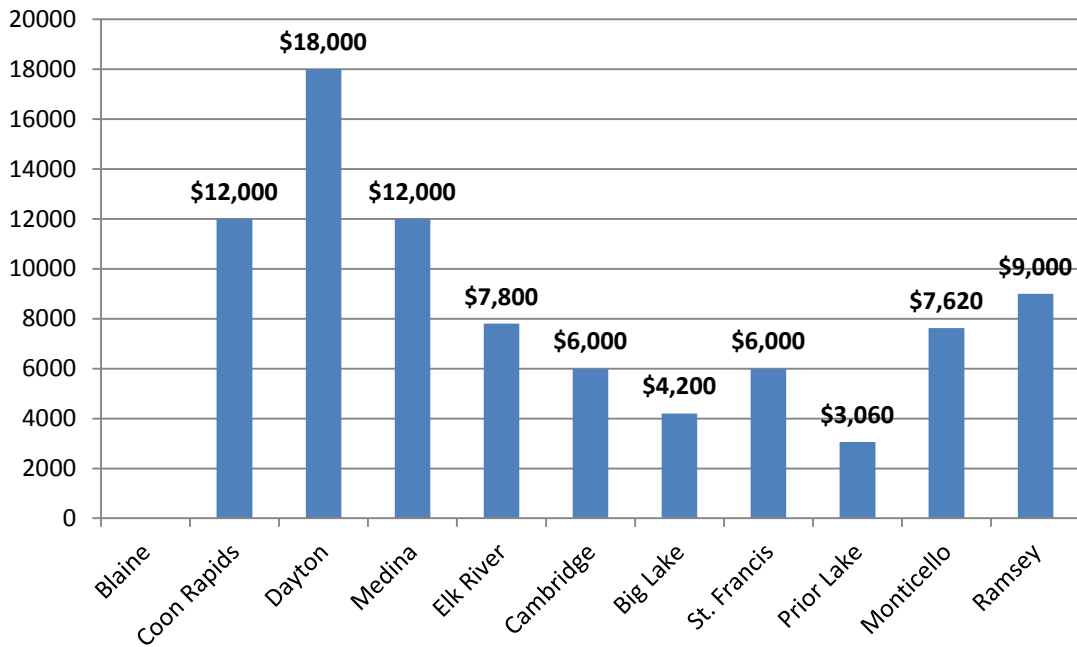
Internal Plan Review Fee



Scenario 1: Single Family Home, Section D: City Sewer Connection (Permit)

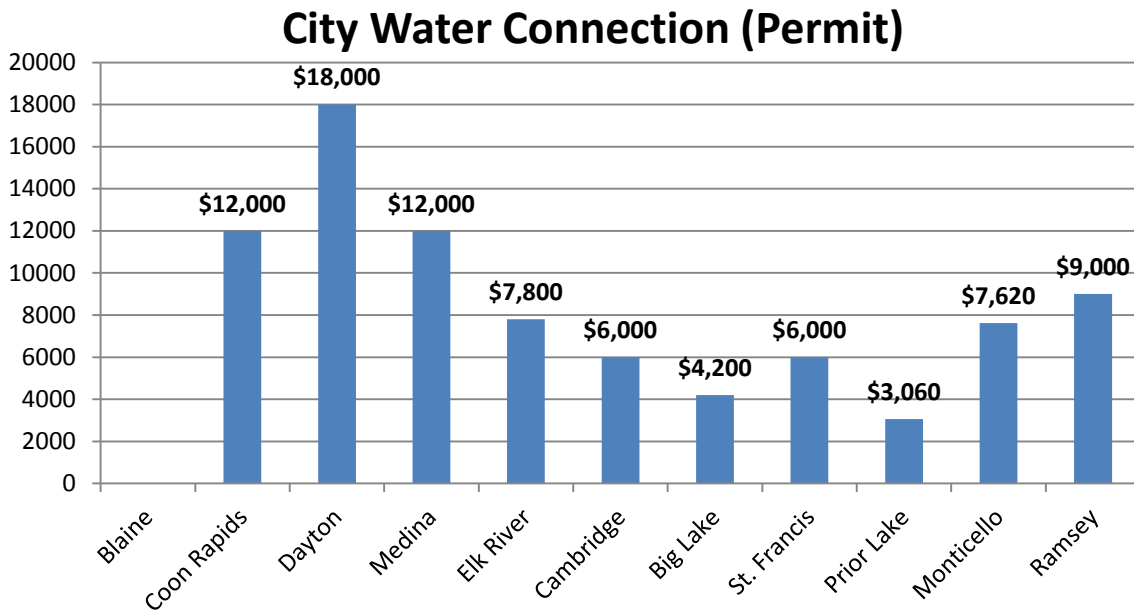
City:	Section D: City Sewer Connection (permit)
Blaine	NO ANSWER
Coon Rapids	\$100 per unit
Dayton	\$150 each
Medina	\$100 per unit
Elk River	65 +2000 bond (includes water connection permit)
Cambridge	\$50.00
Big Lake	35
St. Francis	\$50
Prior Lake	\$25.50
Monticello	\$127.00 (for both: water & sewer) per unit (split for survey)
Ramsey	\$75 per unit = \$9,000

City Sewer Connection (Permit)



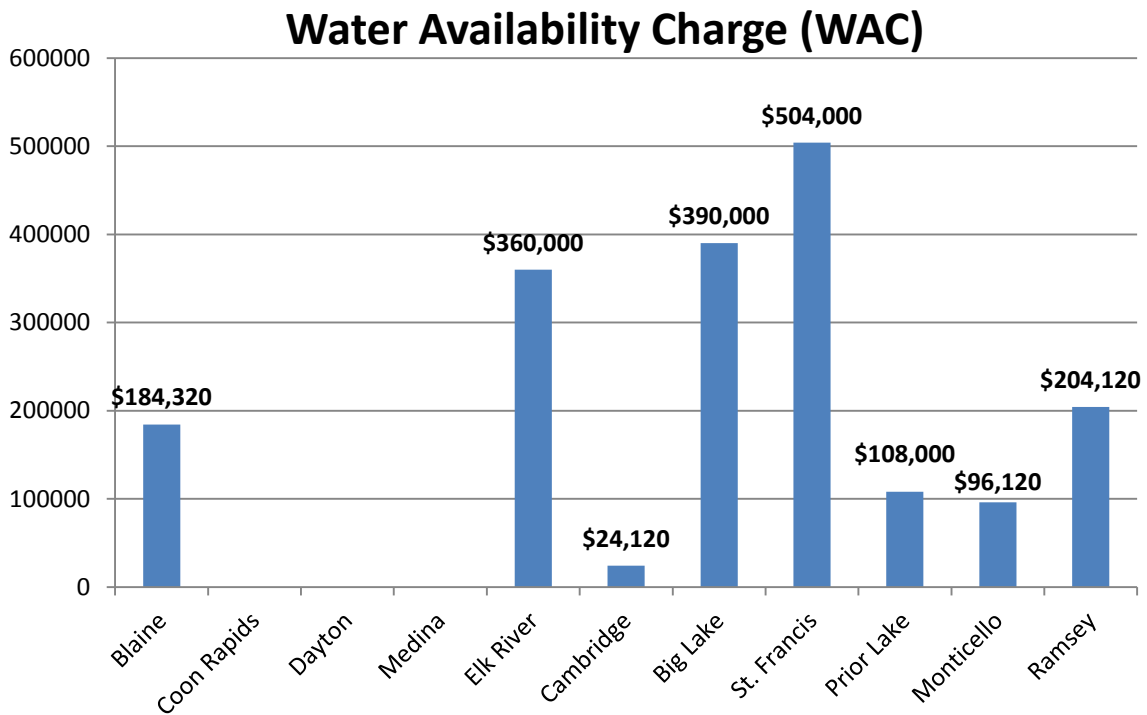
Scenario 1: Single Family Home, Section D: City Water Connection (Permit)

City:	Section D: City Water Connection (permit)
Blaine	NO ANSWER
Coon Rapids	\$100 per unit
Dayton	\$150 each
Medina	\$100 per unit
Elk River	Water and sewer connection together
Cambridge	\$50.00
Big Lake	35
St. Francis	\$50
Prior Lake	\$25.50
Monticello	\$127.00 (for both: water & sewer) per unit (split for survey)
Ramsey	\$75 per unit = \$9,000



Scenario 1: Single Family Home, Section D: Water Availability Charge (WAC)

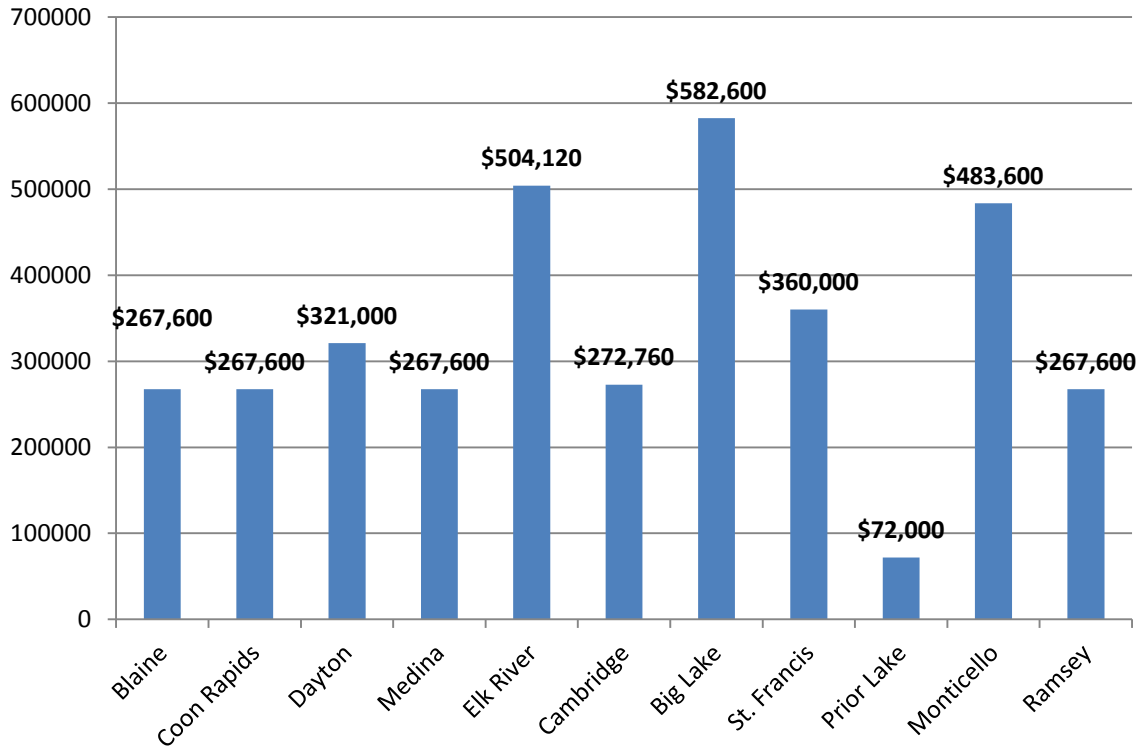
City:	Section D: Water Availability Charge (WAC)
Blaine	\$1,536 per unit
Coon Rapids	NO ANSWER
Dayton	\$665-\$2,060 each (depending on location--the city has four separate service sources)
Medina	NO ANSWER
Elk River	360,000
Cambridge	\$201 per REU
Big Lake	3,250.00
St. Francis	\$4,200 per unit
Prior Lake	\$900
Monticello	\$801.00 per unit
Ramsey	\$1,701 per unit



Scenario 1: Single Family Home, Section D: Sewer Availability Charge (SAC)

City:	Section D: Sewer Availability Charge (SAC)
Blaine	\$2,230 per unit
Coon Rapids	\$2,230 per unit
Dayton	\$2,675 each
Medina	\$2,230 per unit (met council)
Elk River	504,120
Cambridge	\$2,273 per REU
Big Lake	4,855.00
St. Francis	\$3,000 per unit
Prior Lake	\$600
Monticello	\$4,030.00 per unit
Ramsey	(METCOUNC) \$2,230 per unit = \$267,600

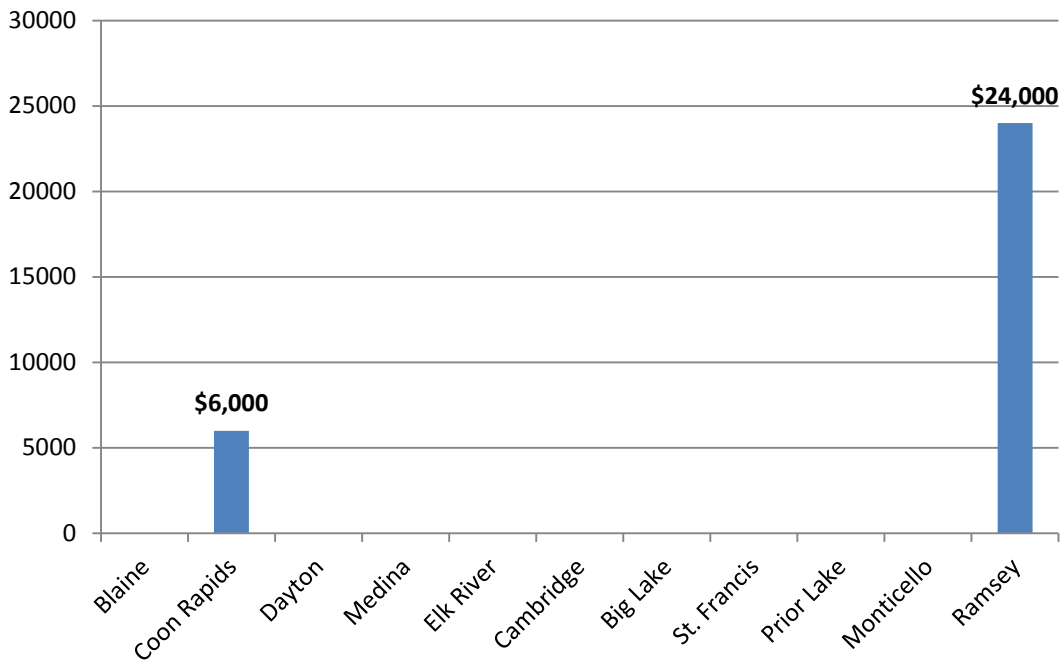
Sewer Availability Charge (SAC)



Scenario 1: Single Family Home, Section D: SAC Handling Fee

City:	Section D: SAC Handling Fee
Blaine	NO ANSWER
Coon Rapids	\$50 per unit
Dayton	NO ANSWER
Medina	NO ANSWER
Elk River	NO ANSWER
Cambridge	NO ANSWER
Big Lake	NO ANSWER
St. Francis	NO ANSWER
Prior Lake	NO ANSWER
Monticello	NO ANSWER
Ramsey	\$200 per unit = \$24,000

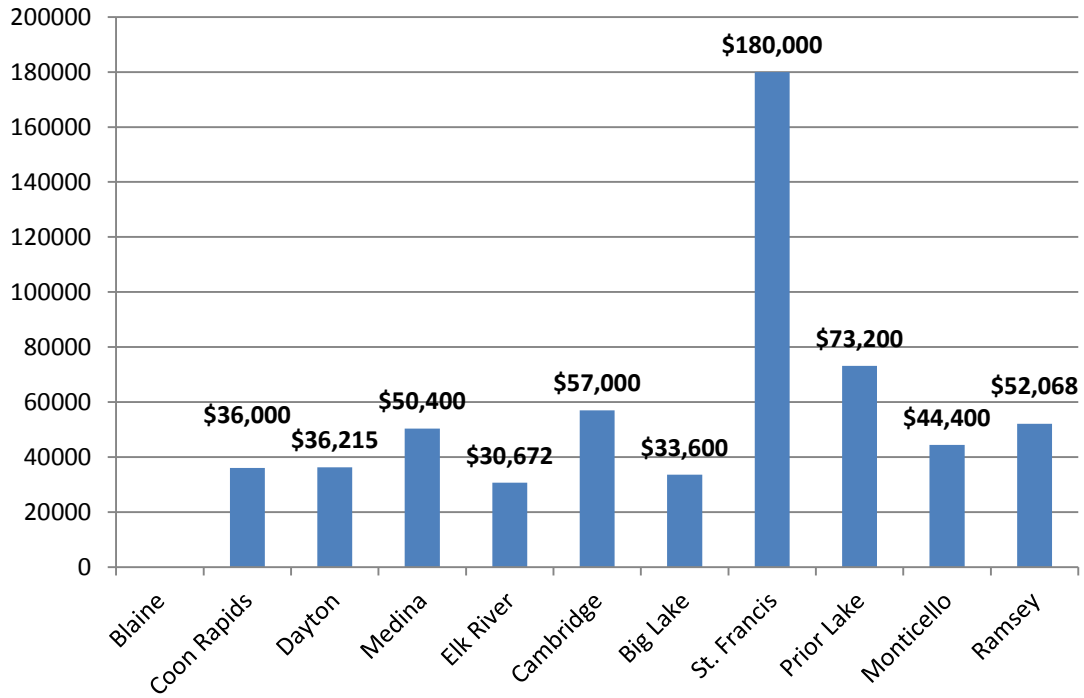
SAC Handling Fee



Scenario 1: Single Family Home, Section D: Water Meter/Horn

City:	Section D: Water Meter/Horn
Blaine	NO ANSWER
Coon Rapids	\$300 per unit
Dayton	\$301.79 each
Medina	\$420 per unit
Elk River	255.6
Cambridge	typical sprinkled house \$475
Big Lake	280
St. Francis	\$1,500
Prior Lake	5/8" meter--\$610
Monticello	\$370.00 + tax per unit
Ramsey	\$433.9 per unit = \$52,068

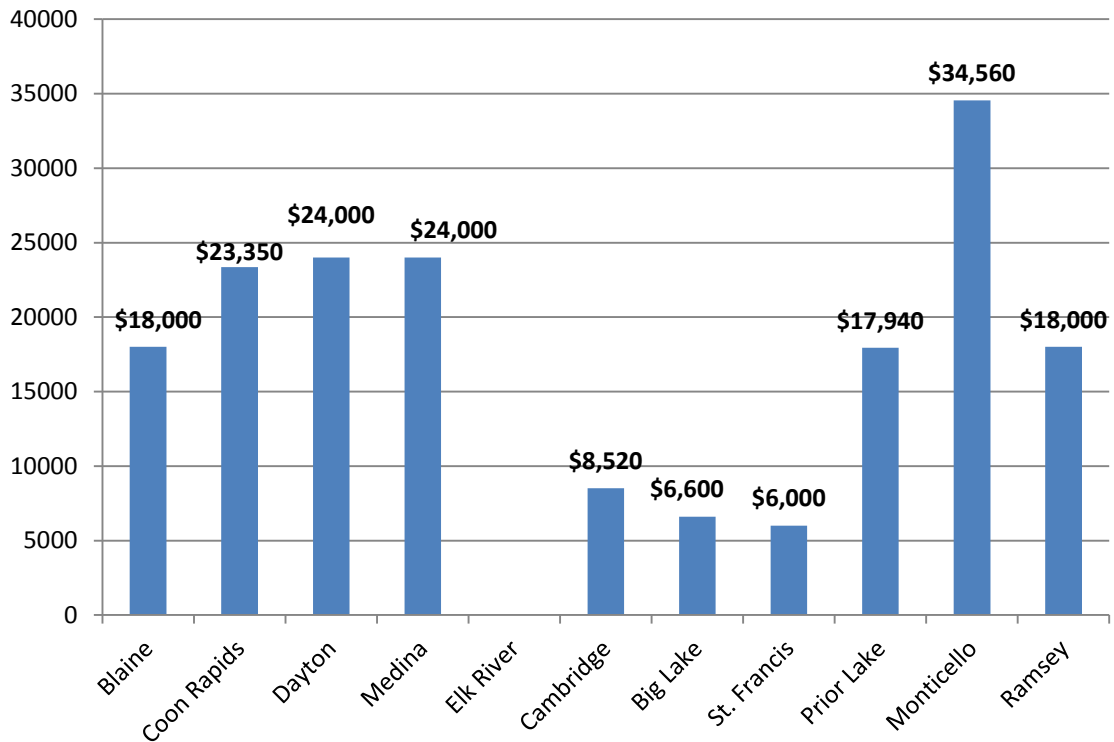
Water Meter/Horn



Scenario 1: Single Family Home, Section D: Mechanical Permit

City:	Section D: Mechanical Permit
Blaine	\$150 per unit
Coon Rapids	\$194.58 per unit
Dayton	\$200 each
Medina	\$50 per piece of equipment (typically 4)
Elk River	1.5% of mechanical value
Cambridge	\$71 per dwelling
Big Lake	55
St. Francis	\$50
Prior Lake	\$149.50
Monticello	\$45.00 + \$9.00/fixture (assuming 27 fixtures per home)
Ramsey	\$150 per unit = \$18,000

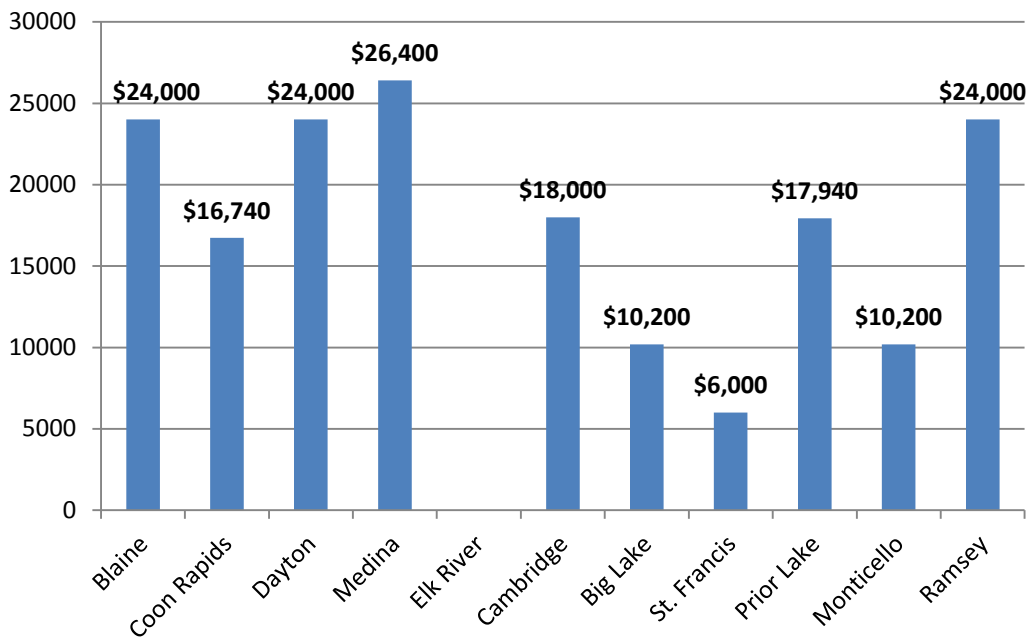
Mechanical Permit



Scenario 1: Single Family Home, Section D: Plumbing Permit

City:	Section D: Plumbing Permit
Blaine	\$200 per unit
Coon Rapids	\$139.50 per unit
Dayton	\$200 each
Medina	\$10 per plumbing fixture (assumed 22 per unit, 2640 total)
Elk River	1.5% of plumbing value
Cambridge	\$150 per dwelling
Big Lake	85
St. Francis	\$50 minimum (per unit)
Prior Lake	\$149.50
Monticello	\$45.00 + \$9.00/fixture
Ramsey	\$200 per unit = \$24,000

Plumbing Permit



Scenario 1: Single Family Home, Section D: Other Fees/Charges

City:	Section D: Other Fees/Charges
Blaine	NO ANSWER
Coon Rapids	Driveway \$100 per unit.
Dayton	Landscape Escrow: \$1,250 (per single family home, 1% of landscape cost for others)
Medina	Grading Escrow: \$450 per unit
Elk River	Erosion 175 (per unit)
Cambridge	water treatment facility charge: \$901 per REU (\$108,120)
Big Lake	Landscape Escrow=\$2,000; \$1,900 refund
St. Francis	\$75 fire place (per unit as needed)
Prior Lake	Water Tower Fee -- \$1000 per unit for new residential
Monticello	Assessment search@ \$25.00
Ramsey	\$100 erosion control escrow fee (non-returnable)

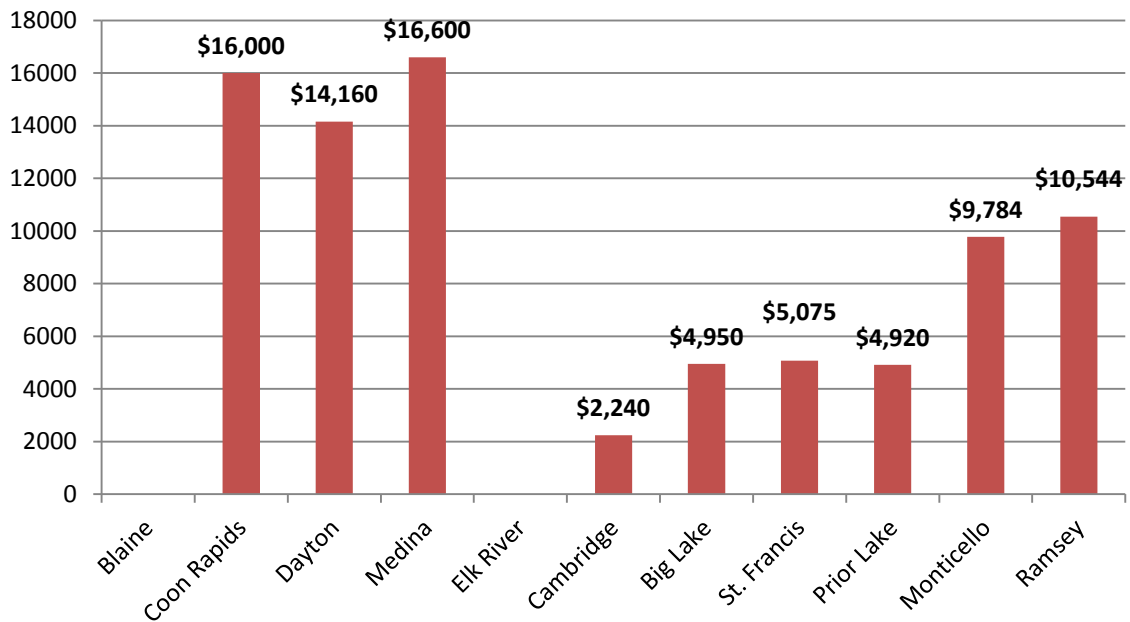
City:	Section D: Other Fees/Charges
Blaine	NO ANSWER
Coon Rapids	Electric Permit \$132.50 per unit
Dayton	Curb Cut/Driveway \$35 (per unit, or single charge per other development)
Medina	Driveway = \$100 per unit
Elk River	State surcharge 82.50
Cambridge	NO ANSWER
Big Lake	NO ANSWER
St. Francis	NO ANSWER
Prior Lake	3/4" Pressure Reducer \$90, per unit charge (per unit)
Monticello	NO ANSWER
Ramsey	NO ANSWER

City:	Section D: Other Fees/Charges
Blaine	NO ANSWER
Coon Rapids	NO ANSWER
Dayton	NO ANSWER
Medina	NO ANSWER
Elk River	NO ANSWER
Cambridge	NO ANSWER
Big Lake	NO ANSWER
St. Francis	NO ANSWER
Prior Lake	Refundable Builders deposit (charged w/building permit) --\$1,500 per unit
Monticello	NO ANSWER
Ramsey	NO ANSWER

Scenario 1: Townhomes, Section B: Sewer Trunk

City:	Section B: Sewer Trunk
Blaine	Varies by area. \$3,194 - \$5,193 per acre <i>(4,193 average-used in survey)</i>
Coon Rapids	Based on actual cost of construction. Probably previously assessed \$4000/acre
Dayton	\$1,770 per unit
Medina	\$2,075.00 per unit
Elk River	Area specific assessment (area wide assessments, based on amount of developable land-adjusted for inflation)
Cambridge	\$2,240/acre
Big Lake	\$4,950 per acre
St. Francis	\$5,075 per acre
Prior Lake	\$4,920 per acre
Monticello	\$1,223/unit
Ramsey	\$1,318 per unit = \$10,544

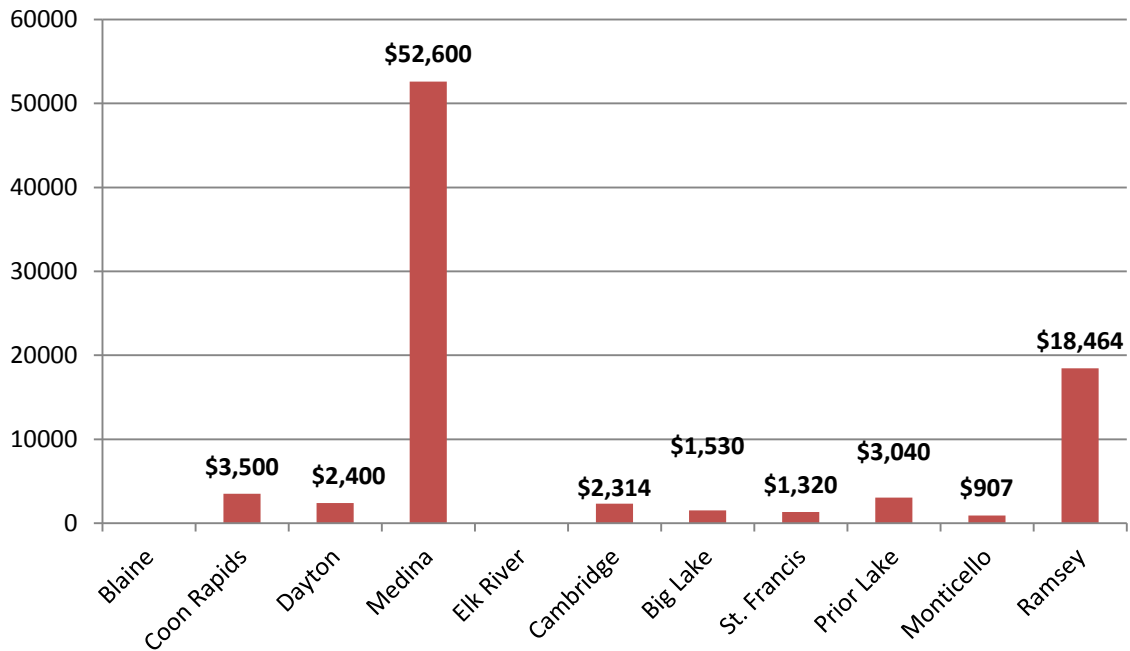
Sewer Trunk



Scenario 2: Townhomes, Section B: Water Trunk

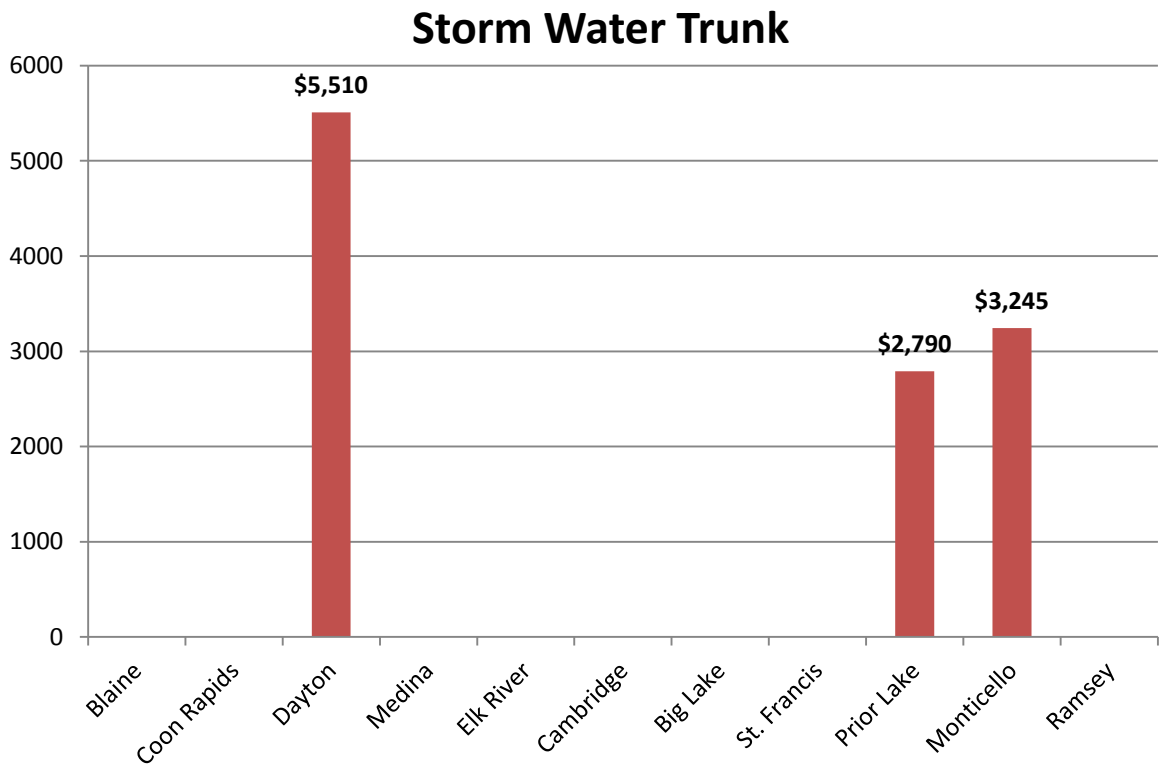
City:	Section B: Water Trunk
Blaine	Developer installed. City will cover over sizing costs.
Coon Rapids	Assessed when WM available \$3,500/acre
Dayton	\$300
Medina	\$6,575.00 per unit
Elk River	Area specific assessment (area wide assessments, based on amount of developable land-adjusted for inflation)
Cambridge	\$2,314/acre
Big Lake	\$1,530 per acre
St. Francis	\$1,320 per acre
Prior Lake	\$3,040 per acre
Monticello	\$907/unit
Ramsey	\$2,308 per unit = \$18,464

Water Trunk



Scenario 2: Townhomes, Section B: Storm Water Trunk

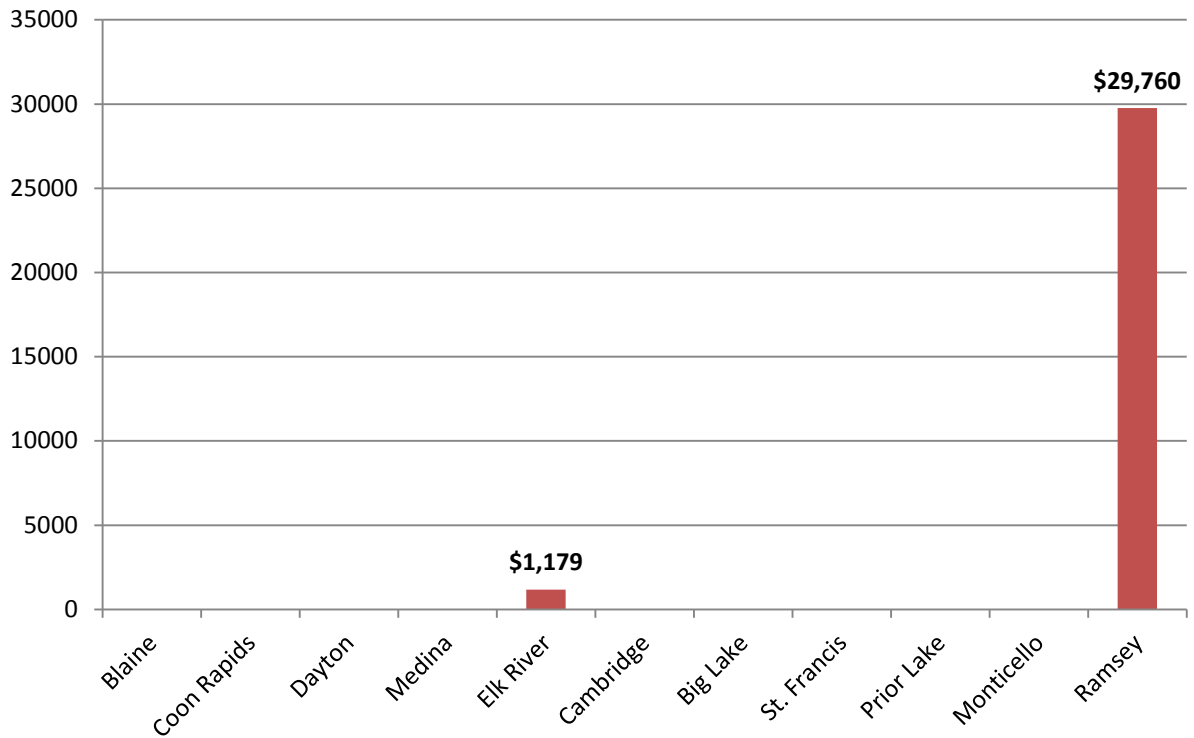
City:	Section B: Storm Water Trunk
Blaine	NO ANSWER
Coon Rapids	Assessed based on actual construction. Deferral based on actual construction.
Dayton	\$5,510 per acre
Medina	NO ANSWER
Elk River	NO ANSWER
Cambridge	NO ANSWER
Big Lake	\$0 per acre if contained on site
St. Francis	NO ANSWER
Prior Lake	\$2,790 per acre
Monticello	\$3,245/acre*
Ramsey	NO ANSWER



Scenario 2: Townhomes, Section B: Storm Water Management

City:	Section B: Storm Water Management
Blaine	NO ANSWER
Coon Rapids	Storm water utility \$10.50 per quarter.
Dayton	NO ANSWER
Medina	N/A, annual utility exists
Elk River	1179 per acre
Cambridge	NO ANSWER
Big Lake	\$0
St. Francis	NO ANSWER
Prior Lake	NO ANSWER
Monticello	NO ANSWER
Ramsey	\$465 per unit = \$3,720

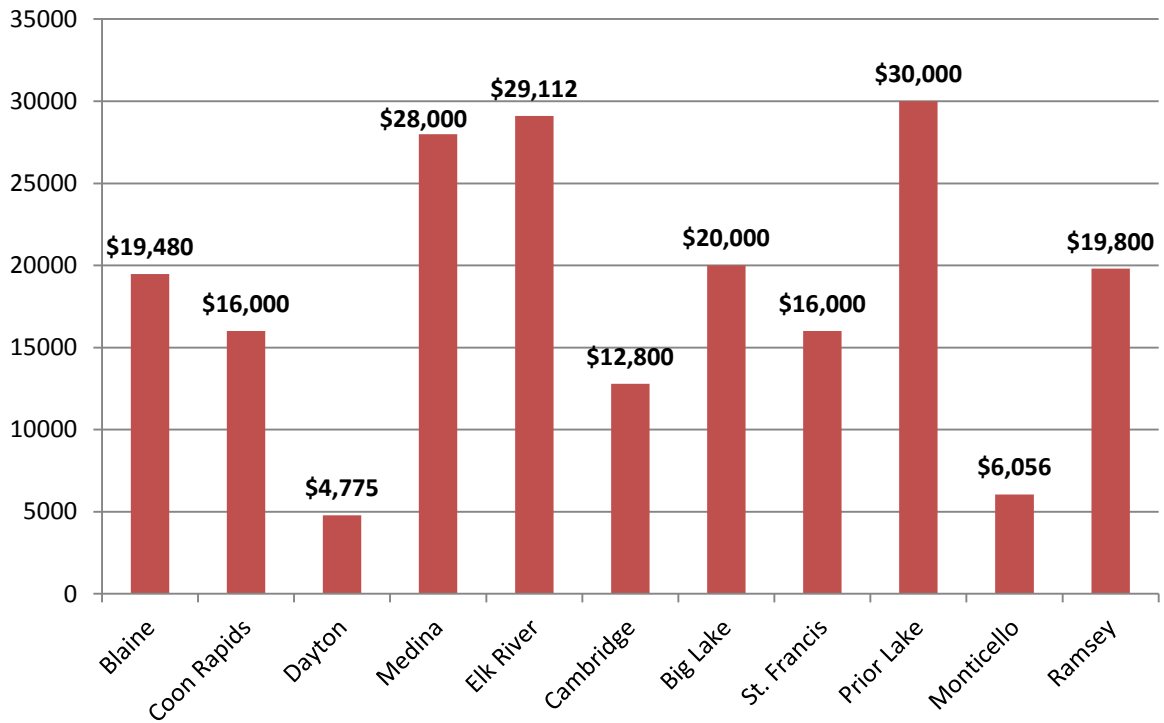
Storm Water Management



Scenario 2: Townhomes, Section B: Park Dedication (cash)

City:	Section B: Park Dedication (cash)
Blaine	\$2,435 per unit
Coon Rapids	\$2,000 per unit = \$16,000
Dayton	\$4,775 per acre
Medina	8% pre-value, minimum \$3500/unit
Elk River	29112
Cambridge	\$1,600 per residential unit = \$12,800
Big Lake	\$2,500 per unit
St. Francis	\$2,000 per unit
Prior Lake	\$3,750 per unit
Monticello	\$757/unit
Ramsey	\$2,475 per unit = \$19,800

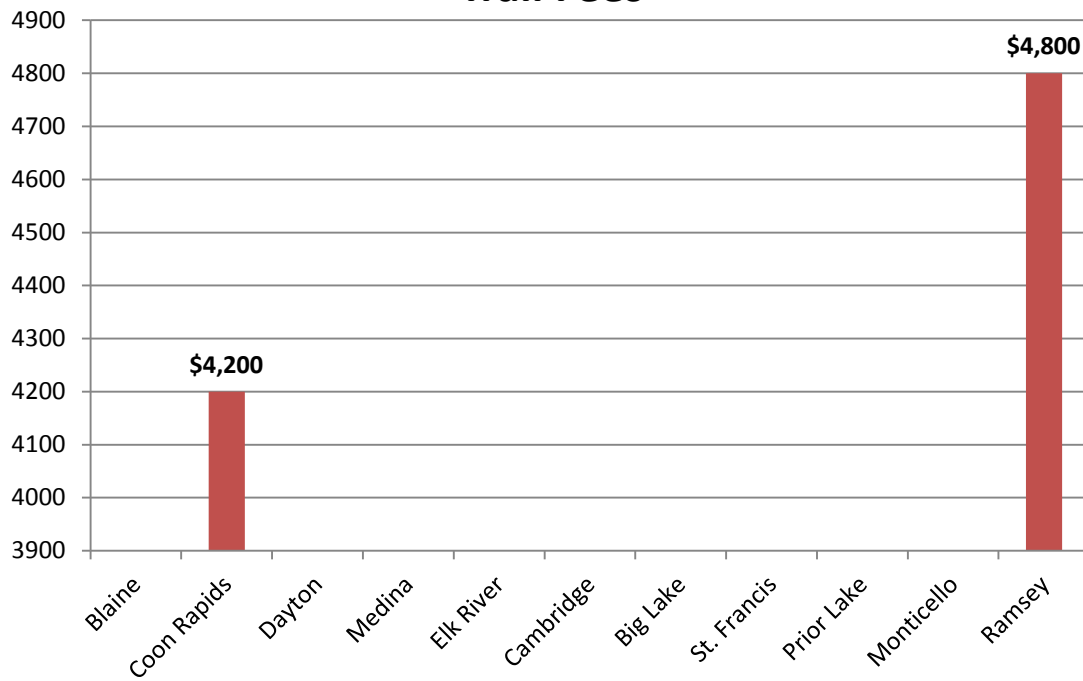
Park Dedication (cash)



Scenario 2: Townhomes, Section B: Trail Fees

City:	Section B: Trail Fees
Blaine	Part of park dedication fee.
Coon Rapids	\$20 linear foot (assuming 210)
Dayton	NO ANSWER
Medina	NO ANSWER
Elk River	Developer responsibility based on plan
Cambridge	none
Big Lake	Included with Park Dedication
St. Francis	Installed by developer
Prior Lake	NO ANSWER
Monticello	NO ANSWER
Ramsey	\$600 per unit = \$4,800

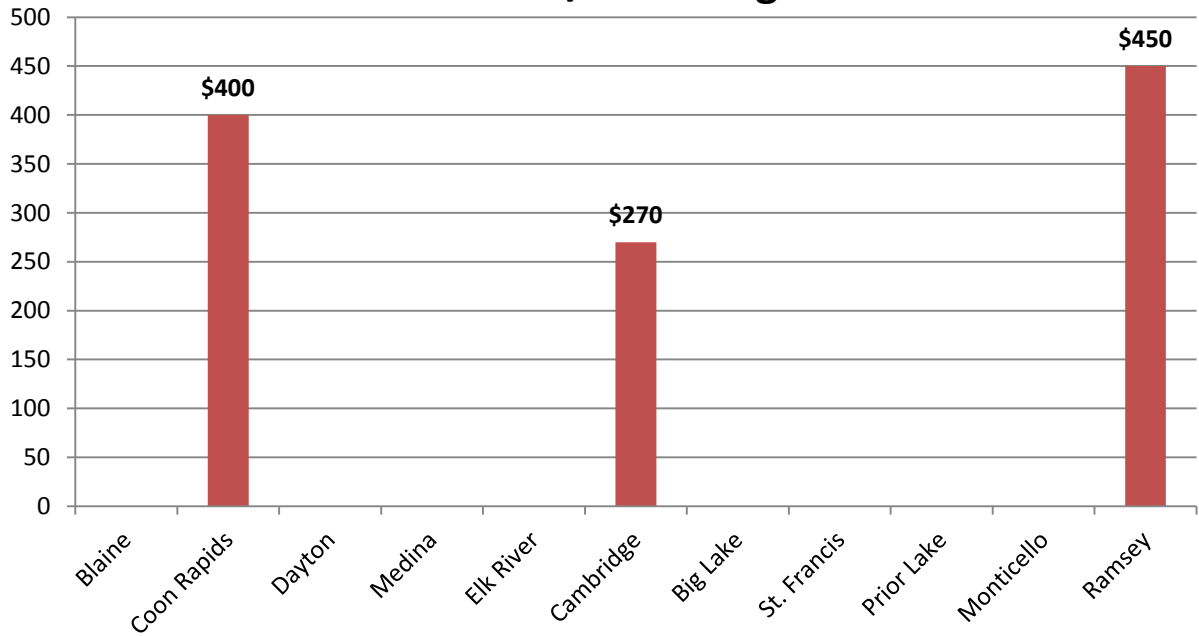
Trail Fees



Scenario 2: Townhomes, Section B: Trail Fees

City:	Section B: Street/Traffic Signs
Blaine	Developer installed.
Coon Rapids	Street name signs paid by developer \$200/each
Dayton	<i>NO ANSWER</i>
Medina	N/A, Developer purchase and install
Elk River	Developer responsibility
Cambridge	\$135
Big Lake	\$0
St. Francis	Installed by developer
Prior Lake	Installed by developer
Monticello	<i>NO ANSWER</i>
Ramsey	\$225 per sign = \$450 (2 signs)

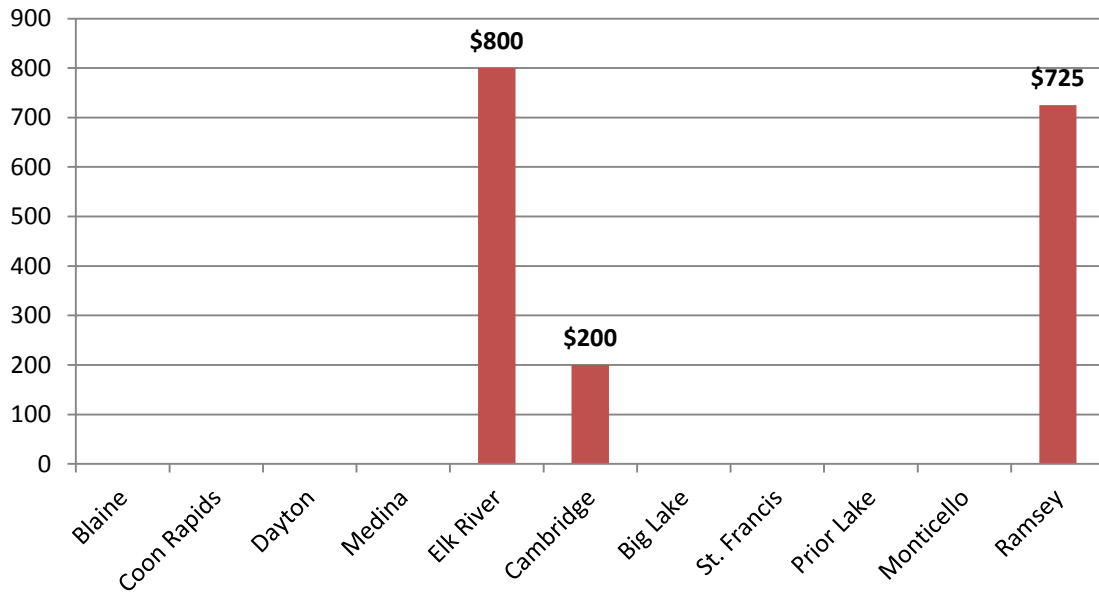
Street/Traffic Signs



Scenario 2: Townhomes, Section B: Future Seal Coating

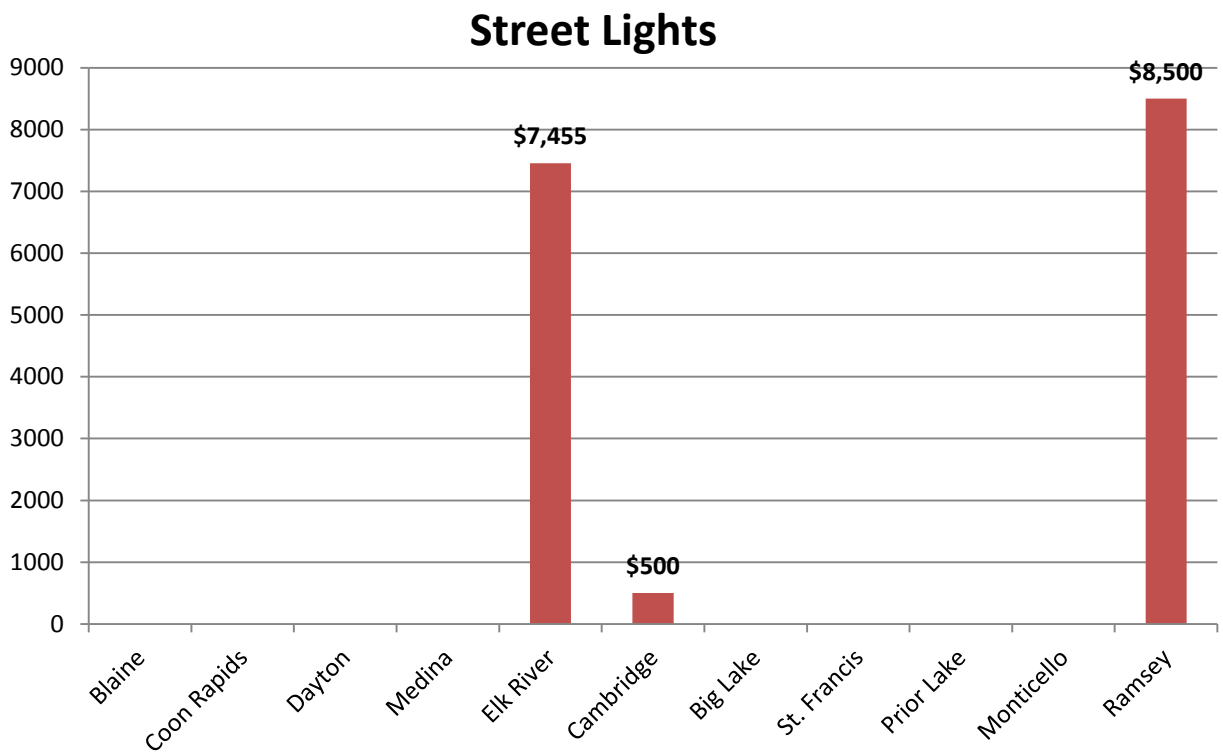
City:	Section B: Future Seal Coating
Blaine	Actual cost, no set fee.
Coon Rapids	NA—paid by the City
Dayton	NO ANSWER
Medina	NO ANSWER
Elk River	800
Cambridge	\$200
Big Lake	\$0
St. Francis	NO ANSWER
Prior Lake	NO ANSWER
Monticello	NO ANSWER
Ramsey	\$1.45 per square yard = \$725

Future Seal Coating



Scenario 2: Townhomes, Section B: Street Lights

City:	Section B: Street Lights
Blaine	Developer installed.
Coon Rapids	Developer pays actual cost.
Dayton	Developer Installed
Medina	N/A, privately maintained
Elk River	7455 (1400 + tax per light)
Cambridge	\$500
Big Lake	\$0
St. Francis	Installed by developer
Prior Lake	NO ANSWER
Monticello	NO ANSWER
Ramsey	\$1,700 per light = \$8,500 (5 lights)



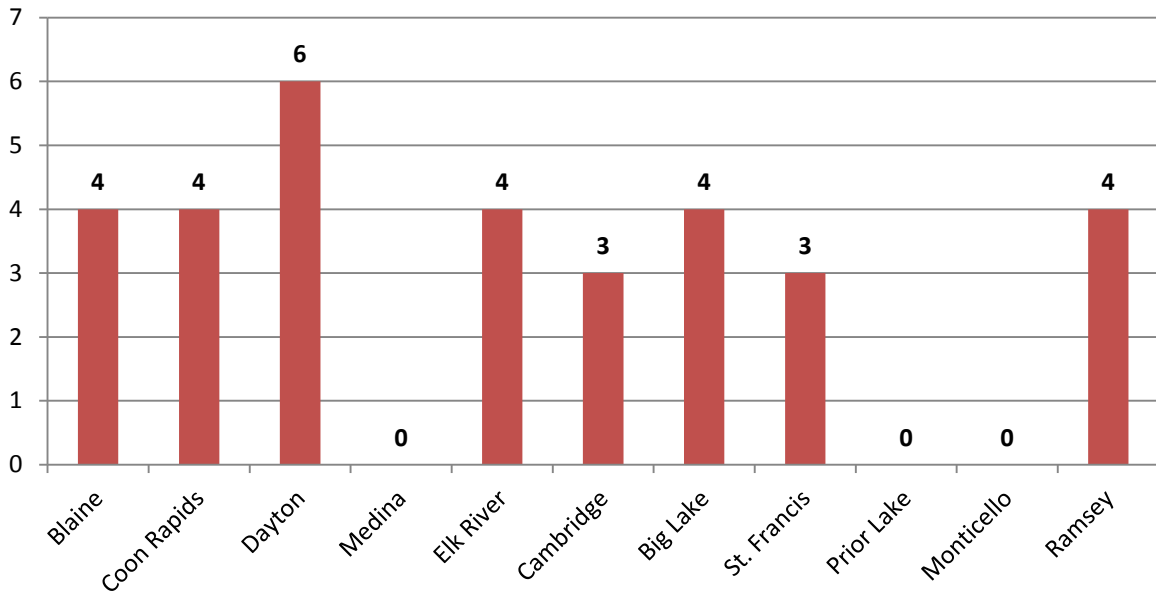
Scenario 2: Townhomes, Section B: Other Fees/Charges

City:	Section B: Other Fees/Charges
Blaine	NO ANSWER
Coon Rapids	20% cash escrow to guarantee payment of assessments based on established assessment for public improvements.
Dayton	NO ANSWER
Medina	Full reimburse for review costs
Elk River	NO ANSWER
Cambridge	NO ANSWER
Big Lake	125% LOC for Public Improvements. Lot Corner/Iron Monuments=\$500 per lot. Administration Escrow=\$25,000
St. Francis	NO ANSWER
Prior Lake	NO ANSWER
Monticello	* Alternate ponding for use of regional ponds is \$3,490/acre
Ramsey	Street Light 3 yr O&M, \$294 per light = \$1,470

Scenario 2: Townhomes, Section C: Top Soil

City:	Section C: Top Soil
Blaine	Yes: not more than 35% sand.
Coon Rapids	Yes, 4" no specification (all developments)
Dayton	Yes: 6" MN DOT Premium
Medina	No.
Elk River	Yes: 4" (black dirt, no specification)
Cambridge	3 inches topsoil (all developments, no specification)
Big Lake	Yes: 4" topsoil (black dirt with no greater than 35% sand)
St. Francis	Yes: 3 inches (black dirt, no specification)
Prior Lake	<i>NO ANSWER</i>
Monticello	No.
Ramsey	Yes: 6" MNDOT premium

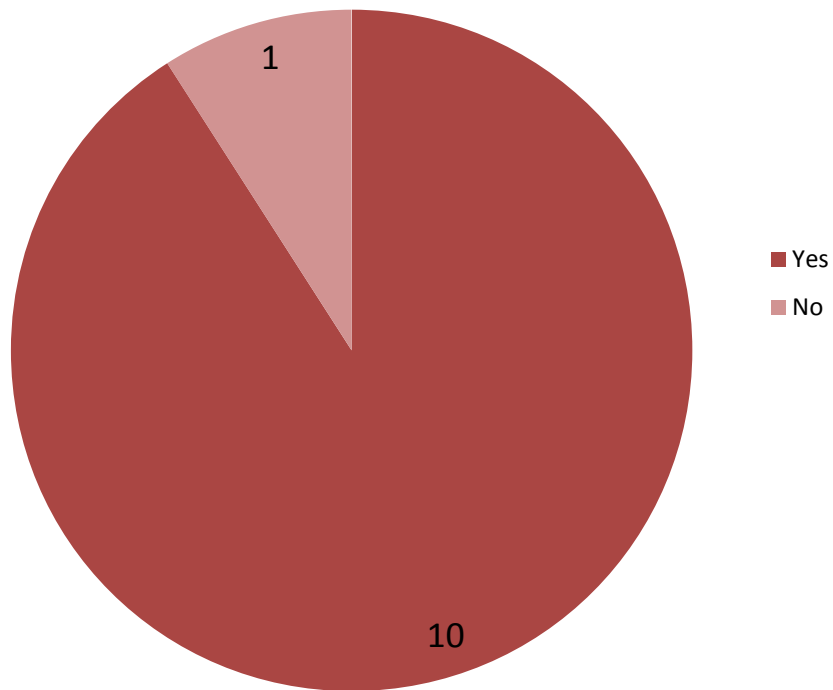
Top Soil



Scenario 2: Townhomes, Section C: Grass/Sod

City:	Section C: Grass/Sod
Blaine	Yes: full sod.
Coon Rapids	Yes: per approved landscape plan
Dayton	Yes: established cover
Medina	Yes: Whole Lot, sod (unless a water conserving seed mix is used)
Elk River	Yes. Established (not sod or seeding specification)
Cambridge	Yes: sod required or grass allowed if professionally hydro seeded and with sprinklers
Big Lake	Yes: Sod is required
St. Francis	Yes: sod or seeding w/sprinkler
Prior Lake	Yes: sod all front and side yards, seed year yard
Monticello	No.
Ramsey	Yes: Entire lot needs to be covered

Grass/Sod



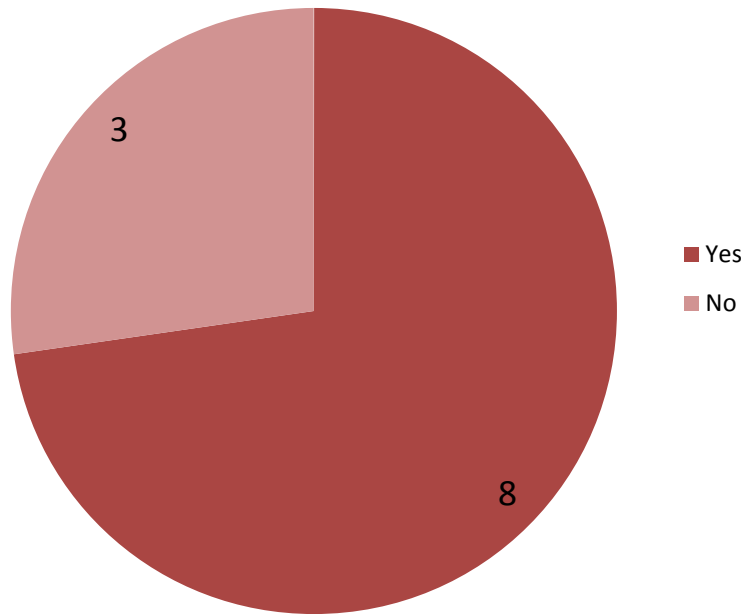
Scenario 2: Townhomes, Section C: Trees

City:	Section C: Trees
Blaine	Yes: 3 trees per unit (combination of over/conifer/oriental)
Coon Rapids	Yes: per approved landscape plan (3 per 120 perimeter feet)
Dayton	Yes: 6" total diameter, minimum 1.5" per tree
Medina	Yes: 2 over story, 1 ornamental tree per 120 feet of lot development perimeter
Elk River	Yes: Landscaping plan approved as part of development review, would include trees and shrubs.
Cambridge	Yes: 1 tree per 500 sq. ft. bldg. footprint or 1 tree per 40 ft. of site perimeter, whichever is greater
Big Lake	Yes: One (1) tree per unit (Tree Preservation Plan required with Preliminary Plat-Protect a minimum of 40% of significant trees)
St. Francis	Yes: landscaping plan required (tied to screening and lot characteristics)
Prior Lake	Yes: minimum 2 trees in each front yard (4 on corner lot)
Monticello	Yes: 2 trees req (4 on corner lots) at \$200 escrow per tree
Ramsey	9,147 square feet canopy cover (based on impervious surface--developers given a menu of tree options)

Scenario 2: Townhomes, Section C: Shrubs

City:	Section C: Shrubs
Blaine	Yes: foundation planting required (case by case, typically the front)
Coon Rapids	Yes: per approved landscape plan
Dayton	No.
Medina	Yes: 1 per 40 feet development perimeter
Elk River	Yes: Landscaping plan approved as part of development review, would include trees and shrubs.
Cambridge	Yes: 1 shrub per 350 sq. ft. of total bldg footprint or 1 shrub per 75 ft. of site perimeter, whichever is greater
Big Lake	Yes: Up to 50% of required trees can be substituted with shrubs; 3 shrubs=1 tree
St. Francis	Yes: landscaping plan required
Prior Lake	<i>NO ANSWER</i>
Monticello	No.
Ramsey	Yes/No: included in "trees" section. Can be up to 25% of canopy cover.

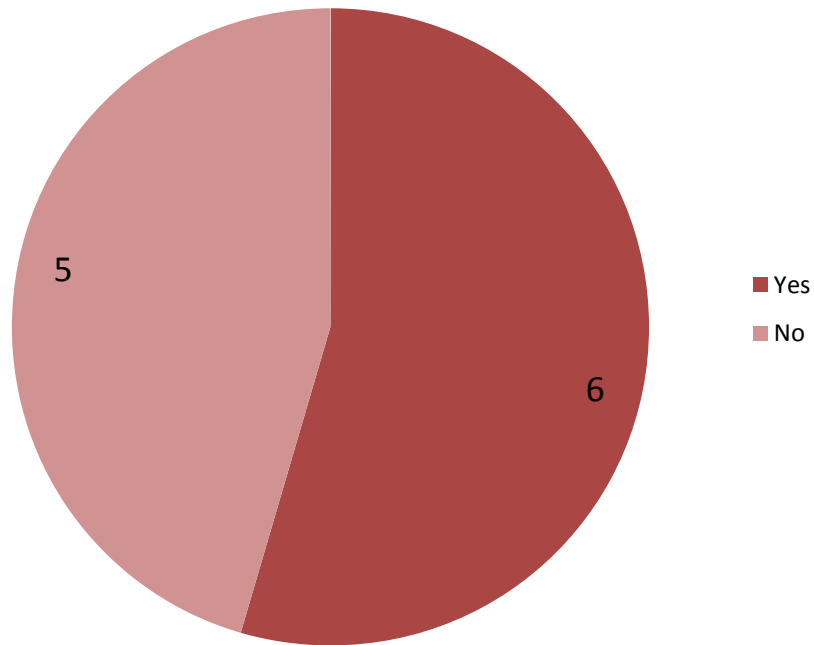
Shrubs



Scenario 2: Townhomes, Section C: Radon Barrier

City:	Section C: Radon Barrier
Blaine	No.
Coon Rapids	No.
Dayton	Yes: 4" rock or radon mat
Medina	No.
Elk River	Yes: Per Building Code
Cambridge	Yes: See MN Residential Energy Code Chapter 1322 Appendix F
Big Lake	Yes: 4" of rock
St. Francis	No.
Prior Lake	Yes: 8 inches
Monticello	No.
Ramsey	Yes: 4" of rock or radon mat

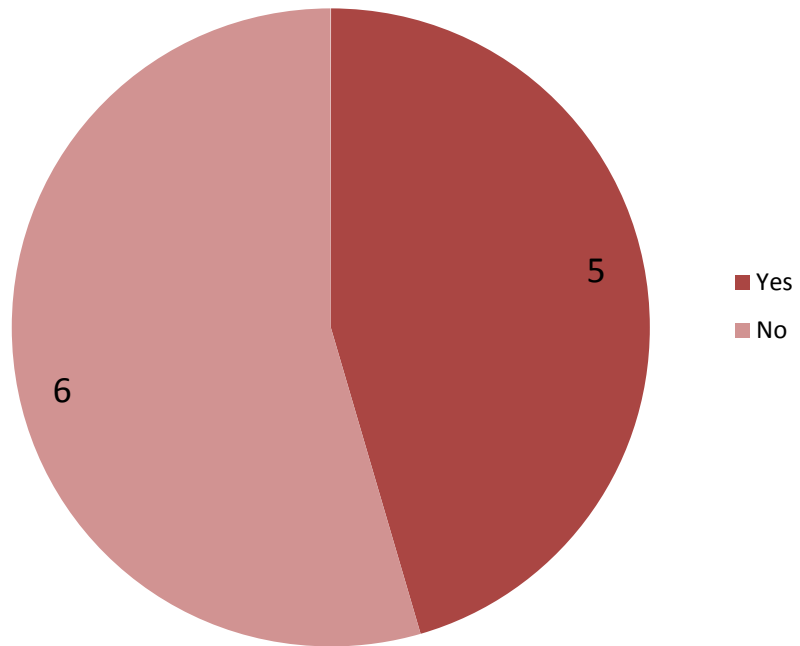
Radon Barrier



Scenario 2: Townhomes, Section C: Foundation Drainage

City:	Section C: Foundation Drainage
Blaine	No.
Coon Rapids	No.
Dayton	No.
Medina	Yes: Per code
Elk River	Yes: Per Building Code
Cambridge	Yes: As required by IRC Section 405
Big Lake	Tile to daylight or sump pump
St. Francis	No.
Prior Lake	Yes: Coverage with Geotech fabric material
Monticello	No.
Ramsey	No.

Foundation Drainage



Scenario 2: Townhomes, Section C: Other Requirements

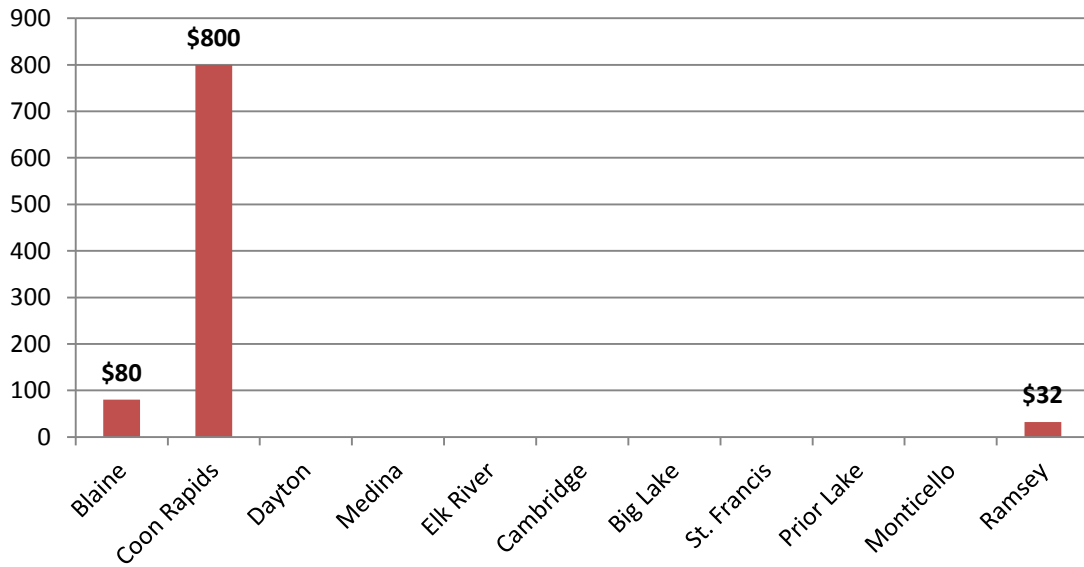
City:	Section C: Other Requirements
Blaine	Full irrigation (front, rear and side)
Coon Rapids	NO ANSWER
Dayton	NO ANSWER
Medina	Lawn Irrigation cannot use municipal water; Irrigate out of storm water ponds
Elk River	Buffering requirements may apply
Cambridge	NO ANSWER
Big Lake	Irrigation Plan is required
St. Francis	Erosion Control (built into escrow)
Prior Lake	NO ANSWER
Monticello	NO ANSWER
Ramsey	NO ANSWER

City:	Section C: Other Requirements
Blaine	NO ANSWER
Coon Rapids	NO ANSWER
Dayton	NO ANSWER
Medina	Predominantly private roads in development
Elk River	NO ANSWER
Cambridge	NO ANSWER
Big Lake	NO ANSWER
St. Francis	NO ANSWER
Prior Lake	NO ANSWER
Monticello	NO ANSWER
Ramsey	NO ANSWER

Scenario 2: Townhomes, Section D: Certificate of Occupancy

City:	Section D: Certificate of Occupancy
Blaine	\$10 per unit
Coon Rapids	\$100 per unit
Dayton	NO ANSWER
Medina	NO ANSWER
Elk River	NO ANSWER
Cambridge	included in permit fee
Big Lake	NO ANSWER
St. Francis	Included in permit fee
Prior Lake	NO ANSWER
Monticello	NO ANSWER
Ramsey	\$4 per unit = \$32

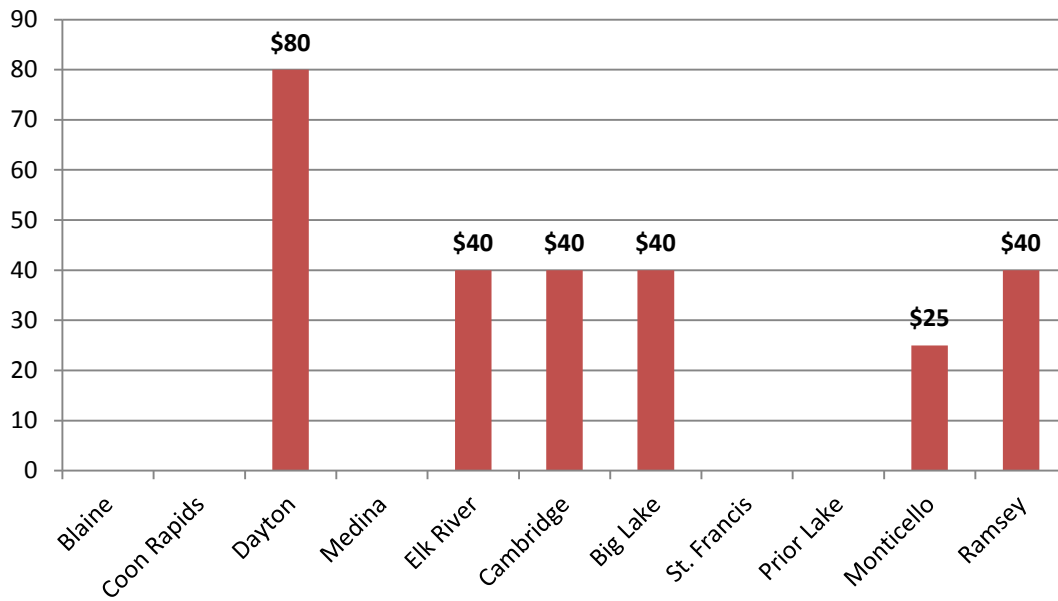
Certificate of Occupancy



Scenario 2: Townhomes, Section D: Builder License Verification

City:	Section D: Builder License Verification
Blaine	NO ANSWER
Coon Rapids	NO ANSWER
Dayton	\$10 look up (survey is assuming per unit)
Medina	NO ANSWER
Elk River	\$5 (survey is assuming per unit)
Cambridge	\$5 per permit
Big Lake	\$5 (survey is assuming per unit)
St. Francis	NO ANSWER
Prior Lake	NO ANSWER
Monticello	\$25.00
Ramsey	\$5 per unit = \$40

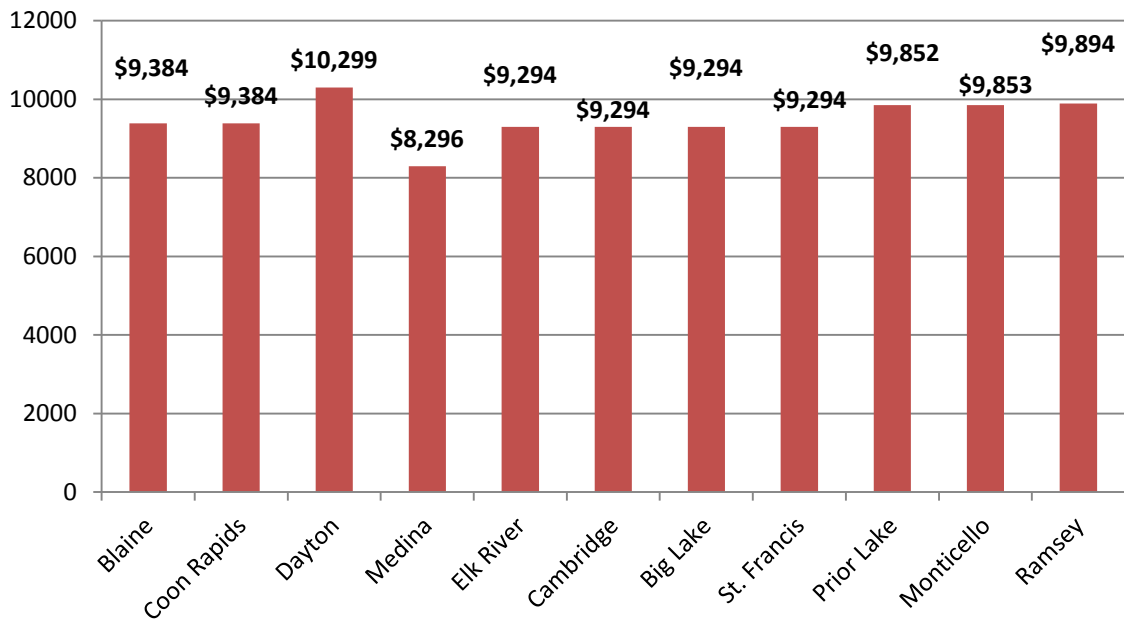
Builder License Verification



Scenario 2: Townhomes, Section D: Base Building Permit Fee

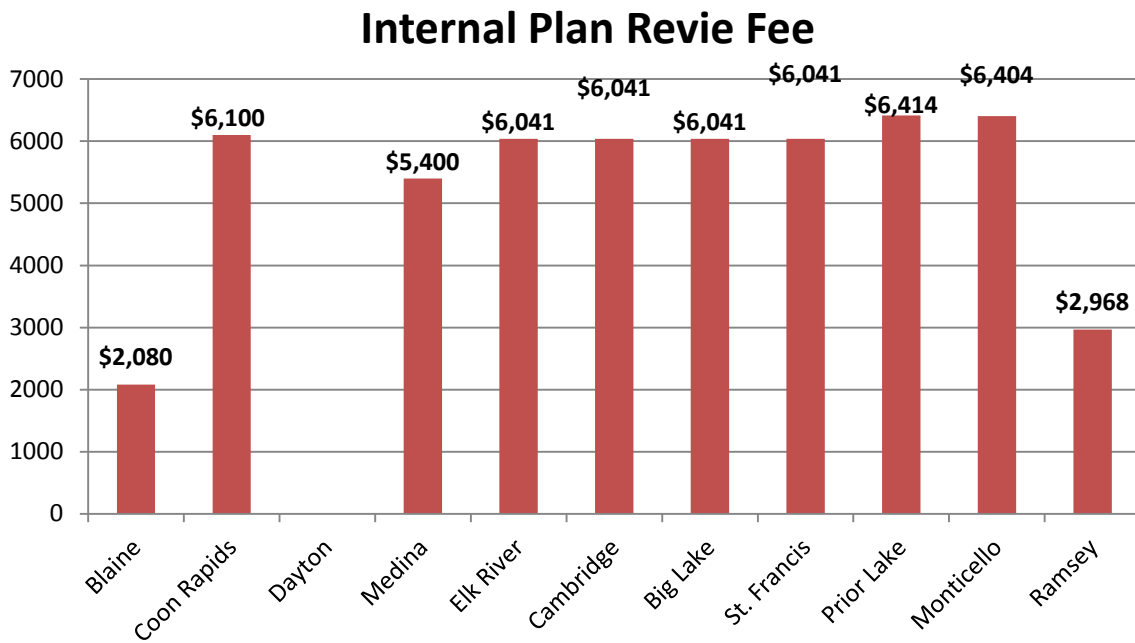
City:	Section D: Base Building Permit Fee
Blaine	\$1,173 per unit
Coon Rapids	\$1,173 per unit
Dayton	\$10,298.93 total (includes internal plan review)
Medina	\$1,037 per unit
Elk River	\$1,161.75
Cambridge	\$1,161.75 per unit
Big Lake	1,161.75
St. Francis	\$1,161.75 per unit
Prior Lake	\$1,233.50
Monticello	\$1,231.58
Ramsey	LMC base 03, \$1,236.75 = \$9,894

Base Building Fee



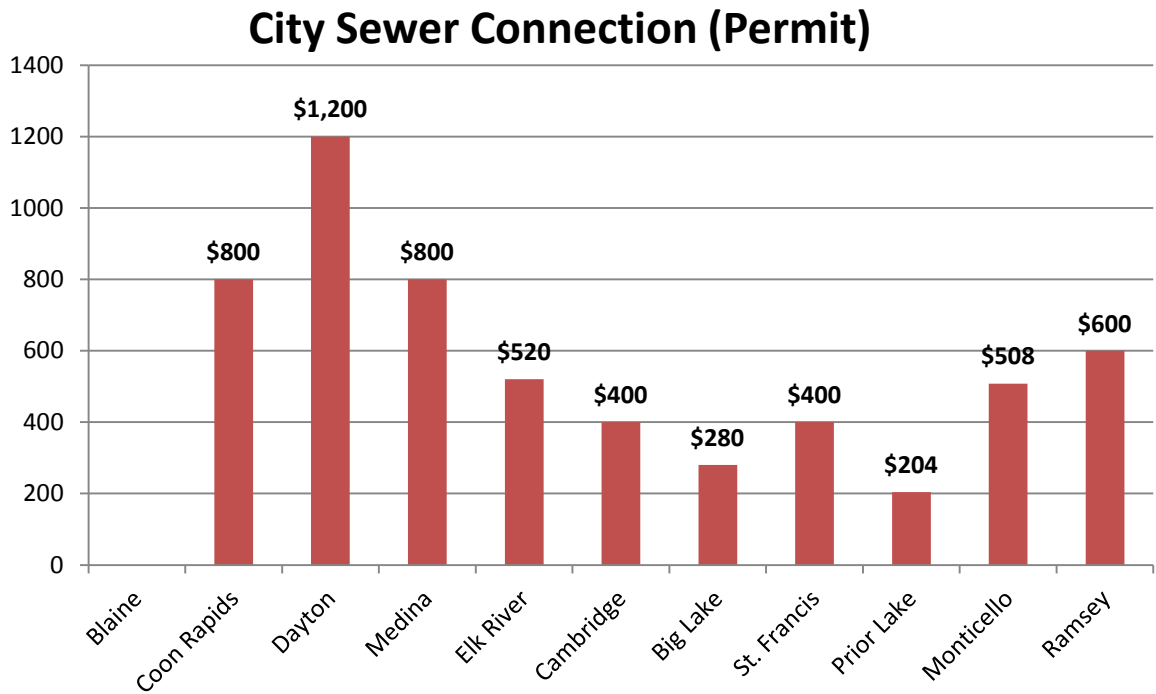
Scenario 2: Townhomes, Section D: Internal Plan Review Fee

City:	Section D: Internal Plan Review Fee
Blaine	\$260 per unit
Coon Rapids	\$762.45 per unit
Dayton	Part of "Base Building Permit Fee"
Medina	\$675 per unit
Elk River	755.14
Cambridge	\$755.14 per unit
Big Lake	755.14
St. Francis	\$755.14 per unit
Prior Lake	\$801.78
Monticello	\$800.53
Ramsey	Unit 1 .65, Units 2-8 .25 of LMC = \$2,968.22



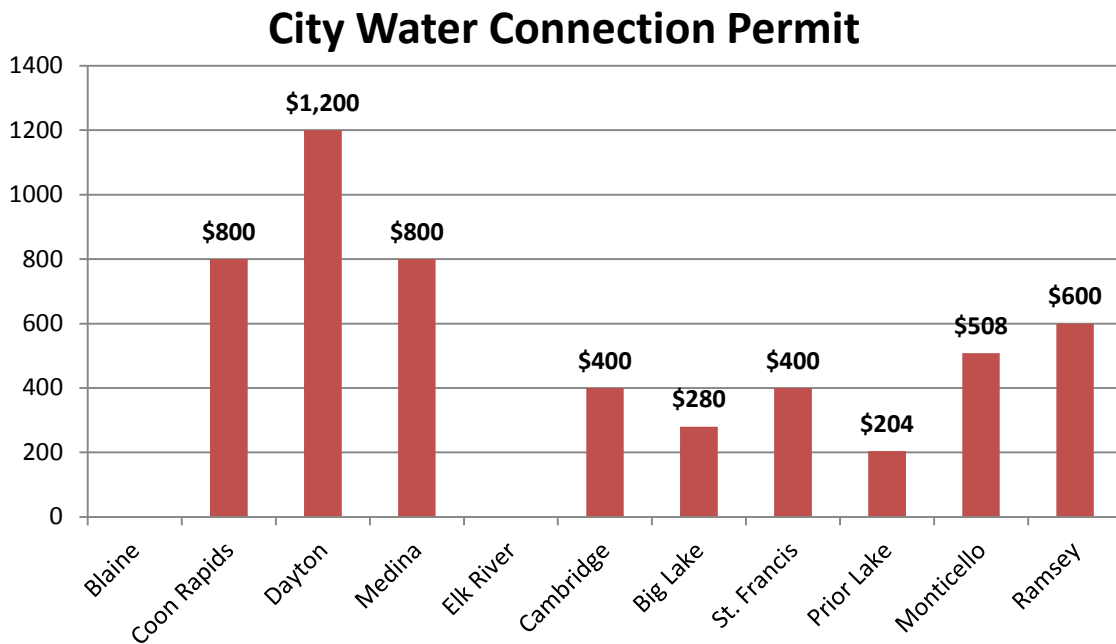
Scenario 2: Townhomes, Section D: City Sewer Connection (permit)

City:	Section D: City Sewer Connection (permit)
Blaine	NO ANSWER
Coon Rapids	\$100 per unit
Dayton	\$150 each
Medina	\$100 per unit
Elk River	65 + 2000 bond (includes water connection permit)
Cambridge	\$50
Big Lake	35
St. Francis	\$50
Prior Lake	25.5
Monticello	\$127.00 (for both: water & sewer) per unit (split for survey)
Ramsey	\$75 per unit = \$600



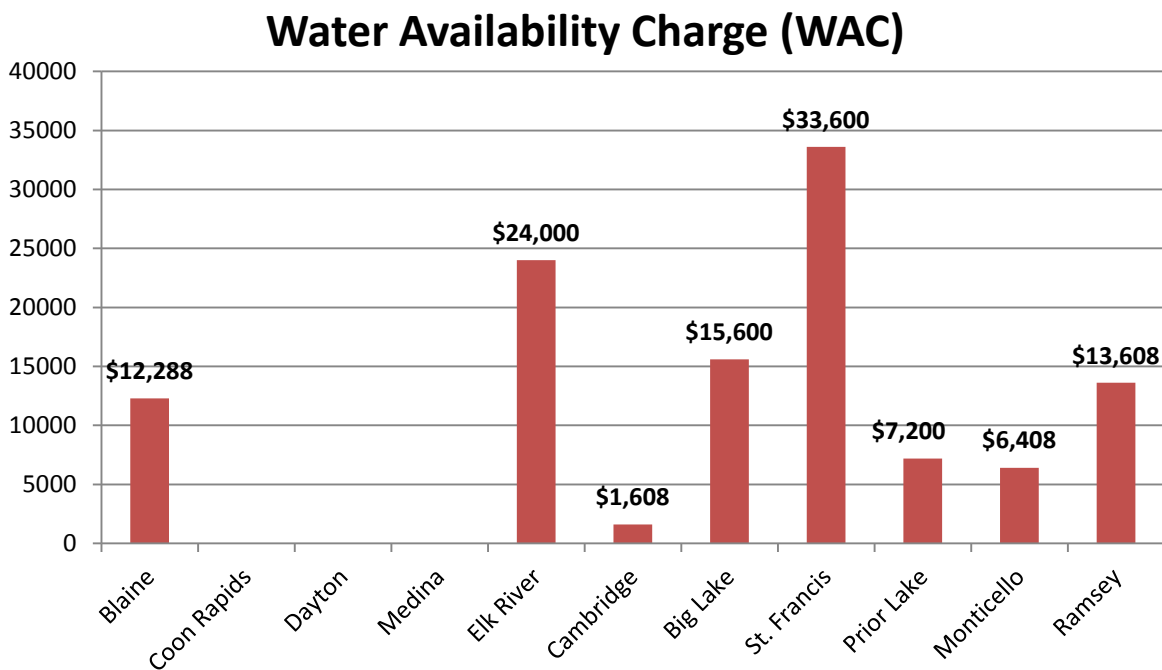
Scenario 2: Townhomes, Section D: City Water Connection (permit)

City:	Section D: City Water Connection (permit)
Blaine	NO ANSWER
Coon Rapids	\$100 per unit
Dayton	\$150 each
Medina	\$100 per unit
Elk River	Water and sewer together
Cambridge	\$50
Big Lake	35
St. Francis	\$50
Prior Lake	\$25.50
Monticello	\$127.00 (for both: water & sewer) per unit (split for survey)
Ramsey	\$75 per unit = \$600



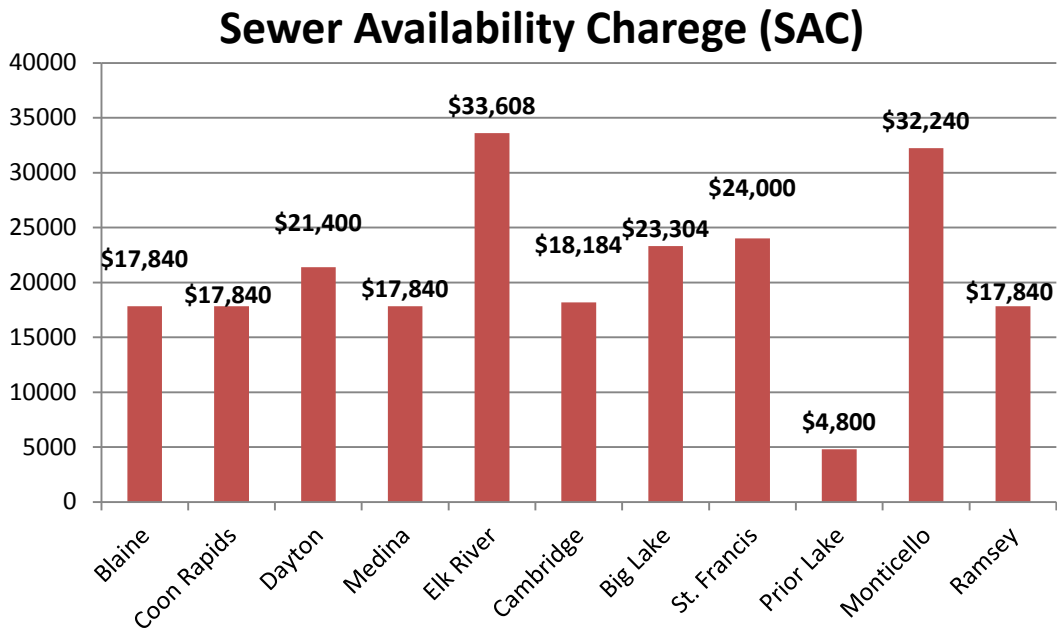
Scenario 2: Townhomes, Section D: Water Availability Charge (WAC)

City:	Section D: Water Availability Charge (WAC)
Blaine	\$1,536 per unit
Coon Rapids	NO ANSWER
Dayton	\$665-\$2,060 each (depending on location--the city has four separate service sources)
Medina	NO ANSWER
Elk River	24000
Cambridge	\$201 per REU
Big Lake	1,950.00
St. Francis	\$4,200 (survey is assuming per unit)
Prior Lake	\$900
Monticello	\$801.00 per unit
Ramsey	\$1,701 per unit = \$13,608



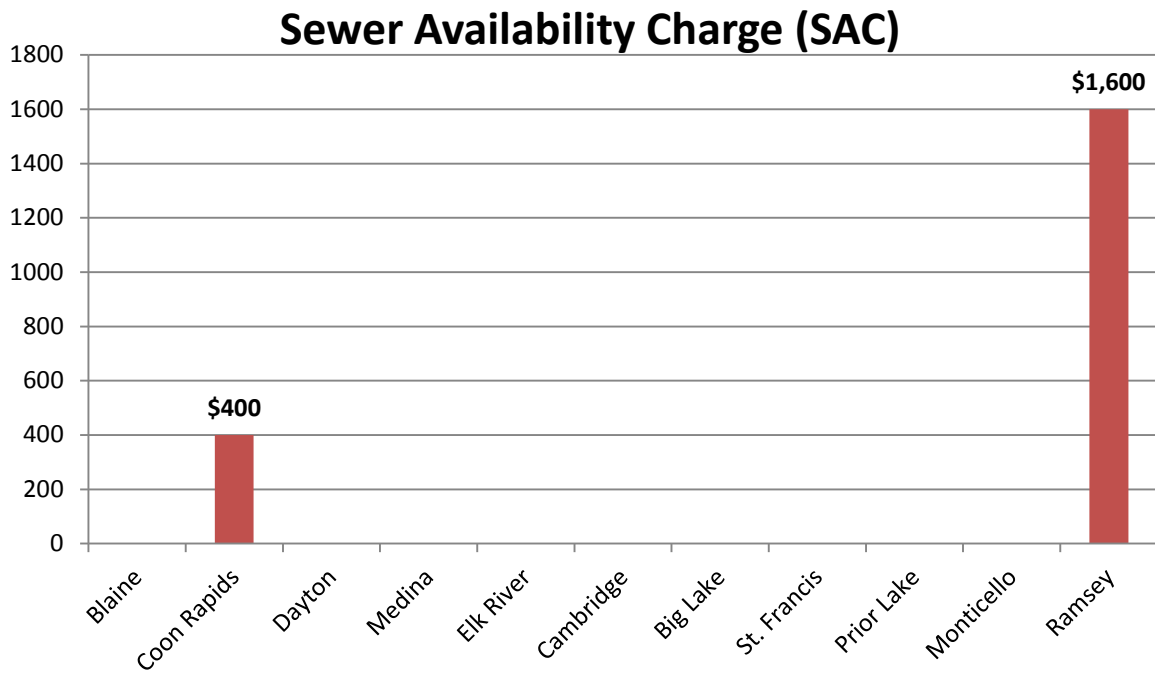
Scenario 2: Townhomes, Section D: Sewer Availability Charge (SAC)

City:	Section D: Sewer Availability Charge (SAC)
Blaine	\$2,230 per unit
Coon Rapids	\$2,230 per unit
Dayton	\$2,675 each
Medina	\$2,230 per unit (Met Council)
Elk River	33608 (survey is assuming total)
Cambridge	\$2,273 per REU
Big Lake	2,913.00
St. Francis	\$3,000
Prior Lake	\$600
Monticello	\$4,030.00 per unit
Ramsey	(METCOUNC) \$2,230 per unit = \$17,840



Scenario 2: Townhomes, Section D: Sewer Availability Charge (SAC)

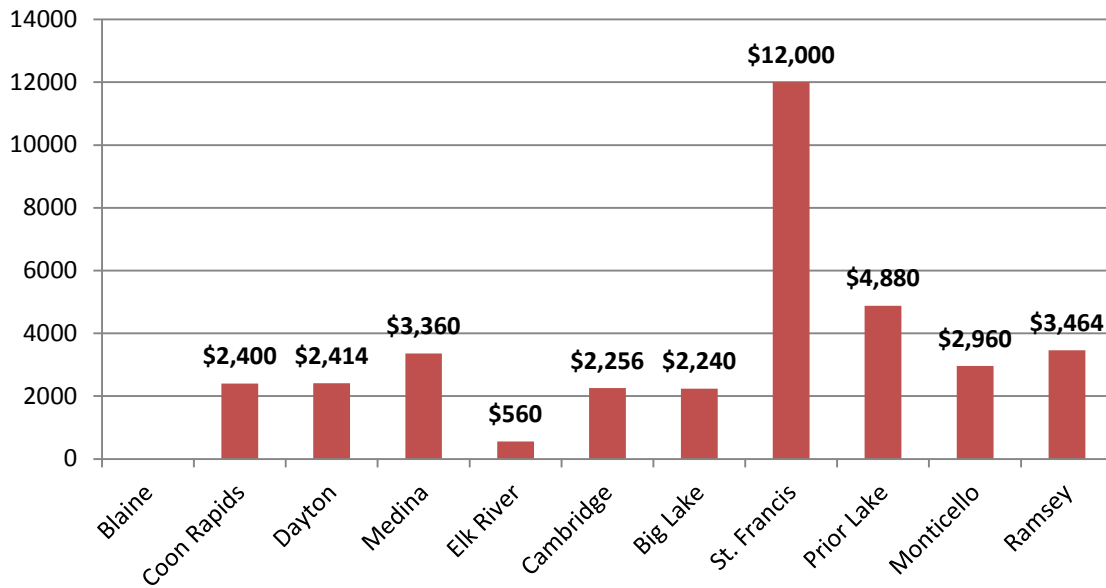
City:	Section D: SAC Handling Fee
Blaine	NO ANSWER
Coon Rapids	\$50 per unit
Dayton	NO ANSWER
Medina	NO ANSWER
Elk River	NO ANSWER
Cambridge	NO ANSWER
Big Lake	NO ANSWER
St. Francis	NO ANSWER
Prior Lake	NO ANSWER
Monticello	NO ANSWER
Ramsey	\$200 per unit = \$1,600



Scenario 2: Townhomes, Section D: Water Meter/Horn

City:	Section D: Water Meter/Horn
Blaine	NO ANSWER
Coon Rapids	\$300 per unit
Dayton	\$301.79 each
Medina	\$420 per unit
Elk River	70 per unit, 860 for irrigation
Cambridge	with irrigation \$475, without \$282
Big Lake	280
St. Francis	\$1,500 (survey assuming per unit)
Prior Lake	5/8" meter --\$610.00
Monticello	\$370.00 + tax
Ramsey	\$433.9 per unit = \$3,471.2

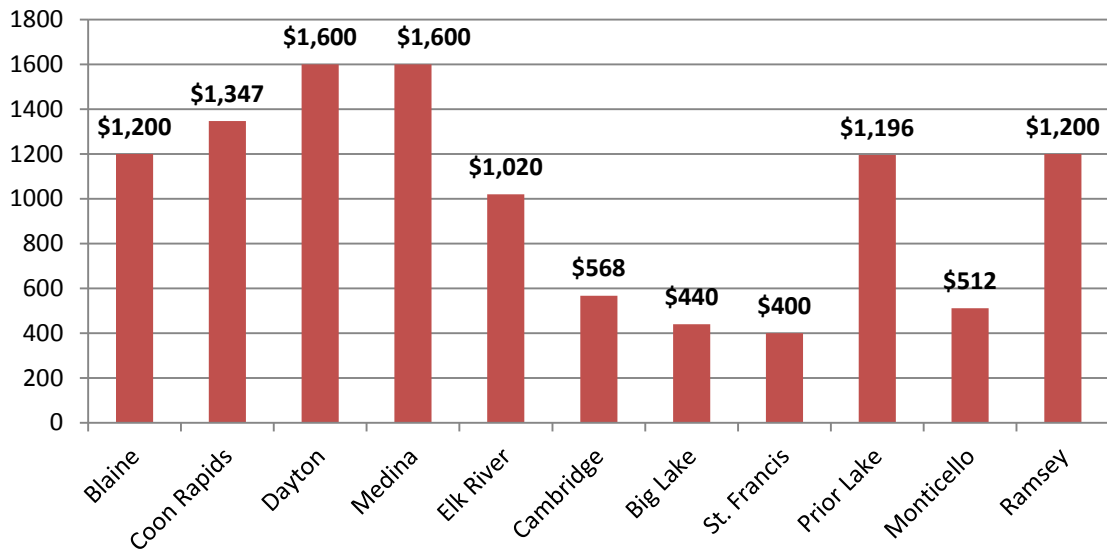
Water Meter/Horn



Scenario 2: Townhomes, Section D: Mechanical Permit

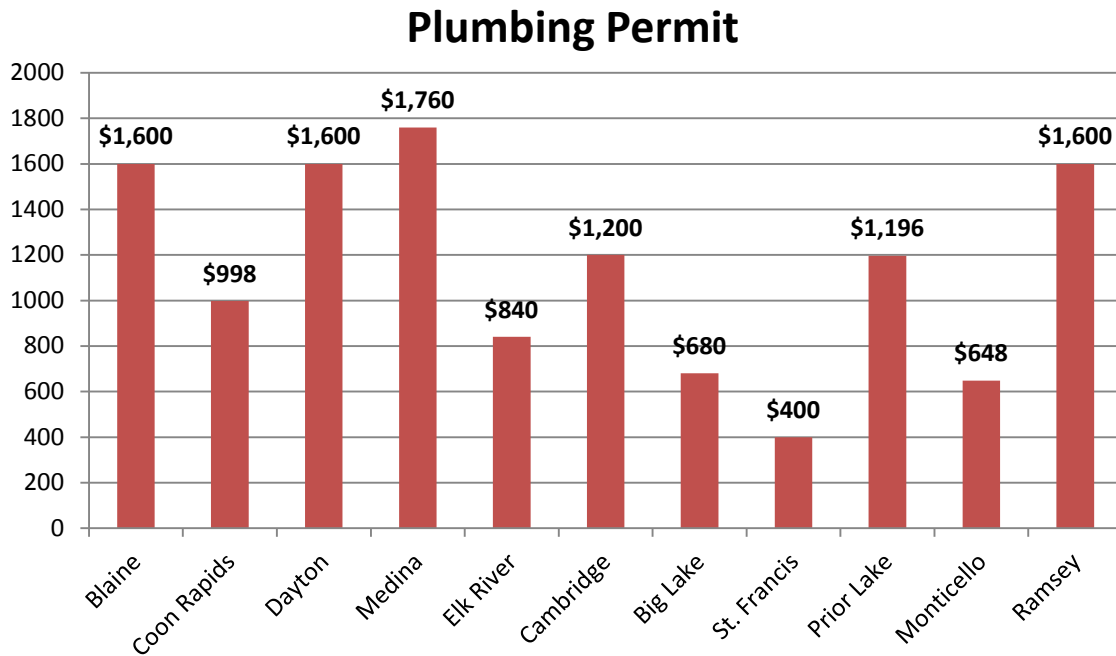
City:	Section D: Mechanical Permit
Blaine	\$150 per unit
Coon Rapids	\$168.40 per unit
Dayton	\$200 each
Medina	\$50 per piece of equipment (typically 4)
Elk River	1.5% (survey assuming 8.5k value)
Cambridge	\$71 per dwelling
Big Lake	55
St. Francis	\$50 per unit
Prior Lake	\$149.50
Monticello	\$45.00 + \$9.00/fixture (survey assumed 2 fixtures)
Ramsey	\$150 per unit = \$1,200

Mechanical Permit



Scenario 2: Townhomes, Section D: City Water Connection (permit)

City:	Section D: Plumbing Permit
Blaine	\$200 per unit
Coon Rapids	\$124.75 per unit
Dayton	\$200 each
Medina	\$10 per fixture (survey assumed 22 fixtures per unit, 176 total)
Elk River	1.5% (assuming 7k valuation)
Cambridge	\$150 per dwelling
Big Lake	85
St. Francis	\$50 minimum (per unit)
Prior Lake	\$149.50
Monticello	\$45.00 + \$9.00/fixture (survey assumed 4 fixtures)
Ramsey	\$200 per unit = \$1,600



Scenario 2: Townhomes, Section D: Other Fees/Charges

City:	Section D: Other Fees/Charges
Blaine	NO ANSWER
Coon Rapids	Electrical permit \$130 per unit
Dayton	Landscape Escrow: \$1,250 (per single family home, 1% of landscape cost for others)
Medina	Driveway = \$100 per unit
Elk River	Erosion 175 (per unit)
Cambridge	water treatment facility charge: \$901 per REU (\$7,208)
Big Lake	NO ANSWER
St. Francis	\$75 fire place (per unit as needed)
Prior Lake	Water Tower Fee -- \$1000 per unit for new residential
Monticello	Assessment search @ \$25.00
Ramsey	\$100 erosion control escrow fee (non-returnable)

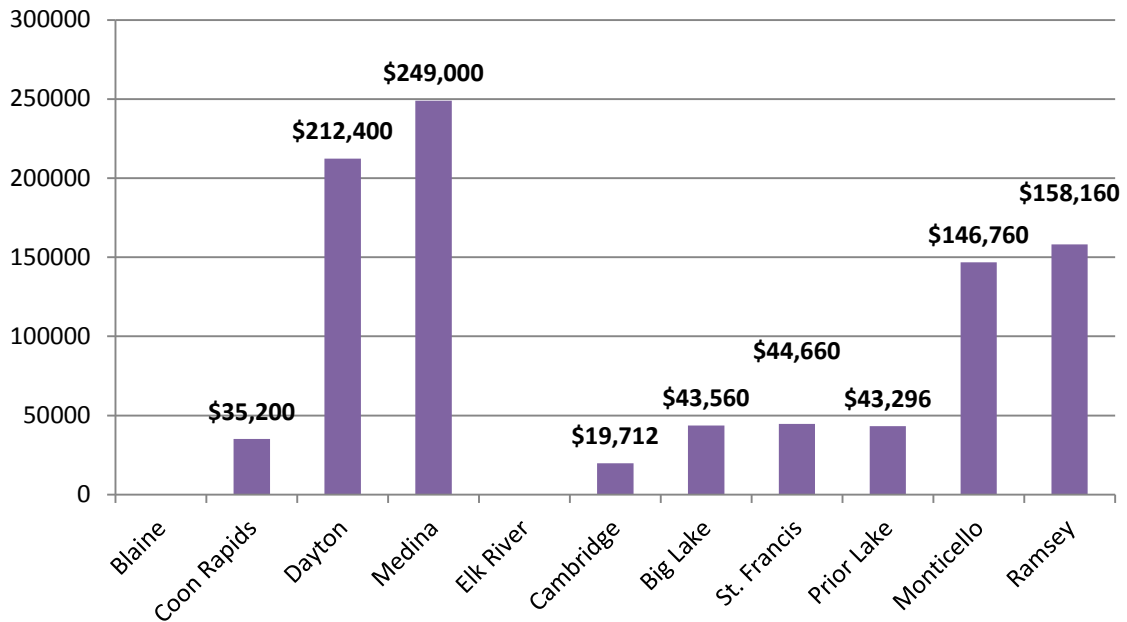
City:	Section D: Other Fees/Charges
Blaine	NO ANSWER
Coon Rapids	Electrical permit \$130 per unit
Dayton	Landscape Escrow: \$1,250 (per single family home, 1% of landscape cost for others)
Medina	Driveway = \$100 per unit
Elk River	Erosion 175 (per unit)
Cambridge	water treatment facility charge: \$901 per REU (\$7,208)
Big Lake	NO ANSWER
St. Francis	\$75 fire place (per unit as needed)
Prior Lake	Water Tower Fee -- \$1000 per unit for new residential
Monticello	Assessment search @ \$25.00
Ramsey	\$100 erosion control escrow fee (non-returnable)

City:	Section D: Other Fees/Charges
Blaine	NO ANSWER
Coon Rapids	Driveway \$100 per unit
Dayton	Curb Cut/Driveway \$35 (per unit, or single charge per other development)
Medina	ESC inspect. - hourly reimbursed
Elk River	NO ANSWER
Cambridge	
Big Lake	NO ANSWER
St. Francis	NO ANSWER
Prior Lake	3/4" Pressure Reducer \$90, per unit charge (per unit) Refundable Builders deposit (charged w/building permit) --\$1,500 per unit
Monticello	NO ANSWER
Ramsey	NO ANSWER

Scenario 3: Apartment Building, Section B: Sewer Trunk

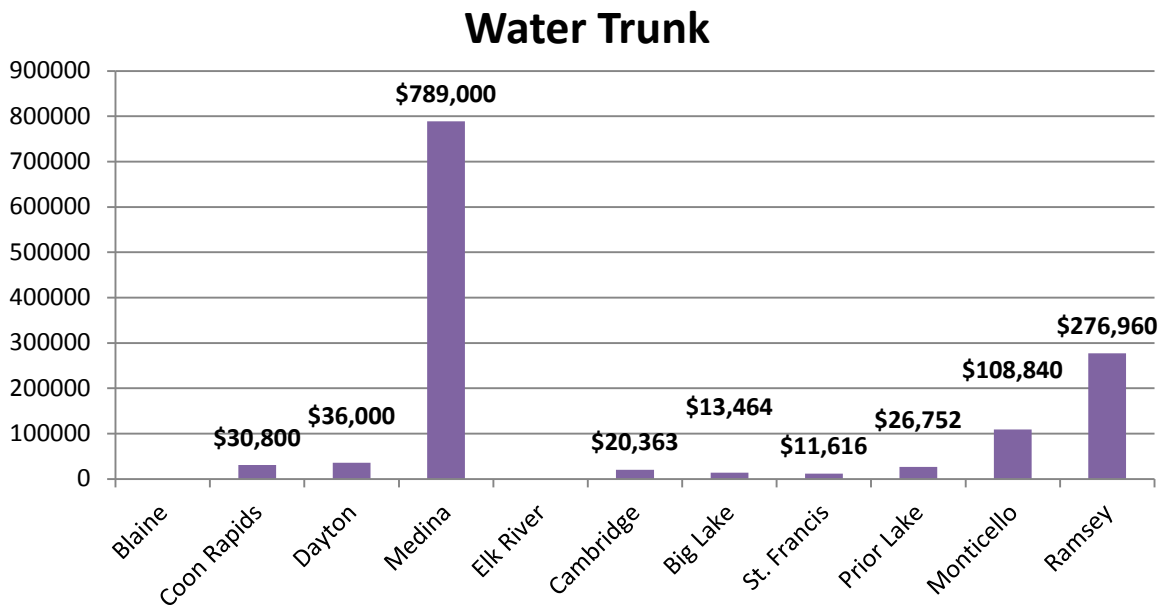
City:	Section B: Sewer Trunk
Blaine	\$3,194 to \$5,143 per acre depending on the area. <i>(4,193 average-used in survey)</i>
Coon Rapids	Based on actual cost of construction. Probably previously assessed \$4000/acre
Dayton	\$1,770 per unit
Medina	\$2,075 per unit
Elk River	Area specific assessment (area wide assessments, based on amount of developable land-adjusted for inflation)
Cambridge	\$2,240/acre = \$19,712
Big Lake	\$4,950 per acre
St. Francis	\$5,075 per acre
Prior Lake	\$4,920 per acre
Monticello	\$1,223/unit
Ramsey	\$1,318 per unit = \$158,160

Sewer Trunk



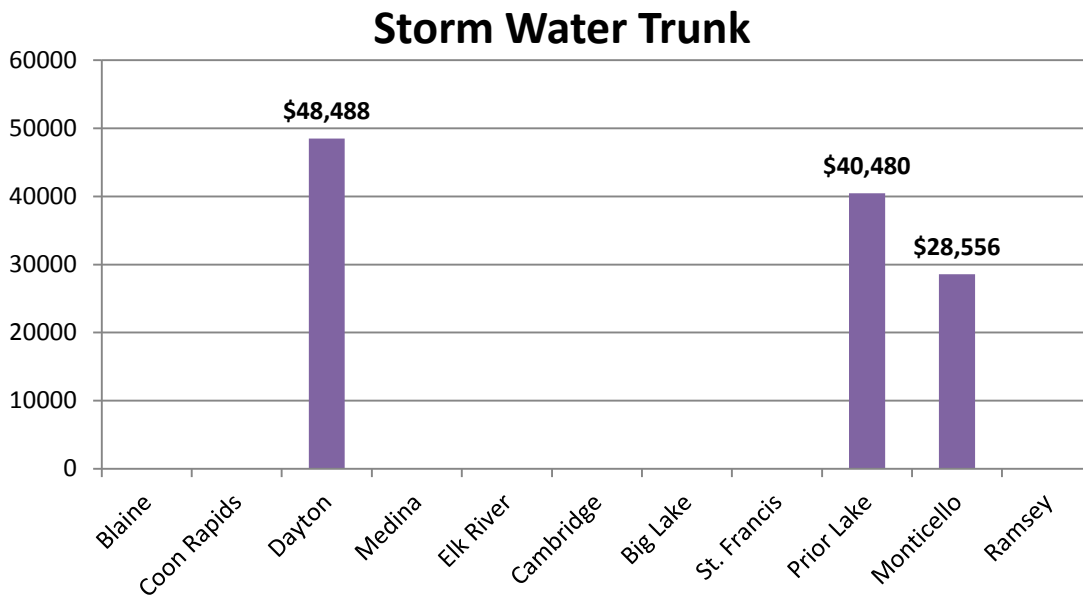
Scenario 3: Apartment Building, Section B: Water Trunk

City:	Section B: Water Trunk
Blaine	Developer installed.
Coon Rapids	Assessed when WM available \$3,500/acre
Dayton	\$300 per unit
Medina	\$6,575 per unit
Elk River	Area specific assessment (area wide assessments, based on amount of developable land-adjusted for inflation)
Cambridge	\$2,314/acre = \$20,363
Big Lake	\$1,530 per acre
St. Francis	\$1,320 per acre
Prior Lake	\$3,040 per acre
Monticello	\$907/unit
Ramsey	\$2,308 per unit = \$276,960



Scenario 3: Apartment Building, Section B: Storm Water Trunk

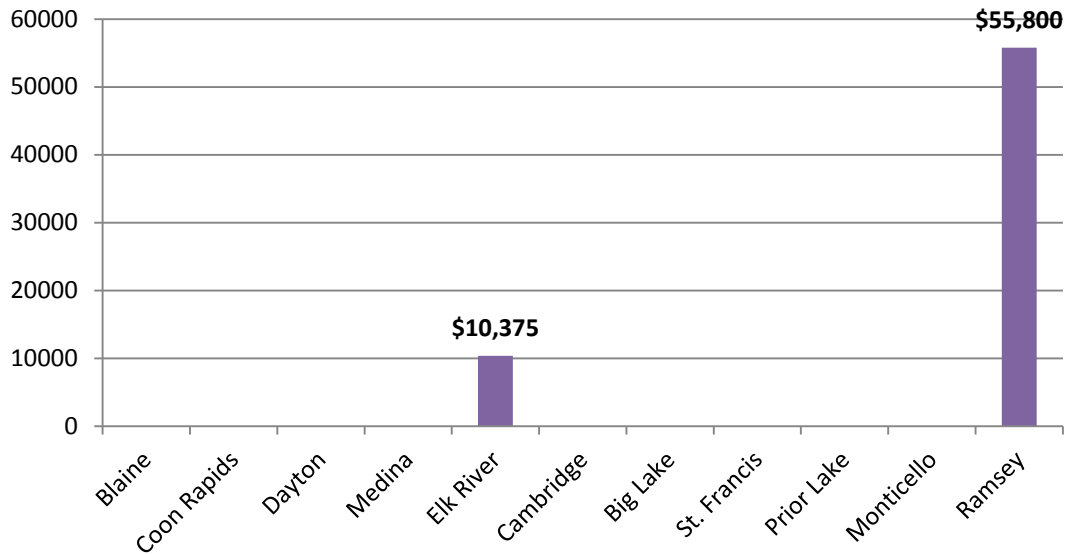
City:	Section B: Storm Water Trunk
Blaine	NO ANSWER
Coon Rapids	Assessed based on actual construction. Deferral based on actual construction.
Dayton	\$5,510 per acre
Medina	NO ANSWER
Elk River	NO ANSWER
Cambridge	no fee
Big Lake	\$0 per acre if contained on site
St. Francis	NO ANSWER
Prior Lake	\$4,600 per acre
Monticello	\$3,245/acre*
Ramsey	NO ANSWER



Scenario 3: Apartment Building, Section B: Storm Water Management

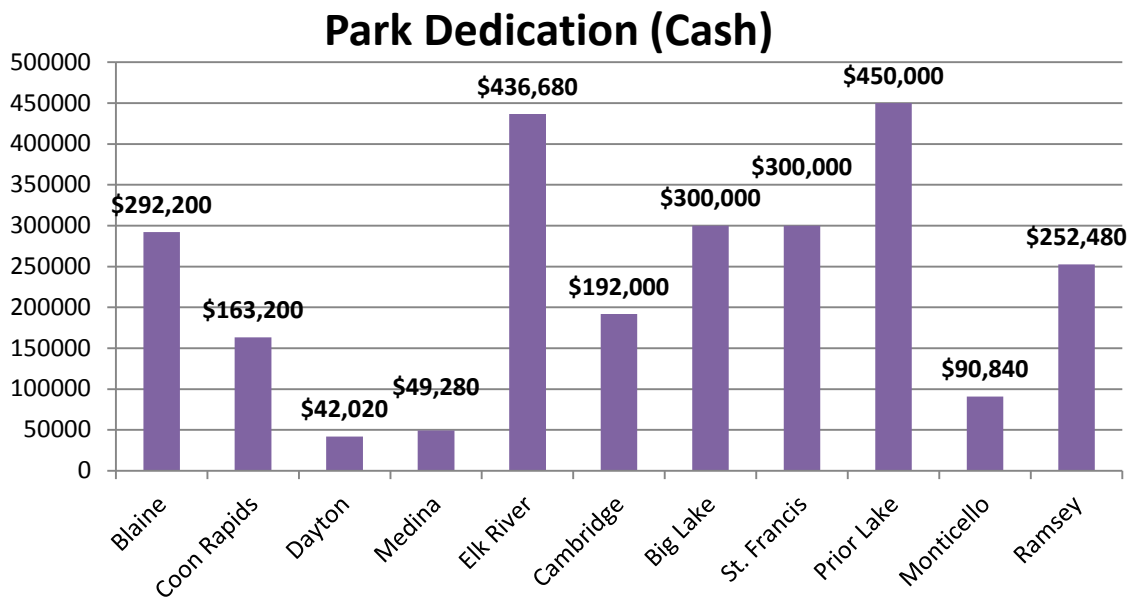
City:	Section B: Storm Water Management
Blaine	NO ANSWER
Coon Rapids	Storm water utility \$10.50 per quarter.
Dayton	NO ANSWER
Medina	N/A, annual utility fee exists
Elk River	10375.2
Cambridge	utility fee different for each property
Big Lake	\$0
St. Francis	NO ANSWER
Prior Lake	NO ANSWER
Monticello	NO ANSWER
Ramsey	\$465 per unit = \$55,800

Storm Water Management



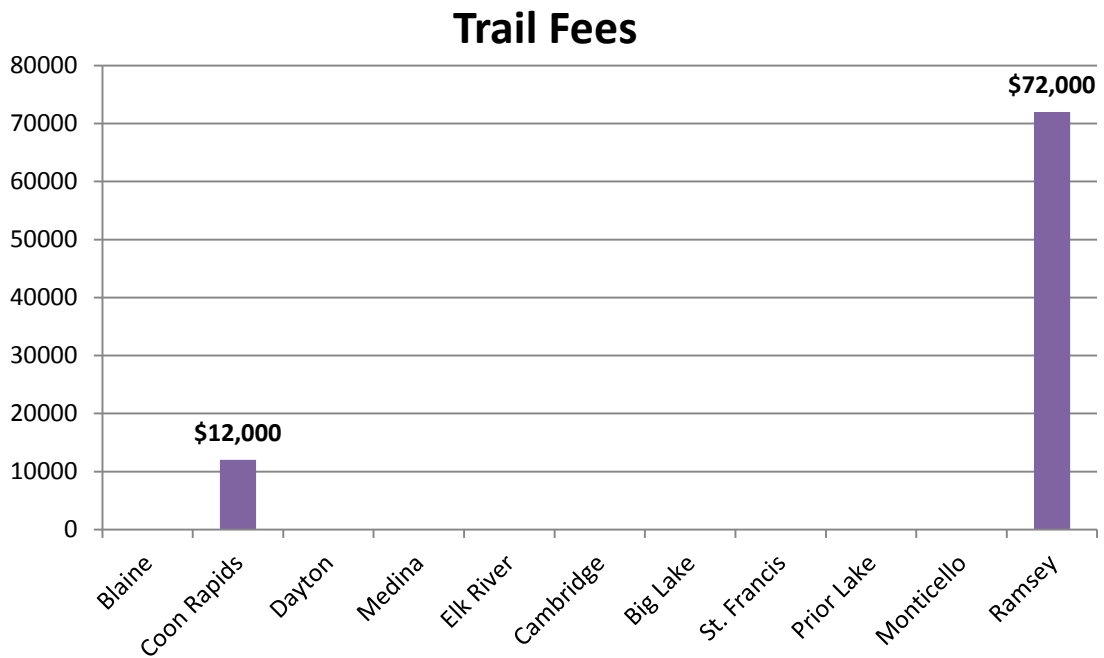
Scenario 3: Apartment Building, Section B: Park Dedication (Cash)

City:	Section B: Park Dedication (cash)
Blaine	\$2,435 per unit
Coon Rapids	\$1,360 per unit = \$163,200
Dayton	\$4,775 per acre
Medina	8% pre-developed market value
Elk River	436680
Cambridge	\$1,600 per residential unit = \$192,000
Big Lake	\$2,500 per unit
St. Francis	\$2,500 per unit
Prior Lake	\$3,750 per unit
Monticello	\$757/unit
Ramsey	\$2,104 per unit = \$252,480



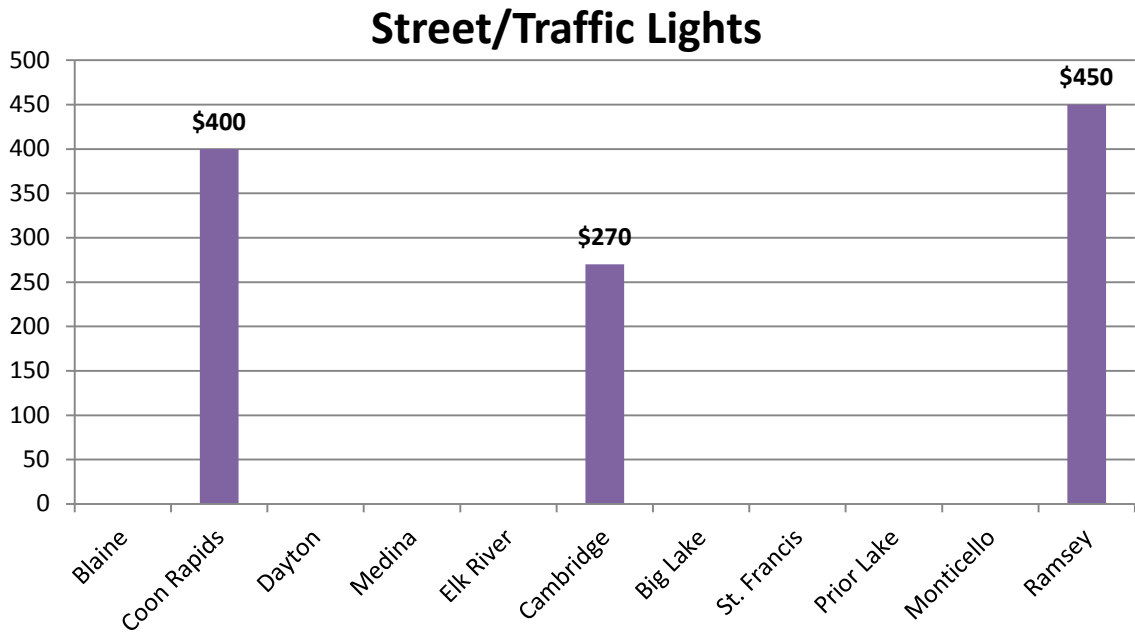
Scenario 3: Apartment Building, Section B: Trail Fees

City:	Section B: Trail Fees
Blaine	Included in park dedication fee
Coon Rapids	\$20 per linear foot (600ft total assumed)
Dayton	NO ANSWER
Medina	NO ANSWER
Elk River	Developer responsibility per trail plan
Cambridge	none
Big Lake	Included with Park Dedication
St. Francis	Installed by developer
Prior Lake	NO ANSWER
Monticello	NO ANSWER
Ramsey	\$600 per unit = \$72,000



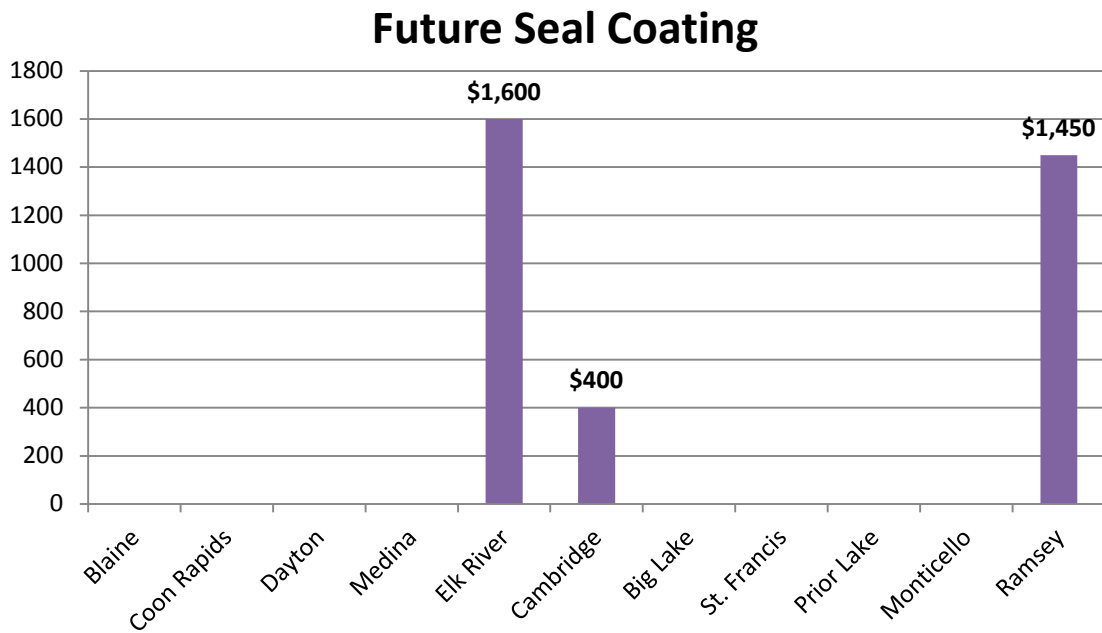
Scenario 3: Apartment Building, Section B: Street/Traffic Lights

City:	Section B: Street/Traffic Signs
Blaine	Developer installed
Coon Rapids	Street name signs paid by developer \$200/each
Dayton	NO ANSWER
Medina	NO ANSWER
Elk River	Developer responsibility
Cambridge	\$135
Big Lake	\$0
St. Francis	Installed by developer
Prior Lake	NO ANSWER
Monticello	NO ANSWER
Ramsey	\$225 per sign



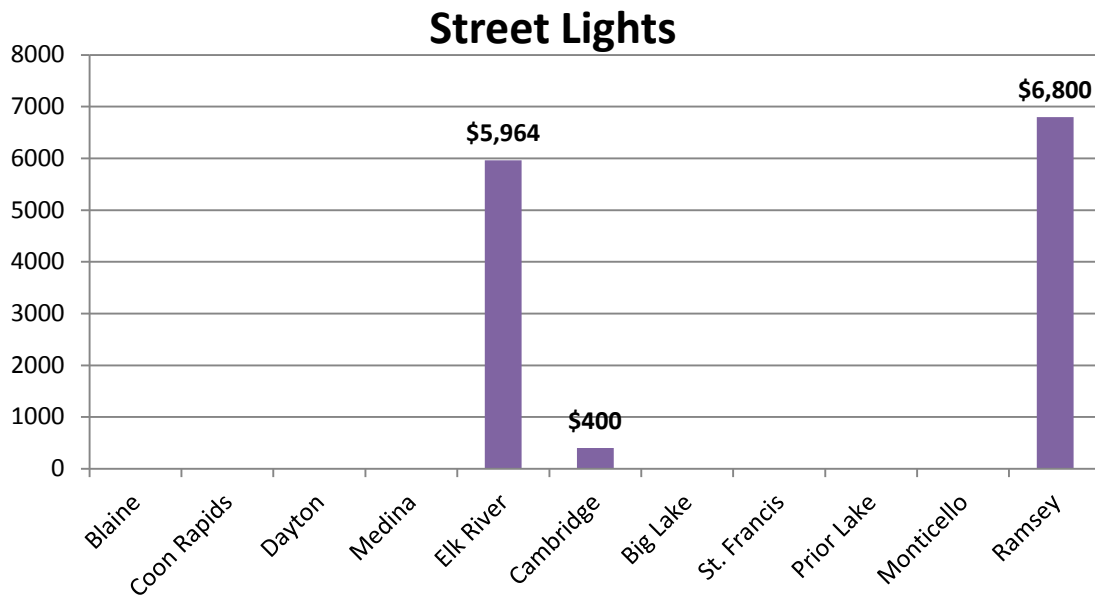
Scenario 3: Apartment Building, Section B: Future Seal Coating

City:	Section B: Future Seal Coating
Blaine	Actual cost
Coon Rapids	NA—paid by the City
Dayton	NO ANSWER
Medina	NO ANSWER
Elk River	1600
Cambridge	\$400
Big Lake	\$0
St. Francis	NO ANSWER
Prior Lake	NO ANSWER
Monticello	NO ANSWER
Ramsey	\$1.45 per square yard = \$1,450



Scenario 3: Apartment Building, Section B: Street Lights

City:	Section B: Street Lights
Blaine	Developer Installed
Coon Rapids	Developer pays actual cost.
Dayton	Developer Installed
Medina	NO ANSWER
Elk River	5964
Cambridge	\$400
Big Lake	\$0
St. Francis	Installed by developer
Prior Lake	Installed by developer
Monticello	NO ANSWER
Ramsey	\$1,700 per light = \$6,800



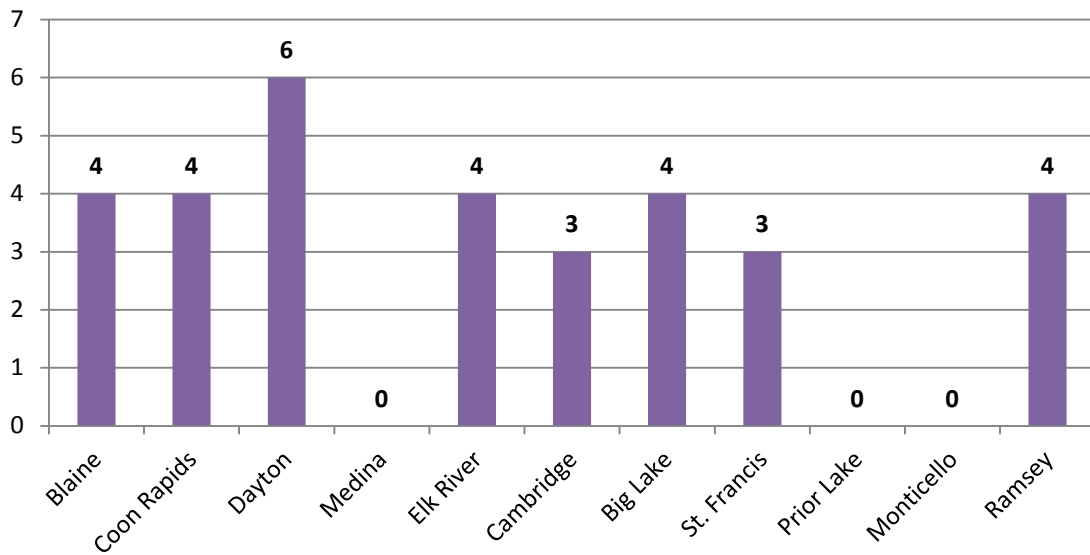
Scenario 3: Apartment Building, Section B: Other Fees/Charges

City:	Section B: Other Fees/Charges
Blaine	NO ANSWER
Coon Rapids	20% cash escrow to guarantee payment of assessments based on established assessment for public improvements.
Dayton	NO ANSWER
Medina	Full reimburse for review costs
Elk River	NO ANSWER
Cambridge	NO ANSWER
Big Lake	125% LOC for Public Improvements + Landscaping. Lot Corner/Iron Monuments=\$500 per lot. Administration Escrow=\$25,000
St. Francis	NO ANSWER
Prior Lake	NO ANSWER
Monticello	Alternate ponding for use of regional ponds is \$3,490/acre
Ramsey	\$100 erosion control escrow fee (non-returnable). Street Light 3 yr O&M, \$294 per light = \$1,176

Scenario 3: Apartment Building, Section C: Top Soil

City:	Section C: Top Soil
Blaine	Yes: 4 inches. Not more that 35% sand.
Coon Rapids	Yes, 4" no specification (all developments)
Dayton	Yes: 6" MN DOT Premium
Medina	No.
Elk River	Yes: 4" (black dirt, no specification)
Cambridge	3 inches topsoil (all developments, no specification)
Big Lake	Yes: 4" topsoil (black dirt with no greater than 35% sand)
St. Francis	Yes: 3 inches (black dirt, no specification)
Prior Lake	<i>NO ANSWER</i>
Monticello	No.
Ramsey	Yes: 6" MNDOT premium

Top Soil



Scenario 3: Apartment Building, Section C: Grass/Sod

City:	Section C: Grass/Sod
Blaine	Yes: Full sod.
Coon Rapids	Yes: per approved landscape
Dayton	Yes: established cover
Medina	Yes: Whole Lot, sod (unless a water conserving seed mix is used)
Elk River	Yes. Established (not sod or seeding specification)
Cambridge	Yes: sod required or grass allowed if professionally hydro seeded and with sprinklers
Big Lake	Yes: Sod is required
St. Francis	Yes: sod or seed + sprinklers
Prior Lake	Yes: sod front and side yards, seed rear
Monticello	Yes: Entire lot needs sod
Ramsey	Yes:

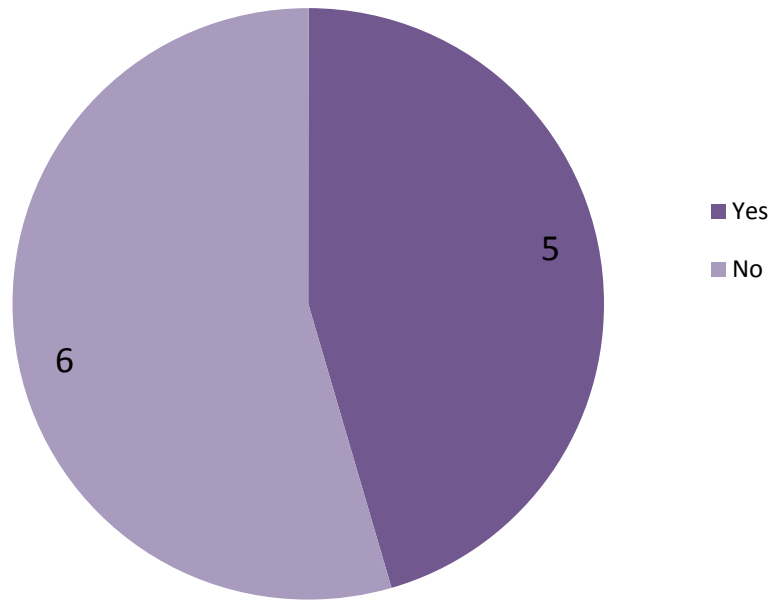
Scenario 3: Apartment Building, Section C: Trees

City:	Section C: Trees
Blaine	Yes: Plan is based depending on the perimeter length
Coon Rapids	Yes: per approved landscape
Dayton	Yes: 6" total diameter, min 1.5" per tree
Medina	Yes: 2 over story + 1 ornamental tree per 120 feet lot development perimeter
Elk River	Yes: 1 tree per 40 feet of lot perimeter
Cambridge	Yes: 1 tree per 500 sq. ft. bldg. footprint or 1 tree per 40 ft. of site perimeter, whichever is greater
Big Lake	Yes: One (1) tree per unit. Tree Preservation Plan required with Preliminary Plat-Protect a minimum of 40% of significant trees
St. Francis	Yes: landscaping plan required (tied to screening and lot characteristics)
Prior Lake	Escrows to cover trees and grass/sod are taken for all development based on the landscaping estimate.
Monticello	Yes. LOC or cash escrow equal to 125% of estimated project landscaping cost
Ramsey	94,874 square feet canopy cover (based on impervious surface--developers given a menu of tree options)

Scenario 3: Apartment Building, Section C: Shrubs

City:	Section C: Shrubs
Blaine	Yes. (based on site perimeter)
Coon Rapids	Yes: per approved landscape
Dayton	No.
Medina	Yes: 1 per 40 feet of development perimeter
Elk River	Yes: Landscaping plan approved as part of site review, include trees and s
Cambridge	Yes: 1 shrub per 350 sq. ft. of total bldg footprint or 1 shrub per 75 ft. of site perimeter, whichever is greater
Big Lake	Yes: Up to 50% of required trees can be substituted with shrubs; 3 shrubs=1 tree
St. Francis	Yes: landscaping plan required
Prior Lake	<i>NO ANSWER</i>
Monticello	No.
Ramsey	Yes/No: included in "trees" section. Can be up to 25% of canopy cover.

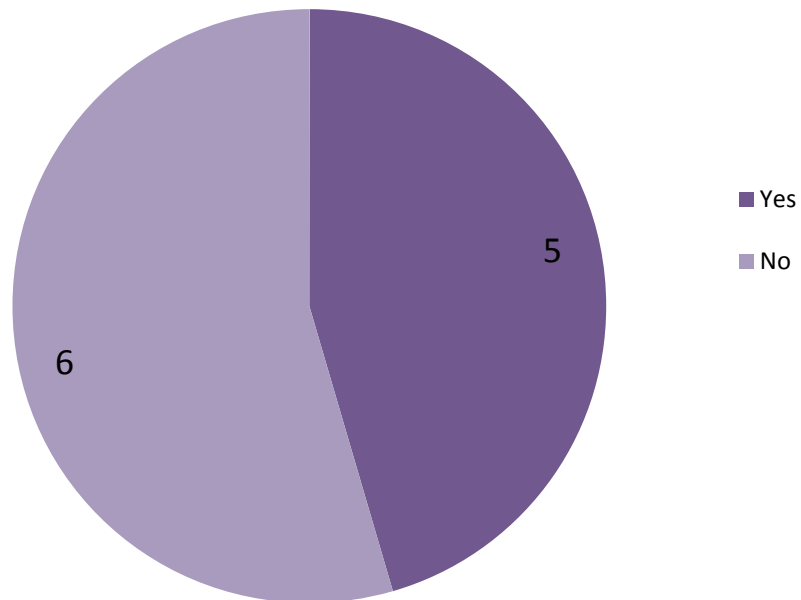
Shrubs



Scenario 3: Apartment Building, Section C: Radon Barrier

City:	Section C: Radon Barrier
Blaine	No.
Coon Rapids	No.
Dayton	Yes: 4" rock or radon mat.
Medina	No.
Elk River	Yes: per building code
Cambridge	No.
Big Lake	Yes: Radon barrier required for lowest floor on grade
St. Francis	No.
Prior Lake	Yes: 8 inches
Monticello	No.
Ramsey	4" rock or radon mat

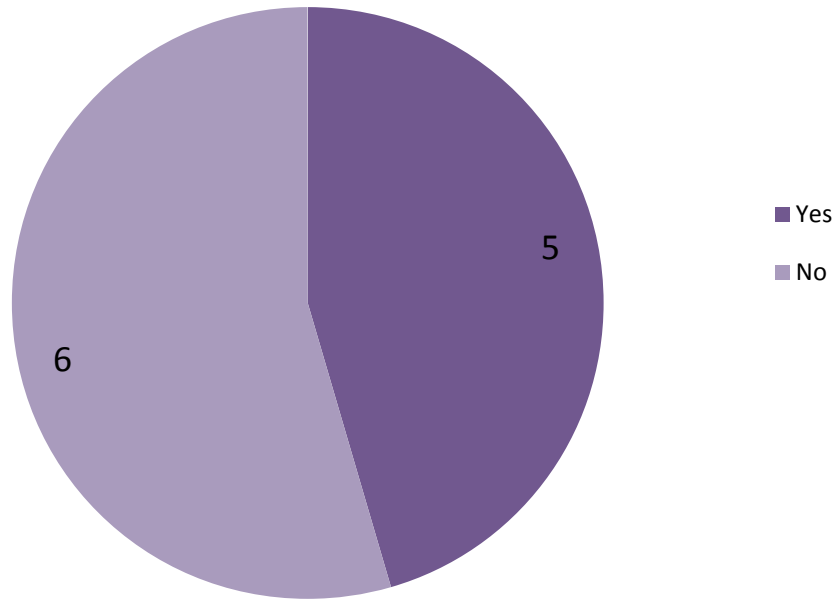
Radon Barrier



Scenario 3: Apartment Building, Section C: Foundation Drainage

City:	Section C: Foundation Drainage
Blaine	No.
Coon Rapids	No.
Dayton	No.
Medina	Yes: Per Code
Elk River	Yes: per building code
Cambridge	Yes: As designed by Engineer
Big Lake	Yes: Foundation drainage on a case by case basis
St. Francis	No.
Prior Lake	Yes: coverage with geotech fabric material
Monticello	No.
Ramsey	No.

Foundation Drainage



Scenario 3: Apartment Building, Section C: Other Requirements

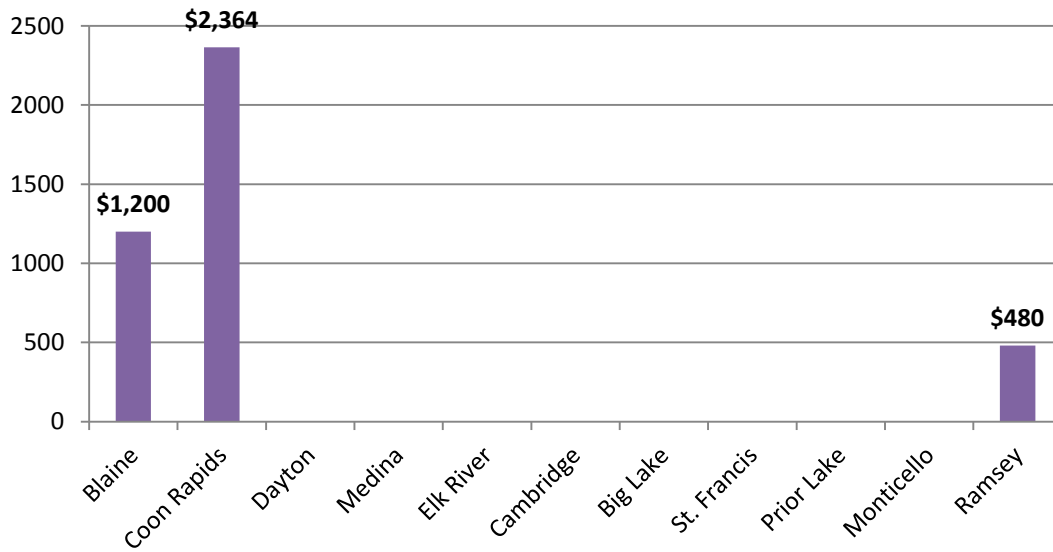
City:	Section C: Other Requirements
Blaine	Full irrigation (front, rear and side)
Coon Rapids	NO ANSWER
Dayton	NO ANSWER
Medina	Lawn Irrigation cannot use municipal water; Irrigate out of storm water ponds
Elk River	Lawn sprinklers required for apartment buildings
Cambridge	NO ANSWER
Big Lake	Irrigation Plan is required
St. Francis	NO ANSWER
Prior Lake	NO ANSWER
Monticello	NO ANSWER
Ramsey	NO ANSWER

City:	Section C: Other Requirements
Blaine	NO ANSWER
Coon Rapids	NO ANSWER
Dayton	NO ANSWER
Medina	Parking lot landscaping (8%) of interior of lot --to break up the parking lot
Elk River	NO ANSWER
Cambridge	NO ANSWER
Big Lake	NO ANSWER
St. Francis	NO ANSWER
Prior Lake	NO ANSWER
Monticello	NO ANSWER
Ramsey	NO ANSWER

Scenario 3: Apartment Building, Section D: Certificate of Occupancy

City:	Section D: Certificate of Occupancy
Blaine	10 per unit
Coon Rapids	\$2,363.50 total
Dayton	NO ANSWER
Medina	NO ANSWER
Elk River	NO ANSWER
Cambridge	included in permit fee
Big Lake	NO ANSWER
St. Francis	Included in permit fee
Prior Lake	NO ANSWER
Monticello	NO ANSWER
Ramsey	\$4 per unit = \$480

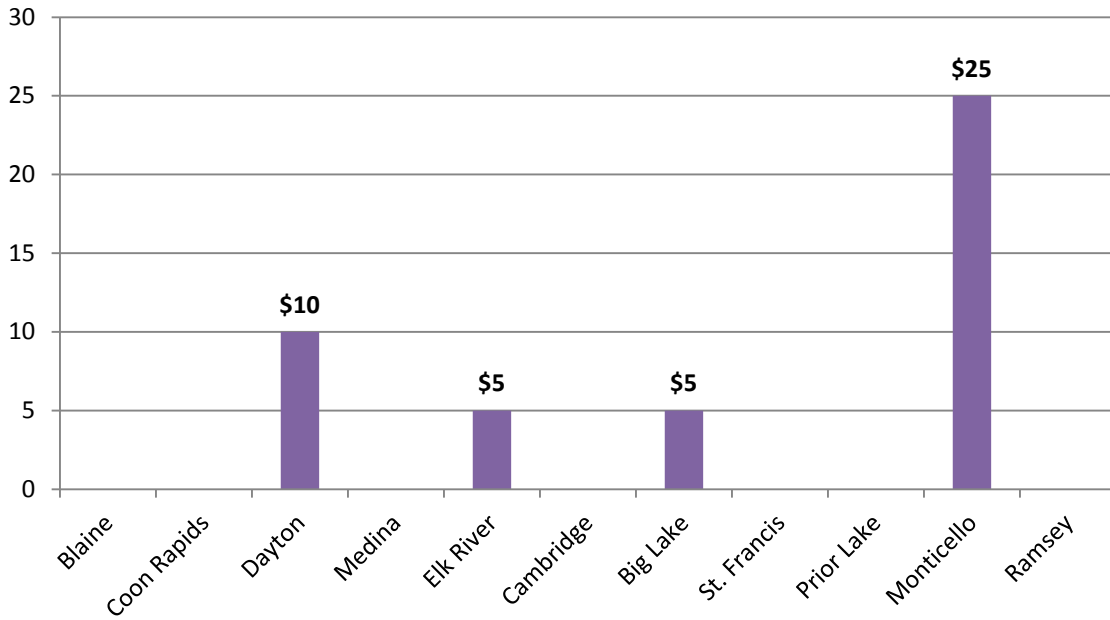
Certificate of Occupancy



Scenario 3: Apartment Building, Section D: Builder License Verification

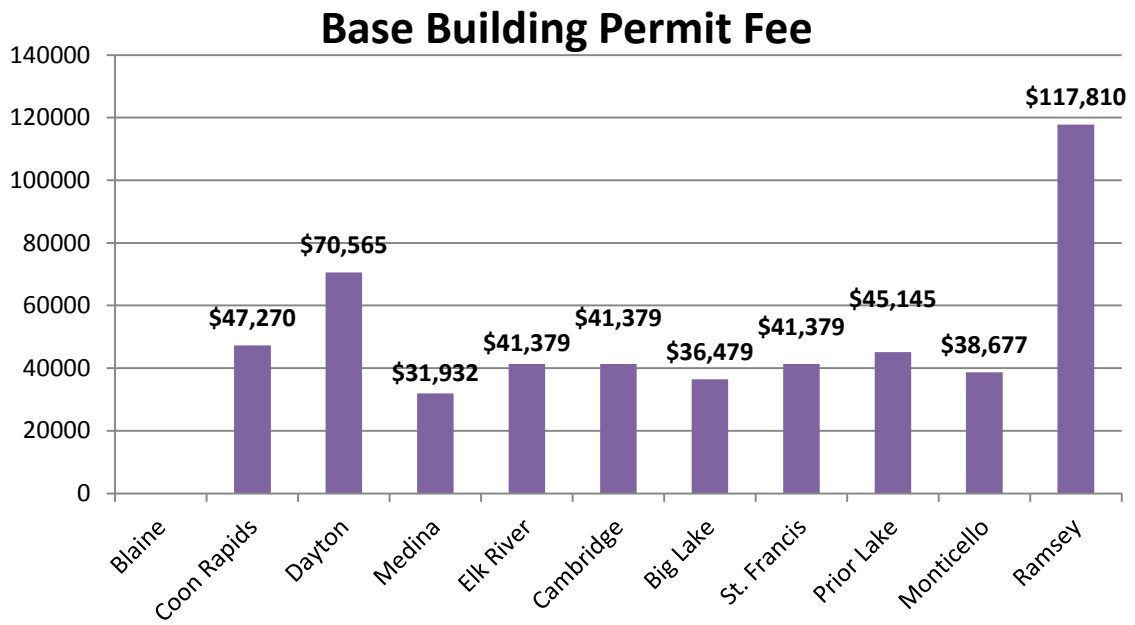
City:	Section D: Builder License Verification
Blaine	NO ANSWER
Coon Rapids	NO ANSWER
Dayton	\$10 look up
Medina	NO ANSWER
Elk River	\$5
Cambridge	no license required by state
Big Lake	\$5
St. Francis	NO ANSWER
Prior Lake	NO ANSWER
Monticello	\$25.00
Ramsey	NO ANSWER

Builder License Verification



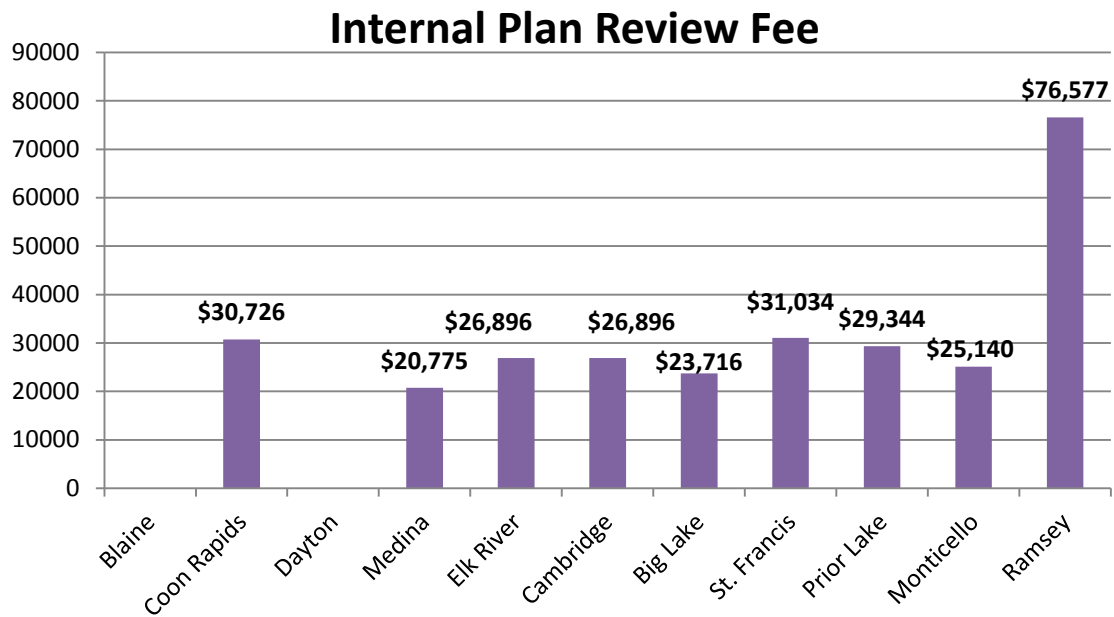
Scenario 3: Apartment Building, Section D: Base Building Permit Fee

City:	Section D: Base Building Permit Fee
Blaine	NO ANSWER
Coon Rapids	\$47,270.00
Dayton	\$70,564.94 total (includes internal plan review)
Medina	\$31,962
Elk River	41378.75
Cambridge	\$41,378.75
Big Lake	36,478.75
St. Francis	\$41,378.75
Prior Lake	\$45,145.25
Monticello	\$38,677.28
Ramsey	LMC Bas 03, \$981.75 per unit = \$117,810



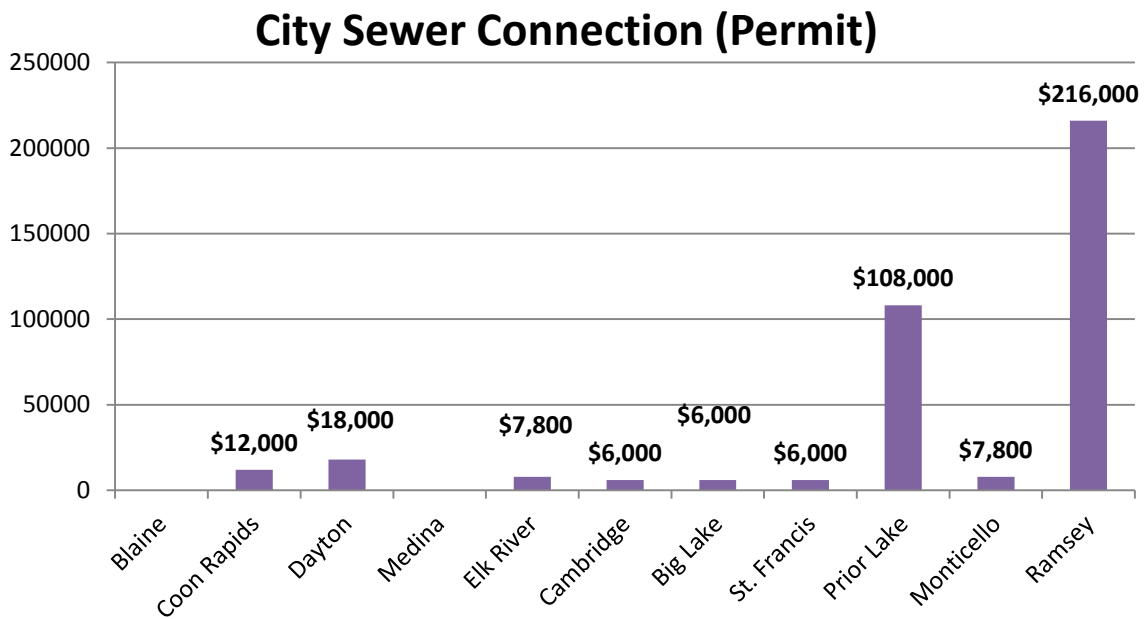
Scenario 3: Apartment Building, Section D: Internal Plan Review Fee

City:	Section D: Internal Plan Review Fee
Blaine	NO ANSWER
Coon Rapids	\$30,725.50
Dayton	Included in "Base Building Permit Fee"
Medina	\$20,775
Elk River	26896.19
Cambridge	\$26,896.19
Big Lake	23,716.19
St. Francis	\$31,034.06
Prior Lake	\$29,344.41
Monticello	\$25,140.23
Ramsey	.65 LMC base, \$638.14 per unit = \$76,576.8



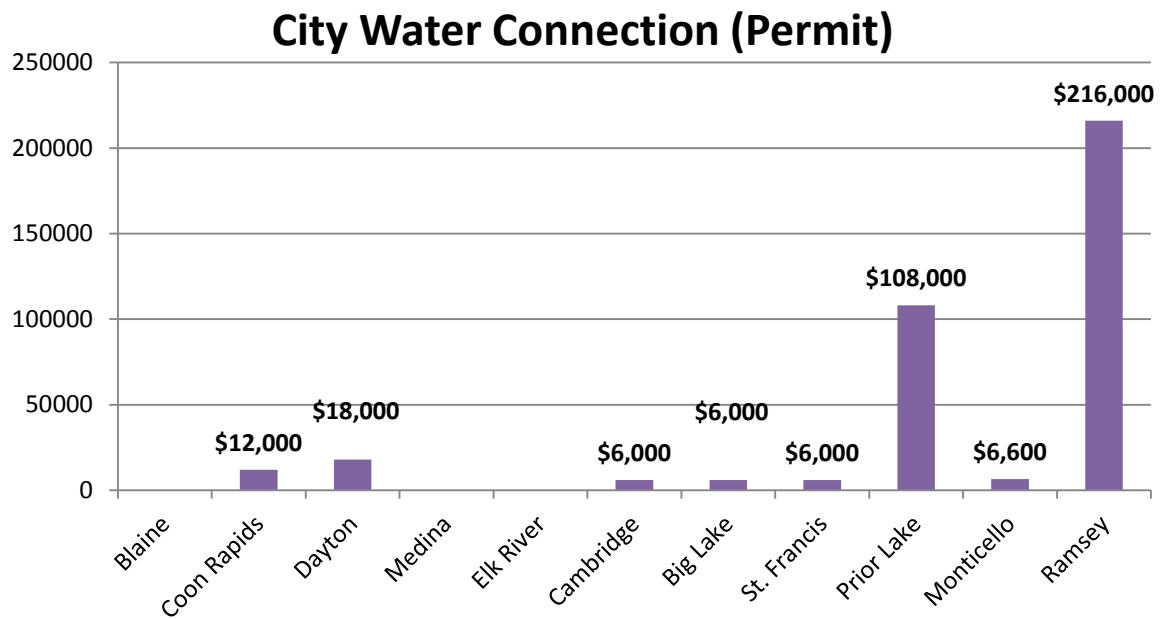
Scenario 3: Apartment Building, Section D: City Sewer Connection (Permit)

City:	Section D: City Sewer Connection (permit)
Blaine	NO ANSWER
Coon Rapids	\$100
Dayton	\$150
Medina	Hourly inspection rate (along with other infrastructure inspections) for apt and commercial
Elk River	65 + 2000 bond (includes water connection permit)
Cambridge	\$50
Big Lake	50
St. Francis	\$50 per unit
Prior Lake	1% of cost (of total project valuation)
Monticello	\$65.00
Ramsey	2% of total valuation = \$216,000



Scenario 3: Apartment Building, Section D: City Water Connection (Permit)

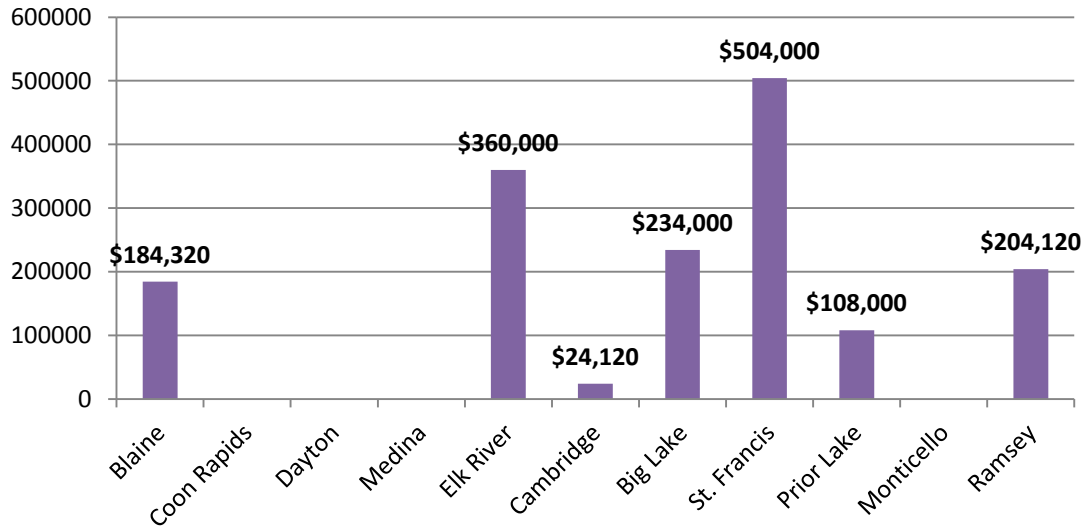
City:	Section D: City Water Connection (permit)
Blaine	NO ANSWER
Coon Rapids	\$100
Dayton	\$150
Medina	Hourly inspection rate
Elk River	Water and Sewer in same permit
Cambridge	\$50
Big Lake	50
St. Francis	\$50 per unit
Prior Lake	1% of cost (of total project valuation)
Monticello	\$55.00
Ramsey	2% of total valuation = \$216,000



Scenario 3: Apartment Building, Section D: Water Availability Charge (WAC)

City:	Section D: Water Availability Charge (WAC)
Blaine	\$1,536 per unit
Coon Rapids	NO ANSWER
Dayton	\$2660-\$8,240 per acre (depending on location--the city has four separate service sources)
Medina	NO ANSWER
Elk River	\$3,000
Cambridge	\$201 per REU
Big Lake	234,000.00
St. Francis	\$4,200 per unit
Prior Lake	\$108,000 (\$900 per unit)
Monticello	Depends on line size to building
Ramsey	\$1,701 per unit = \$204,120

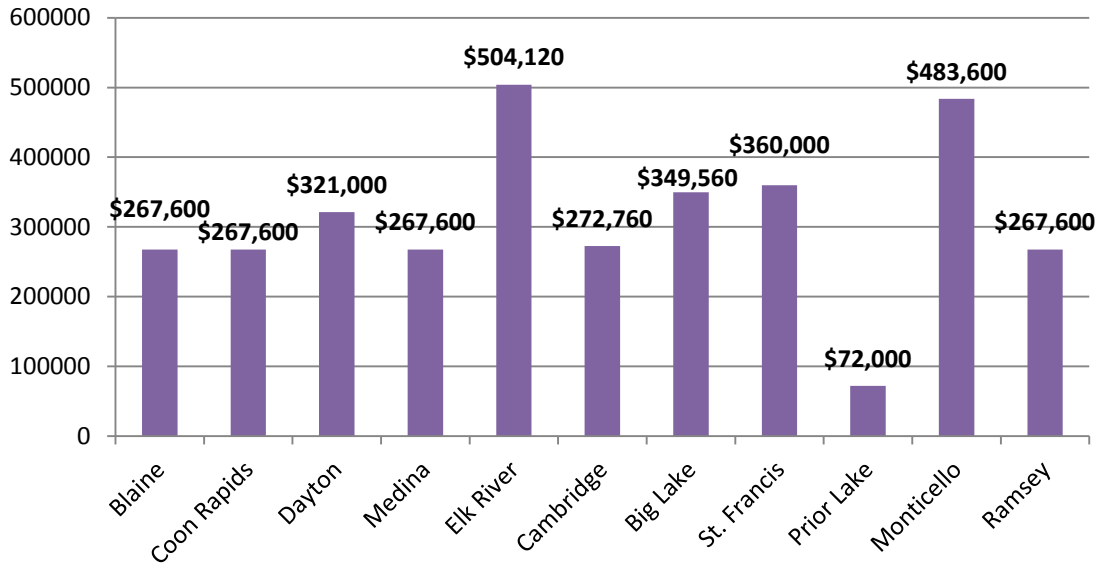
Water Availability Charge (WAC)



Scenario 3: Apartment Building, Section D: Sewer Availability Charge (SAC)

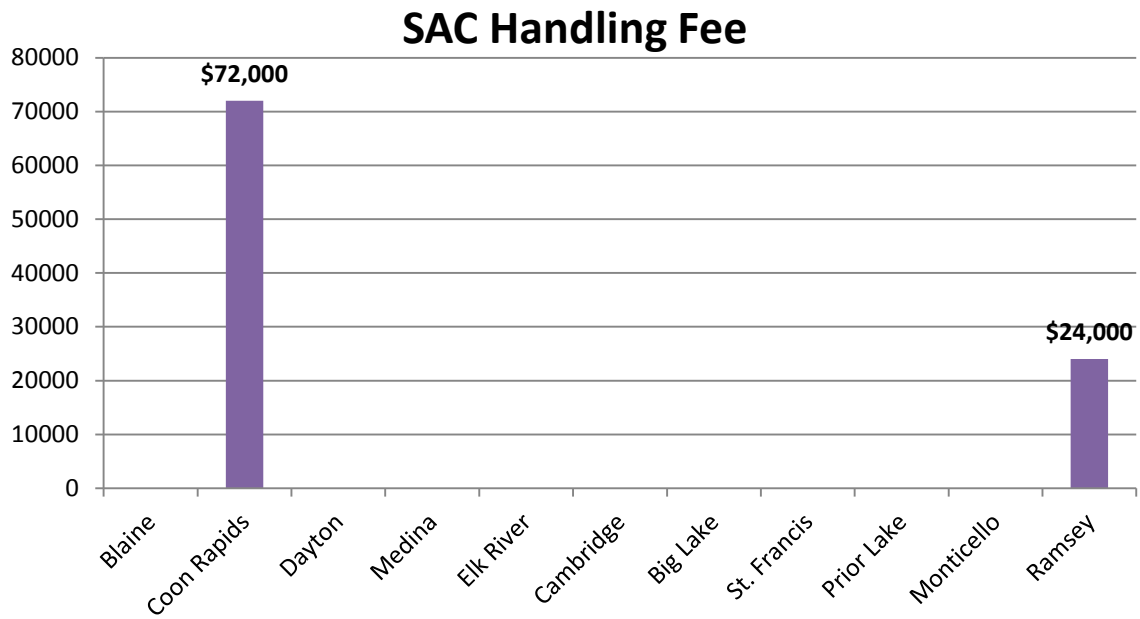
City:	Section D: Sewer Availability Charge (SAC)
Blaine	\$2,230 per unit
Coon Rapids	\$267,600 total
Dayton	\$2,675 each
Medina	(METCOUNC) \$2,230 per unit = \$267,600
Elk River	\$4,201
Cambridge	\$2,273 per REU
Big Lake	349,560.00
St. Francis	\$3,000 per unit
Prior Lake	\$72,000 (\$600 per unit)
Monticello	\$483,600.00
Ramsey	(METCOUNC) \$2,230 per unit = \$267,600

Sewer Availability Charge (SAC)



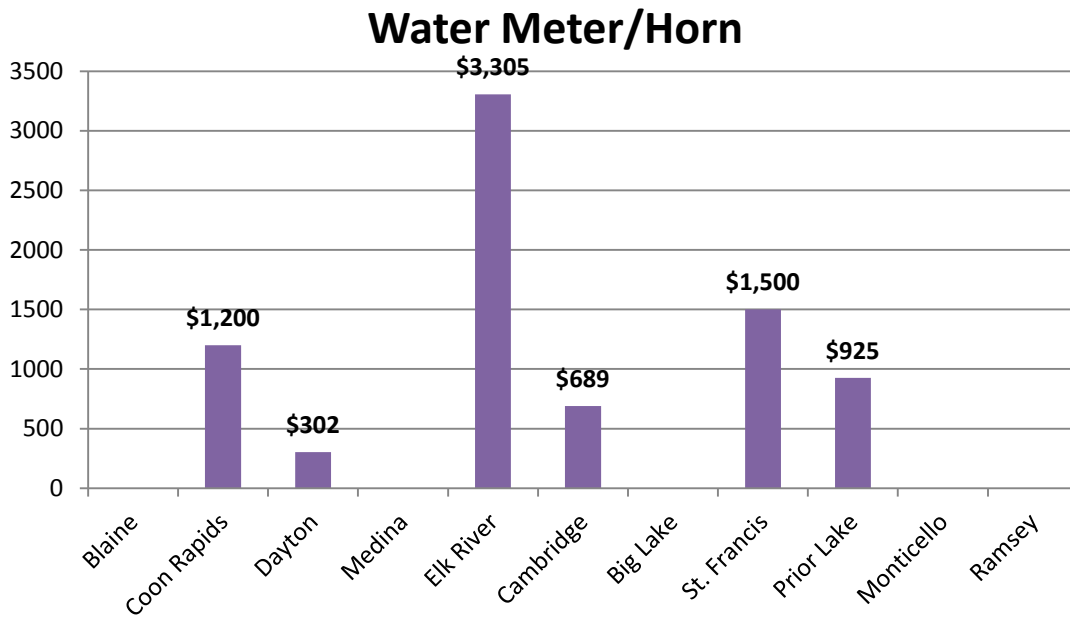
Scenario 3: Apartment Building, Section D: SAC Handling Fee

City:	Section D: SAC Handling Fee
Blaine	NO ANSWER
Coon Rapids	\$600
Dayton	NO ANSWER
Medina	NO ANSWER
Elk River	NO ANSWER
Cambridge	NO ANSWER
Big Lake	NO ANSWER
St. Francis	NO ANSWER
Prior Lake	NO ANSWER
Monticello	NO ANSWER
Ramsey	\$200 per unit = \$24,000



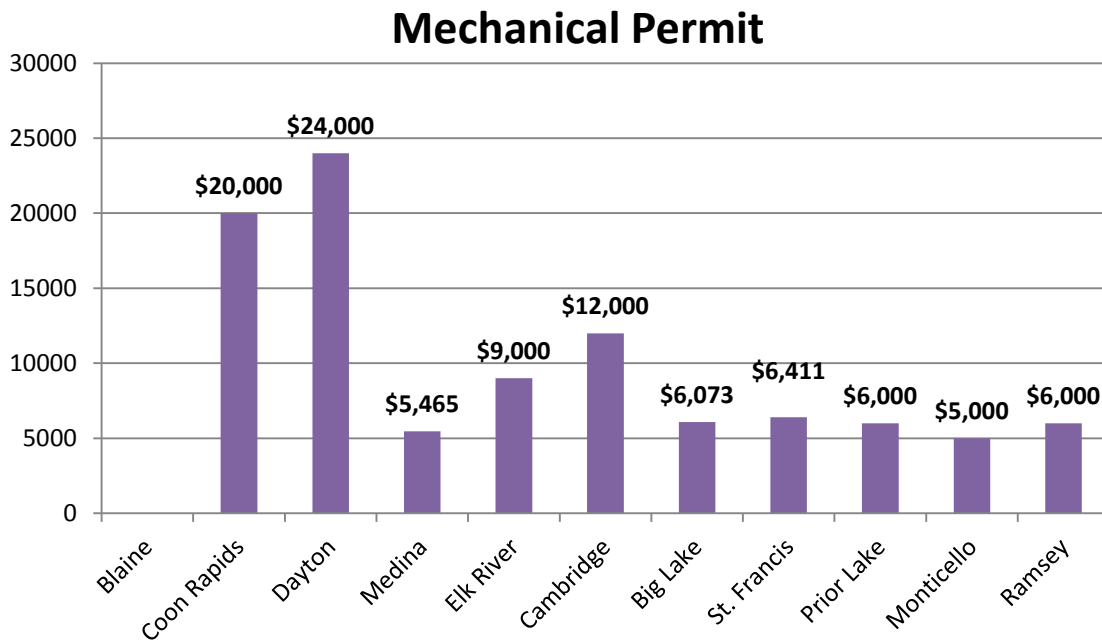
Scenario 3: Apartment Building, Section D: Water Meter/Horn

City:	Section D: Water Meter/Horn
Blaine	NO ANSWER
Coon Rapids	\$1,200.00 total
Dayton	\$301.79
Medina	\$125 for transmitter, Developer purchase meter
Elk River	Water meter \$3305. Irrigation \$940
Cambridge	2" SR= \$689, 4" --irrigate Omni= \$3046
Big Lake	Water meter furnished by plumber
St. Francis	\$1,500
Prior Lake	2" - \$925
Monticello	Variable - see attached
Ramsey	TBD (will send in an updated version)



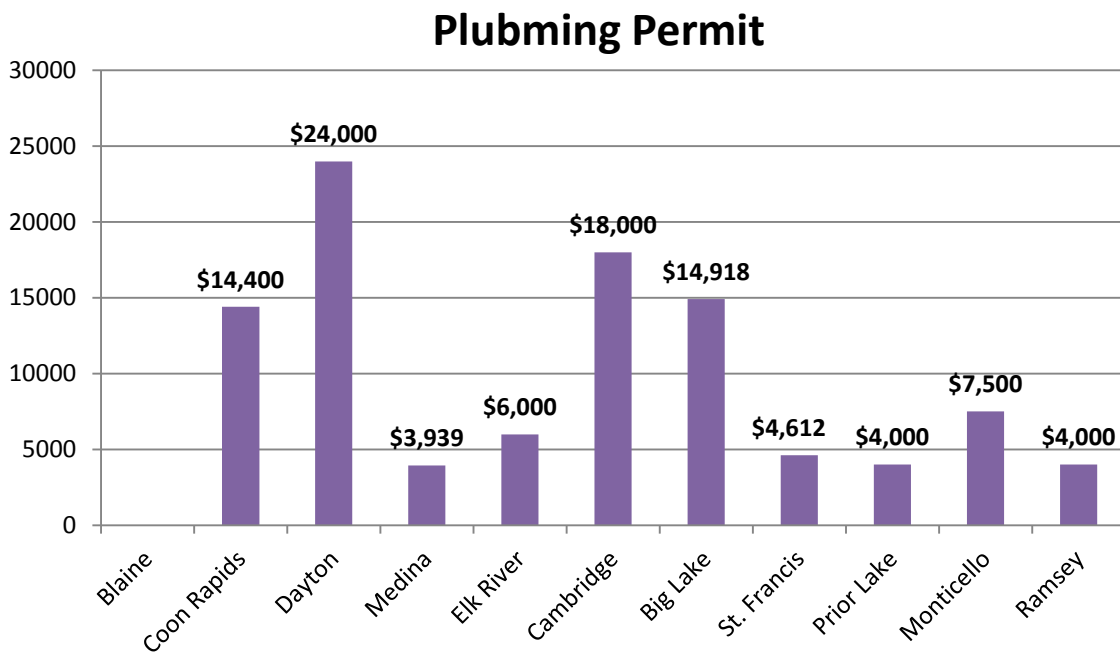
Scenario 3: Apartment Building, Section D: Mechanical Permit

City:	Section D: Mechanical Permit
Blaine	NO ANSWER
Coon Rapids	\$20,000 total
Dayton	\$200
Medina	\$5,465
Elk River	1.5% (mechanical valuation)
Cambridge	\$12,000
Big Lake	6,073.00
St. Francis	\$6,411.1 (based on value)
Prior Lake	\$6,000 (1% of cost)
Monticello	\$5,000
Ramsey	1% of mechanical valuation = \$6,000



Scenario 3: Apartment Building, Section D: Plumbing Permit

City:	Section D: Plumbing Permit
Blaine	NO ANSWER
Coon Rapids	\$14,400 total
Dayton	\$200
Medina	\$3,939
Elk River	1.5% (plumbing valuation)
Cambridge	\$18,000
Big Lake	14,917.75
St. Francis	\$4,611.96 based on value
Prior Lake	\$4,000 (1% of cost)
Monticello	\$7,500
Ramsey	1% of plumbing valuation = \$4,000



Scenario 3: Apartment Building, Section D: Other Fees/Charges

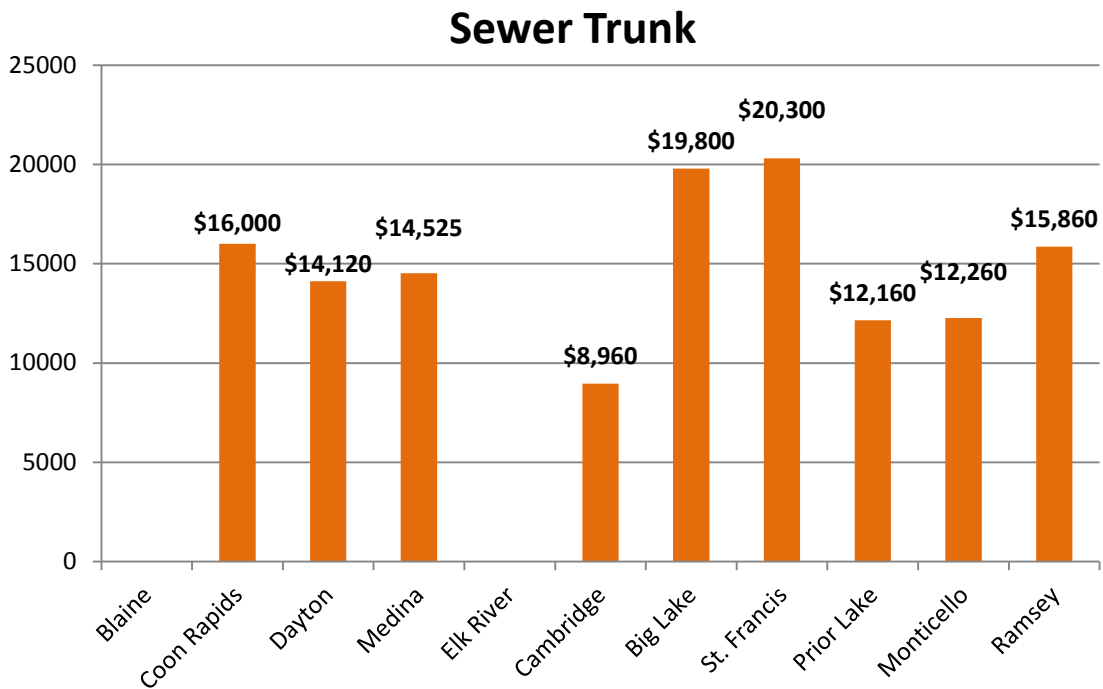
City:	Section D: Other Fees/Charges
Blaine	NO ANSWER
Coon Rapids	Electric Permit \$15,600
Dayton	Landscape Escrow: \$1,250 (per single family home, 1% of landscape cost for others)
Medina	Erosion - Hourly inspection rate
Elk River	Erosion 175 (total, admin fee)
Cambridge	water treatment facility charge:\$901 per REU (108,120)
Big Lake	NO ANSWER
St. Francis	Fire suppression (based on value, as needed)
Prior Lake	Water tower fee -- \$120,000 (\$1,000 per unit)
Monticello	Firelock box @ \$171.00
Ramsey	\$100 erosion control escrow fee (non-returnable)

City:	Section D: Other Fees/Charges
Blaine	NO ANSWER
Coon Rapids	Parking Lot \$1,852.00
Dayton	Curb Cut/Driveway \$35 (per unit, or single charge per other development)
Medina	NO ANSWER
Elk River	NO ANSWER
Cambridge	Dual port radio \$131
Big Lake	NO ANSWER
St. Francis	NO ANSWER
Prior Lake	NO ANSWER
Monticello	Assessment search @ \$100.00
Ramsey	NO ANSWER

City:	Section D: Other Fees/Charges
Blaine	NO ANSWER
Coon Rapids	Storm Sewer \$16,100
Dayton	NO ANSWER
Medina	NO ANSWER
Elk River	NO ANSWER
Cambridge	NO ANSWER
Big Lake	NO ANSWER
St. Francis	NO ANSWER
Prior Lake	NO ANSWER
Monticello	Utility locate @ \$50.00 and Excavation permit @\$50.00
Ramsey	NO ANSWER

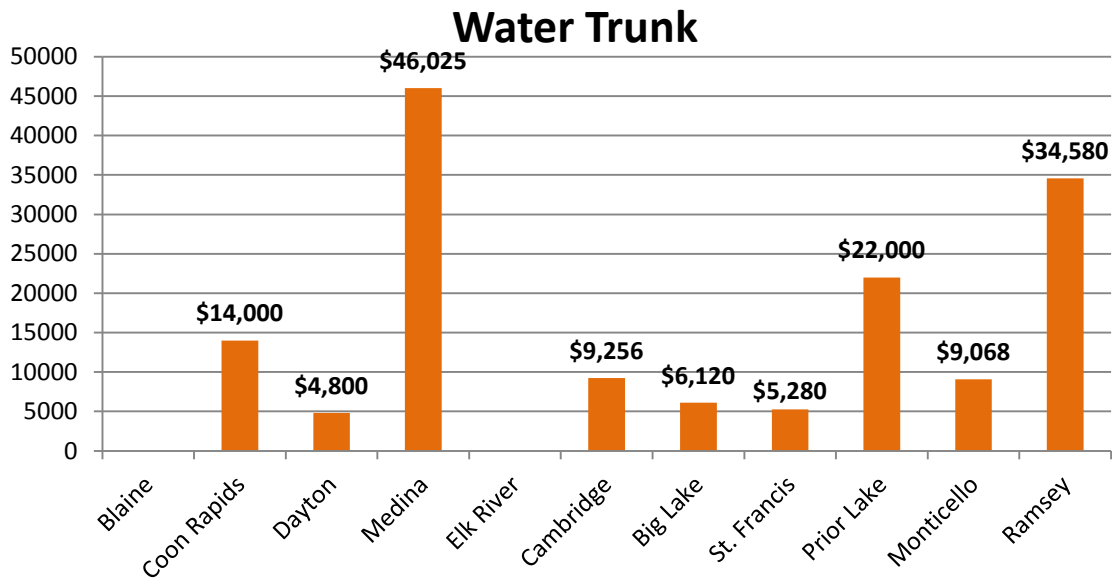
Scenario 4: Industrial Development, Section B: Sewer Trunk

City:	Section B: Sewer Trunk
Blaine	\$3,194 to \$5,143 per acre depending on the area. <i>(4,193 average-used in survey)</i>
Coon Rapids	Based on actual cost of construction. Previously assessed \$4000/acre
Dayton	\$3,530 per acre
Medina	\$2,075 per SAC unit = \$14,525
Elk River	Area specific assessment (area wide assessments, based on amount of developable land-adjusted for inflation)
Cambridge	\$2,240/acre = \$8,960
Big Lake	\$4,950 per acre
St. Francis	\$5,075 per acre
Prior Lake	\$3,040 per acre
Monticello	\$3,065/acre
Ramsey	\$3,965 per acre = \$15,860



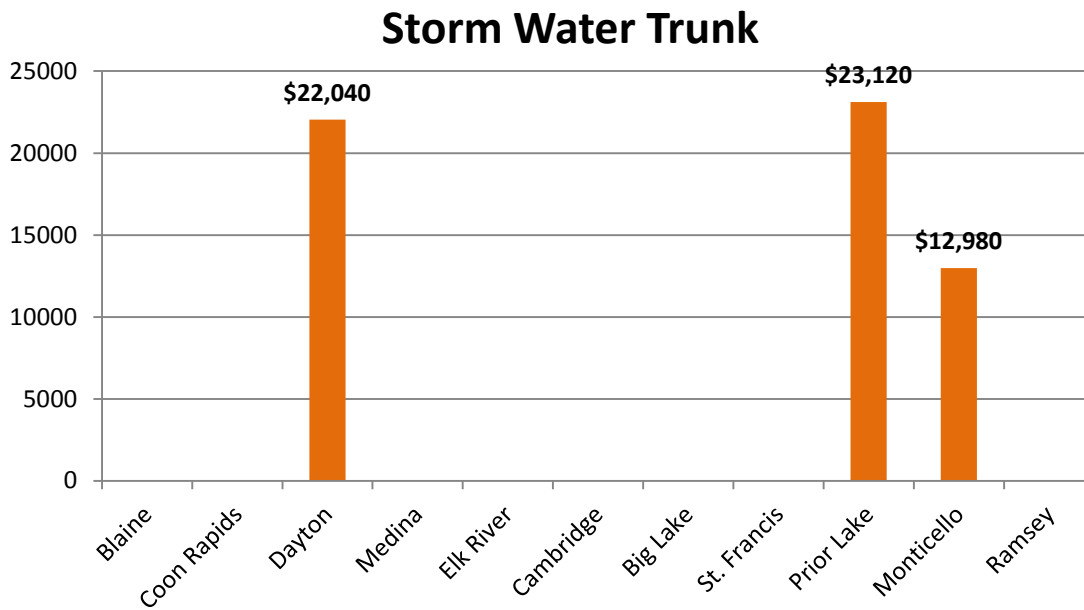
Scenario 4: Industrial Development, Section B: Water Trunk

City:	Section B: Water Trunk
Blaine	Developer installed
Coon Rapids	Assessed when WM available \$3,500/acre
Dayton	\$1,200 per acre
Medina	\$6,575 per SAC unit = \$46,025
Elk River	Area specific assessment (area wide assessments, based on amount of developable land-adjusted for inflation)
Cambridge	\$2,314/acre = \$9,256
Big Lake	\$1,530 per acre
St. Francis	\$1,320 per acre
Prior Lake	\$5,500 per acre
Monticello	\$2,267/acre
Ramsey	\$8,645 per acre = \$34,580



Scenario 4: Industrial Development, Section B: Water Trunk

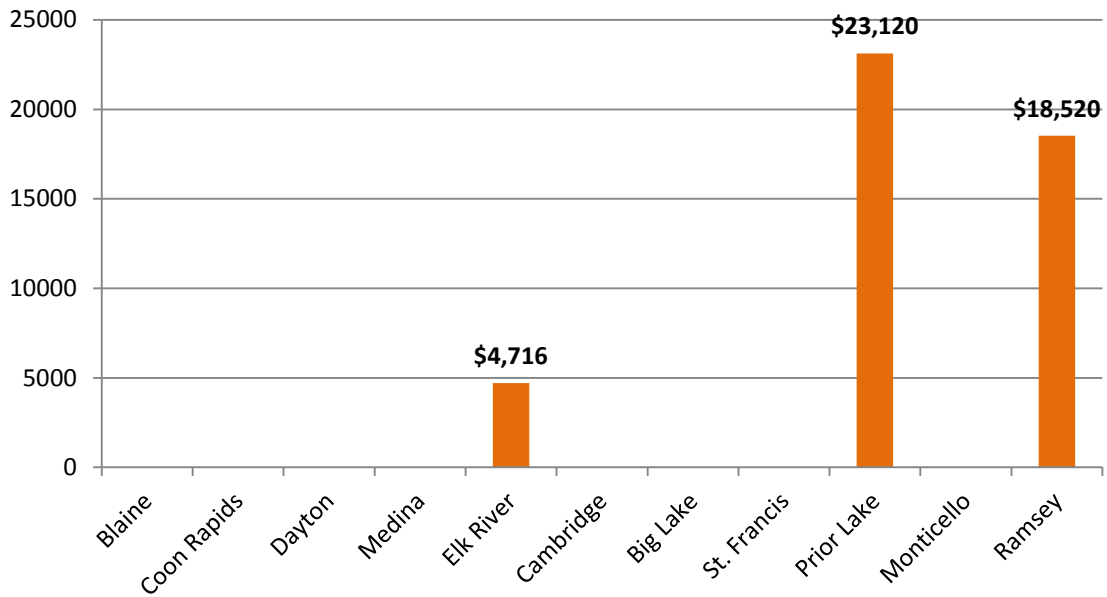
City:	Section B: Storm Water Trunk
Blaine	NO ANSWER
Coon Rapids	Assessed based on actual construction. Deferral based on actual construction. (cost applied elsewhere)
Dayton	\$5,510 per acre
Medina	NO ANSWER
Elk River	NO ANSWER
Cambridge	NO ANSWER
Big Lake	\$0 per acre if contained on site
St. Francis	NO ANSWER
Prior Lake	\$5,780 per acre
Monticello	\$3,245/acre*
Ramsey	NO ANSWER



Scenario 4: Industrial Development, Section B: Storm Water Management

City:	Section B: Storm Water Management
Blaine	NO ANSWER
Coon Rapids	Storm water utility \$10.50 per quarter.
Dayton	NO ANSWER
Medina	N/A, annual utility fee exists
Elk River	4716
Cambridge	NO ANSWER
Big Lake	\$0
St. Francis	NO ANSWER
Prior Lake	Scenario 4 – Storm Water Management fee - \$23,120 (\$5,780 x 4.0 acres)
Monticello	NO ANSWER
Ramsey	\$4,630 per acre = \$18,520

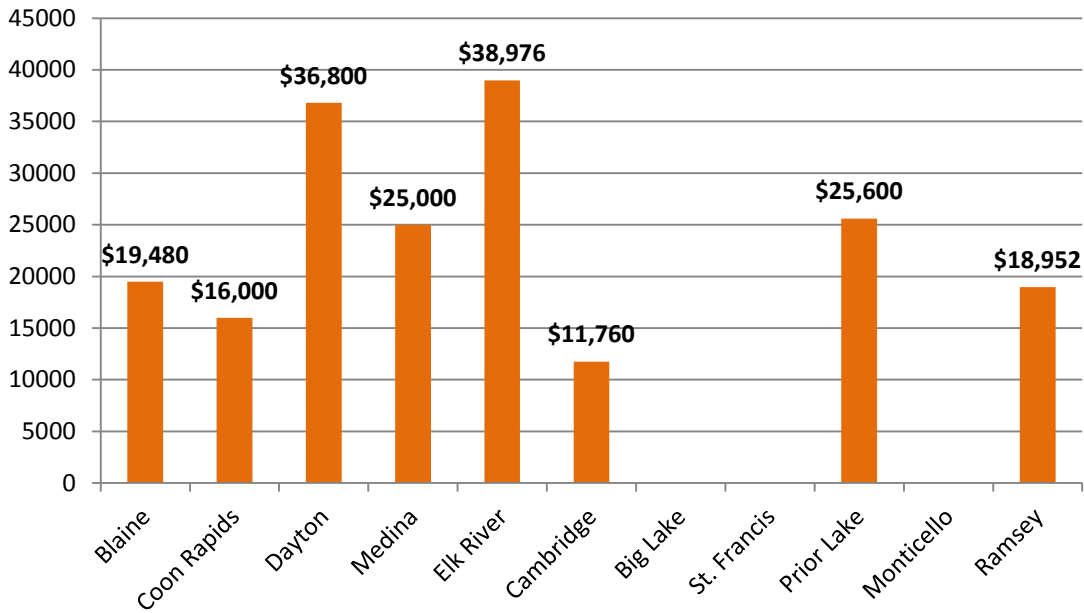
Storm Water Management



Scenario 4: Industrial Development, Section B: Park Dedication (Cash)

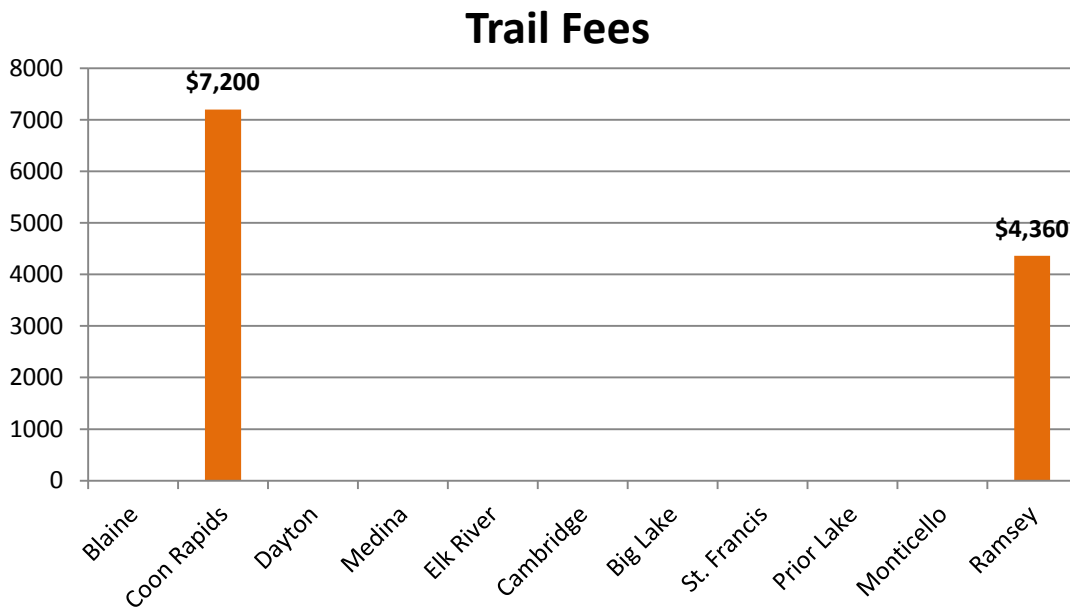
City:	Section B: Park Dedication (cash)
Blaine	\$4,870 per acre.
Coon Rapids	\$4,000 per acre = \$16,000
Dayton	\$9,200 per acre
Medina	8% pre-develop market value (via conversation 25K)
Elk River	9744
Cambridge	\$2,940 per acre or 10% of the development land
Big Lake	\$0 for commercial/industrial development
St. Francis	NO ANSWER
Prior Lake	\$6,400 per acre
Monticello	NO ANSWER
Ramsey	\$4,738 per acre = \$18,952

Park Dedication



Scenario 4: Industrial Development, Section B: Trail Fees

City:	Section B: Trail Fees
Blaine	Included in park dedication fee
Coon Rapids	\$20 per linear foot
Dayton	NO ANSWER
Medina	NO ANSWER
Elk River	Developer responsibility based on trail plan
Cambridge	none
Big Lake	\$0 for commercial/industrial development
St. Francis	Installed by developer
Prior Lake	NO ANSWER
Monticello	NO ANSWER
Ramsey	\$1,090 per acre = \$4,360



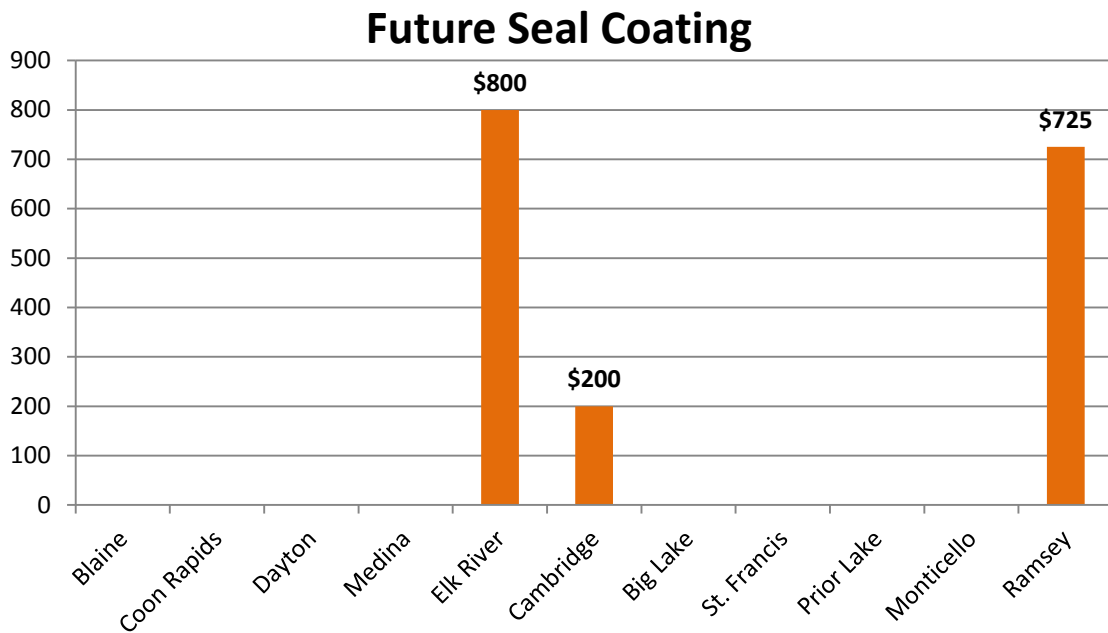
Scenario 4: Industrial Development, Section B: Street/Traffic Signs

City:	Section B: Street/Traffic Signs
Blaine	Developer installed.
Coon Rapids	Street name signs paid by developer \$200/each
Dayton	Developer Installed
Medina	NO ANSWER
Elk River	Developer responsibility
Cambridge	\$135
Big Lake	\$0
St. Francis	Installed by developer
Prior Lake	\$4,920 per acre
Monticello	NO ANSWER
Ramsey	\$225 per sign = 450



Scenario 4: Industrial Development, Section B: Future Seal Coating

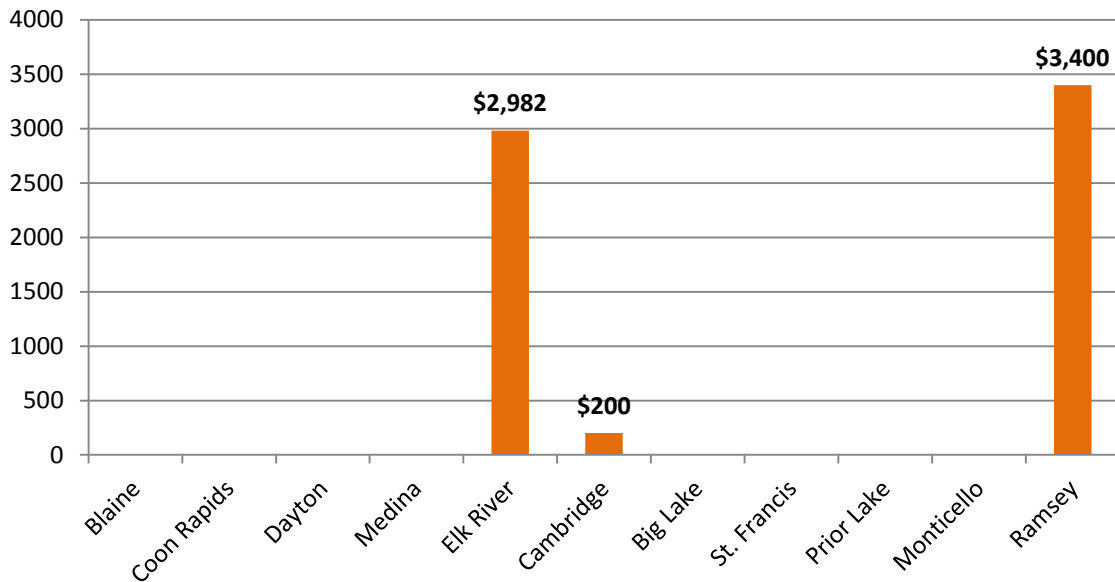
City:	Section B: Future Seal Coating
Blaine	Actual cost, no set fee.
Coon Rapids	NA—paid by the City
Dayton	NO ANSWER
Medina	NO ANSWER
Elk River	800
Cambridge	\$200
Big Lake	\$0
St. Francis	NO ANSWER
Prior Lake	NO ANSWER
Monticello	NO ANSWER
Ramsey	\$1.45 per square yard = \$725



Scenario 4: Industrial Development, Section B: Street Lights

City:	Section B: Street Lights
Blaine	Developer installed.
Coon Rapids	Developer pays actual cost.
Dayton	NO ANSWER
Medina	NO ANSWER
Elk River	2982
Cambridge	\$200
Big Lake	\$0
St. Francis	Installed by developer
Prior Lake	Installed by developer
Monticello	NO ANSWER
Ramsey	\$1,700 per light = \$3,400

Street Lights

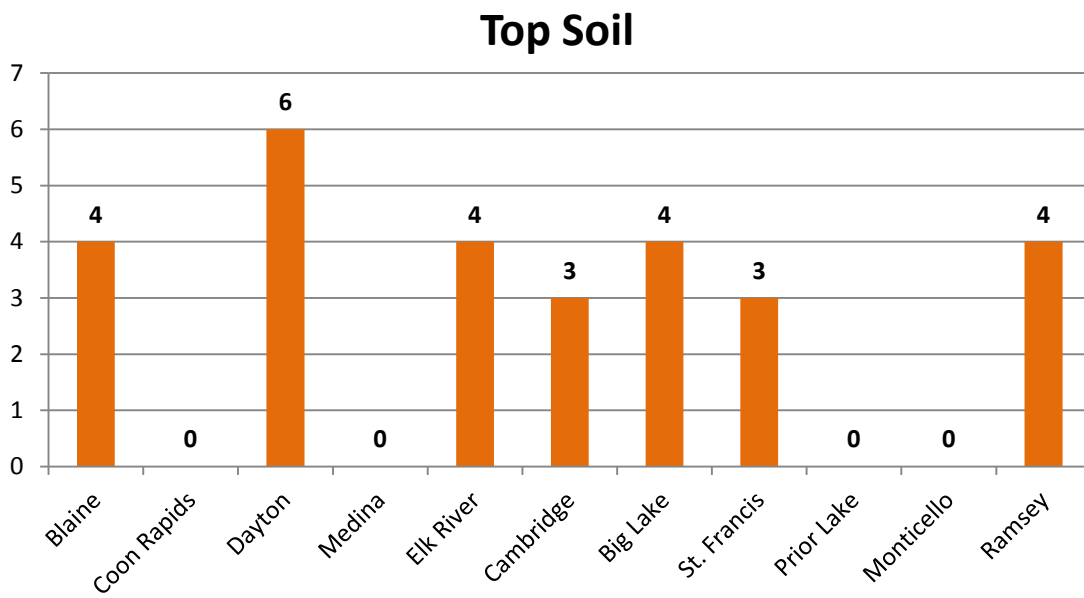


Scenario 4: Industrial Development, Section B: Other Fees/Charges

City:	Section B: Other Fees/Charges
Blaine	NO ANSWER
Coon Rapids	20% cash escrow to guarantee payment of assessments based on established assessment for public improvements.
Dayton	NO ANSWER
Medina	Full reimburse for review costs
Elk River	175 erosion
Cambridge	NO ANSWER
Big Lake	125% LOC for Public Improvements + Landscaping. Lot Corner/Iron Monuments=\$500 per lot. Administration Escrow=\$25,000
St. Francis	NO ANSWER
Prior Lake	NO ANSWER
Monticello	Alternate ponding fee for regional pond use is \$8,176/acre. Street Light 3 yr O&M, \$294 per light = \$588
Ramsey	\$100 erosion control escrow fee (non-returnable)

Scenario 4: Industrial Development, Section C: Top Soil

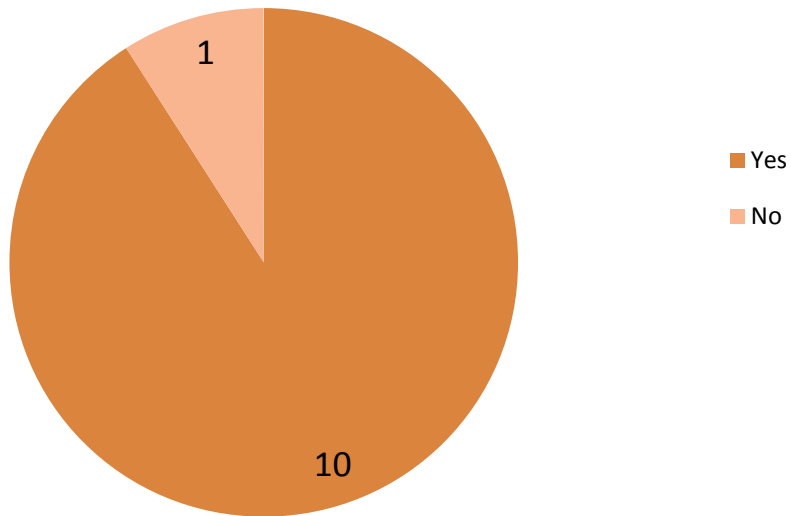
City:	Section C: Top Soil
Blaine	Yes: 4 inches not more than 35% sand.
Coon Rapids	Yes, 4" no specification (all developments)
Dayton	Yes: 6" Premium MN DOT
Medina	No.
Elk River	Yes: 4" (black dirt, no specification)
Cambridge	3 inches topsoil (all developments, no specification)
Big Lake	Yes: 4" topsoil (black dirt with no greater than 35% sand)
St. Francis	Yes: 3 inches (black dirt, no specification)
Prior Lake	<i>NO ANSWER</i>
Monticello	No.
Ramsey	Yes: 6" MNDOT premium



Scenario 4: Industrial Development, Section C: Grass/Sod

City:	Section C: Grass/Sod
Blaine	Yes, sod in front yard—see balance.
Coon Rapids	Yes: per approved landscape
Dayton	Yes: established
Medina	Yes: Whole Lot, sod (unless a water conserving seed mix is used)
Elk River	Yes. Sod is required
Cambridge	Yes: sod required or grass allowed if professionally hydro seeded and with sprinklers
Big Lake	Yes: Sod is required
St. Francis	Yes: sod or sprinklers w/seed
Prior Lake	Yes: Escrows to cover trees and grass/sod are taken for all development based on the landscaping estimate.
Monticello	No.
Ramsey	No: entire lot needs to be established (not sod)

Grass/Sod



Scenario 4: Industrial Development, Section C: Trees

City:	Section C: Trees
Blaine	Yes: Plan is based depending on the perimeter length
Coon Rapids	Yes: per approved landscape
Dayton	Yes: negotiated
Medina	Yes: 2 over story and 1 ornamental per 100 feet of lot perimeter
Elk River	Yes. 1 tree per 40 feet of perimeter
Cambridge	Yes: 1 tree per 750 sq. ft. of bldg. or 1 tree per 45 ft. of site perimeter in I-2 district (1 tree per 1000 sq. ft. of total bldg. footprint or 1 tree per 50 ft. of site perimeter in I-3 district)
Big Lake	Yes: One(1) tree per 1,000 s.f. floor area or (1) tree per 50 lineal feet of site perimeter (Tree Preservation Plan required with Preliminary Plat-Protect a minimum of 40% of significant trees)
St. Francis	Yes: landscaping plan required (tied to screening and lot characteristics)
Prior Lake	Yes: Escrows to cover trees and grass/sod are taken for all development based on the landscaping estimate.
Monticello	Yes: LOC or cash escrow equal to 125% of estimated project landscaping cost
Ramsey	Yes: 40 trees (based on perimeter-1 per 50 feet) (or 1 tree pre 1000 sq feet of building space)

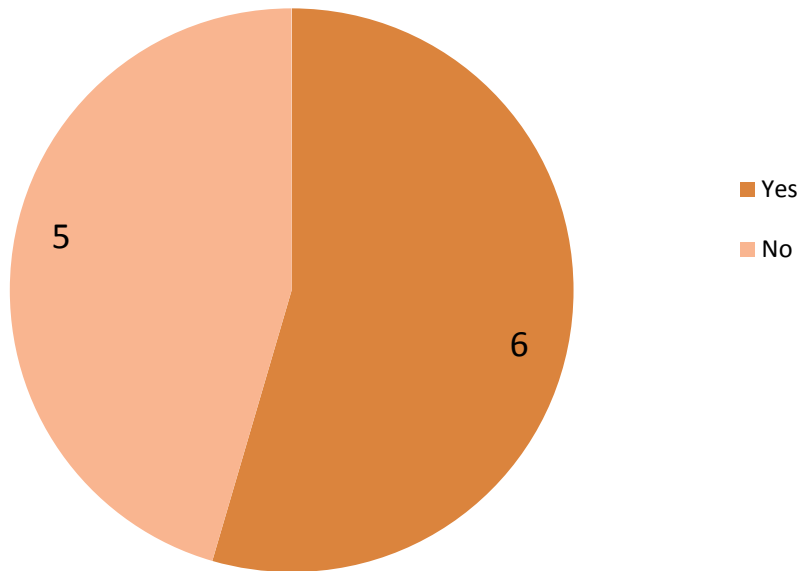
Scenario 4: Industrial Development, Section C: Trees

City:	Section C: Shrubs
Blaine	Yes. (based on site perimeter)
Coon Rapids	Yes: per approved landscape
Dayton	Yes: negotiated
Medina	Yes: 1 per 30 feet of lot perimeter
Elk River	No. (but require a landscaping plan)
Cambridge	Yes: 1 shrub per 450 sq. ft. of bldg. or 1 shrub per 95 ft. of site perimeter in I-2 district (1 shrub per 550 sq. ft. of total bldg. footprint or 1 shrub per 115 ft. of site perimeter in I-3 district)
Big Lake	Yes: Up to 50% of required trees can be substituted with shrubs; 3 shrubs=1 tree
St. Francis	Yes: landscaping plan required
Prior Lake	<i>NO ANSWER</i>
Monticello	Yes
Ramsey	Yes: 137. One shrub per 30 perimeter feet (or 1 per 300 sq ft of building space)

Scenario 4: Industrial Development, Section C: Foundation Drainage

City:	Section C: Foundation Drainage
Blaine	No.
Coon Rapids	No.
Dayton	No.
Medina	Yes: Per Code
Elk River	Yes: Per building code
Cambridge	Yes: As designed by Engineer
Big Lake	Yes: Foundation drainage on a case by case basis
St. Francis	Yes.
Prior Lake	Yes: coverage with geotech fabric material
Monticello	No
Ramsey	No.

Foundation Drainage



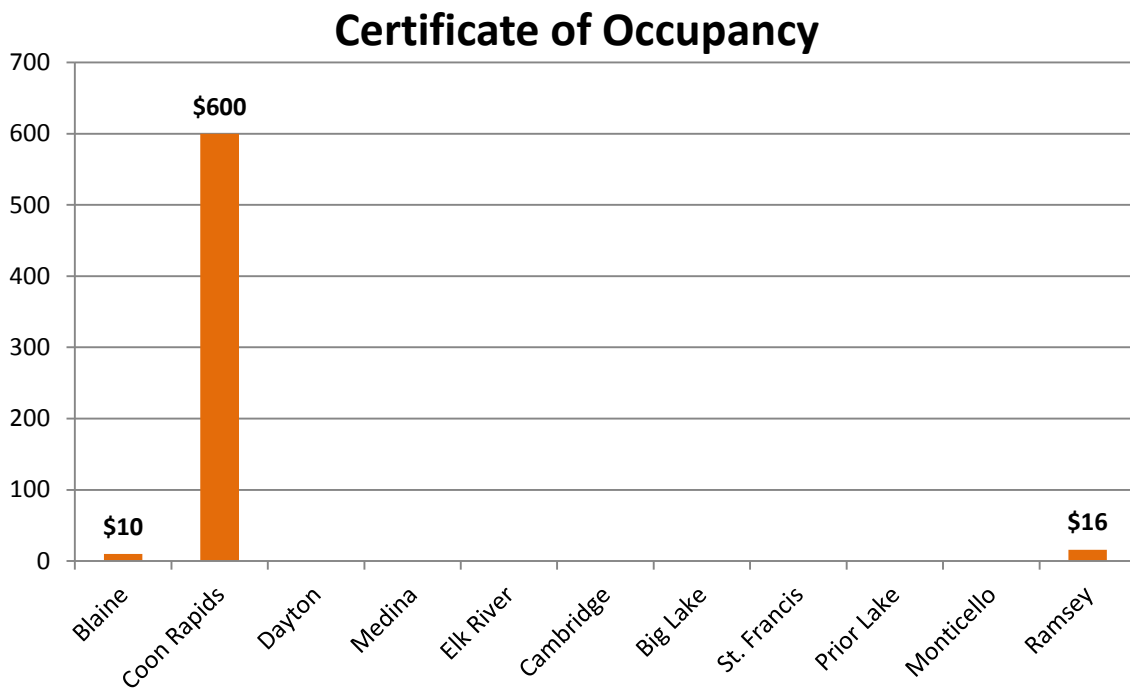
Scenario 4: Industrial Development, Section C: Other Requirements

City:	Section C: Other Requirements
Blaine	Full irrigation (front, rear and side)
Coon Rapids	NO ANSWER
Dayton	NO ANSWER
Medina	Lawn Irrigation cannot use municipal water; Irrigate out of storm water ponds
Elk River	Lawn sprinklers required for industrial development
Cambridge	NO ANSWER
Big Lake	Irrigation Plan is required
St. Francis	NO ANSWER
Prior Lake	NO ANSWER
Monticello	NO ANSWER
Ramsey	NO ANSWER

City:	Section C: Other Requirements
Blaine	NO ANSWER
Coon Rapids	NO ANSWER
Dayton	NO ANSWER
Medina	Parking lot landscaping (8%) of interior of lot
Elk River	NO ANSWER
Cambridge	NO ANSWER
Big Lake	NO ANSWER
St. Francis	NO ANSWER
Prior Lake	NO ANSWER
Monticello	NO ANSWER
Ramsey	NO ANSWER

Scenario 4: Industrial Development, Section D: Certificate of Occupancy

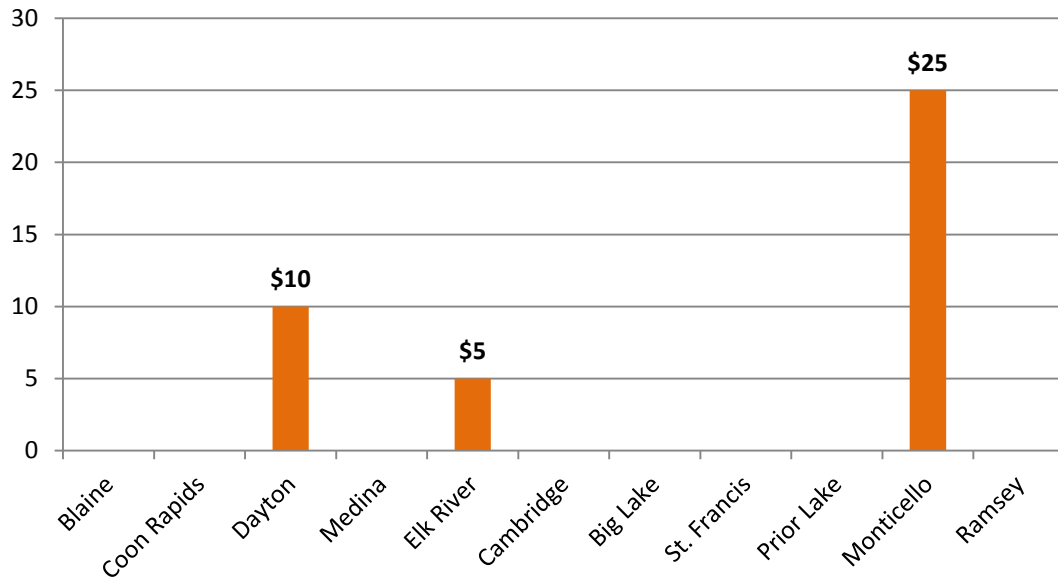
City:	Section D: Certificate of Occupancy
Blaine	\$10 total
Coon Rapids	\$599.75
Dayton	NO ANSWER
Medina	NO ANSWER
Elk River	0
Cambridge	included in permit fee
Big Lake	NO ANSWER
St. Francis	Included in permit fee
Prior Lake	NO ANSWER
Monticello	NO ANSWER
Ramsey	\$4 per unit = \$4



Scenario 4: Industrial Development, Section D: Builder License Verification

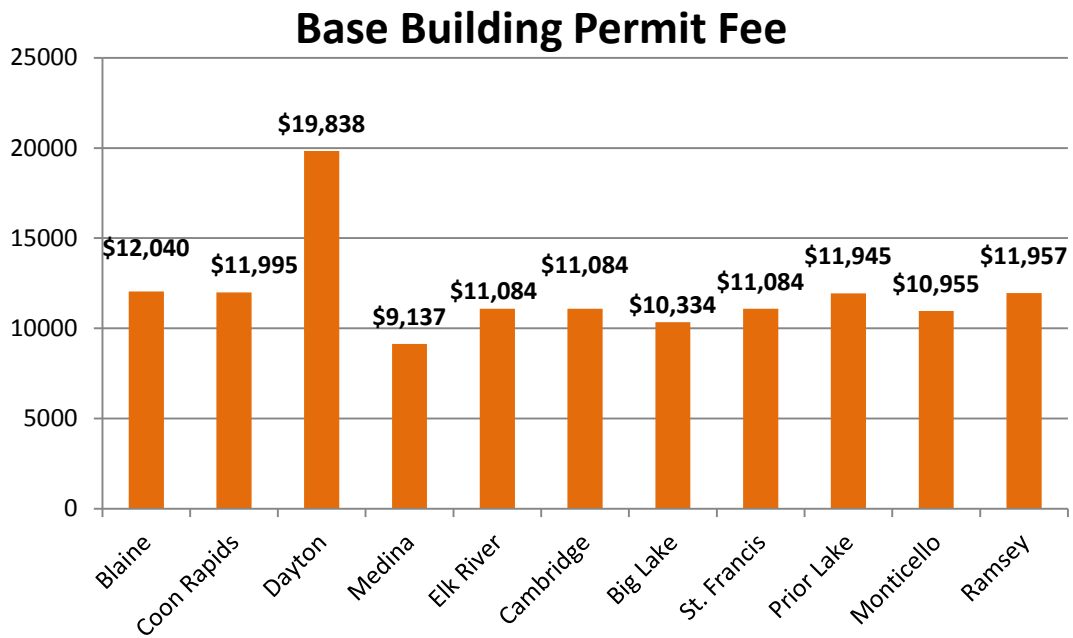
City:	Section D: Builder License Verification
Blaine	NO ANSWER
Coon Rapids	NO ANSWER
Dayton	\$10 look up
Medina	NO ANSWER
Elk River	\$5
Cambridge	not required
Big Lake	(Not Required)
St. Francis	NO ANSWER
Prior Lake	NO ANSWER
Monticello	\$25.00
Ramsey	NO ANSWER

Builder License Varification



Scenario 4: Industrial Development, Section D: Base Building Permit Fee

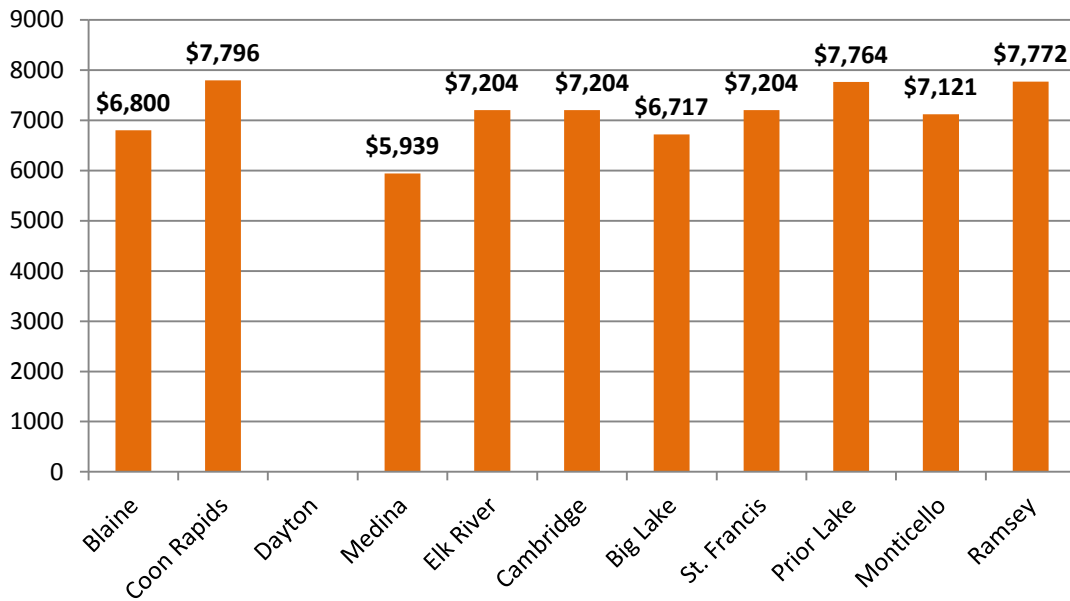
City:	Section D: Base Building Permit Fee
Blaine	\$12,040 total
Coon Rapids	\$11,995 total
Dayton	\$19,838.19 total (includes internal plan review fee)
Medina	\$9,137.25
Elk River	11083.75
Cambridge	\$11,083.75
Big Lake	10,333.75
St. Francis	\$11,083.75
Prior Lake	\$11,945.25
Monticello	\$10,955.28
Ramsey	LMC 03 Base = \$11,956.75



Scenario 4: Industrial Development, Section D: Internal Plan Review Fee

City:	Section D: Internal Plan Review Fee
Blaine	\$6,800 total
Coon Rapids	\$7,796.75 total
Dayton	Included in base building permit fee
Medina	\$5,939.21
Elk River	7204.44
Cambridge	\$7,204.44
Big Lake	6,716.94
St. Francis	\$7,204.44
Prior Lake	\$7,764.41
Monticello	\$7,120.93
Ramsey	.65 of LMC Base = \$7,771.89

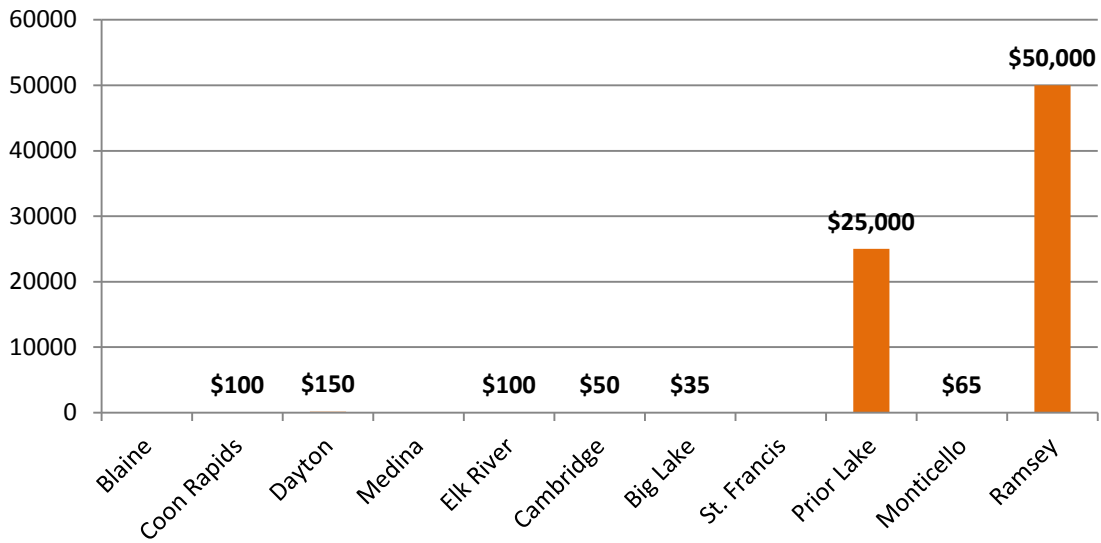
Internal Plan Review Fee



Scenario 4: Industrial Development, Section D: City Sewer Connection (Permit)

City:	Section D: City Sewer Connection (permit)
Blaine	NO ANSWER
Coon Rapids	\$100
Dayton	\$150
Medina	Hourly inspection rate (along with other infrastructure inspections) for apt and commercial
Elk River	100 + 2000 bond (includes water connection permit)
Cambridge	\$50
Big Lake	35
St. Francis	NO ANSWER
Prior Lake	1% of cost (of total project valuation)
Monticello	\$65.00
Ramsey	2% of valuation = 50,000

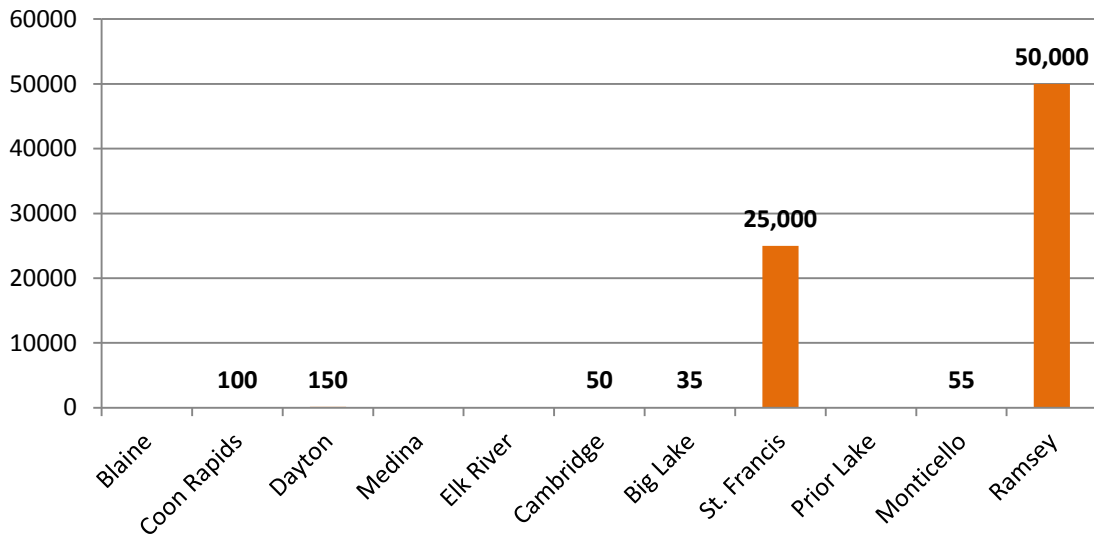
City Sewer Connection (Permit)



Scenario 4: Industrial Development, Section D: City Water Connection (Permit)

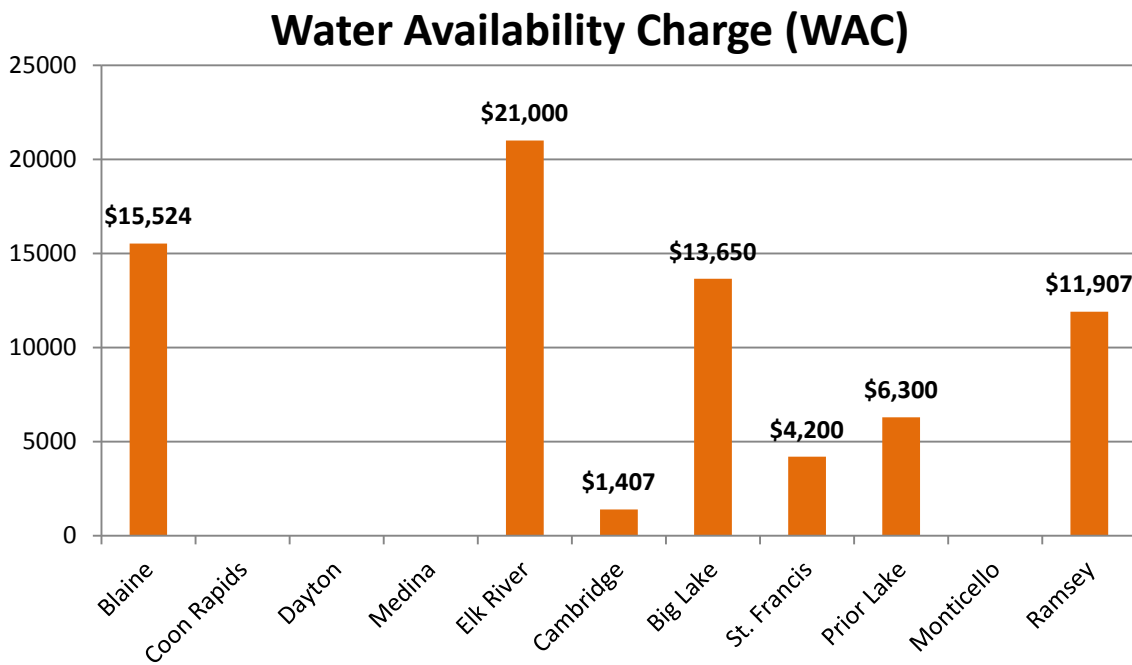
City:	Section D: City Water Connection (permit)
Blaine	NO ANSWER
Coon Rapids	\$100
Dayton	\$150
Medina	Hourly inspection rate
Elk River	Water and sewer together
Cambridge	\$50
Big Lake	35
St. Francis	NO ANSWER
Prior Lake	1% of cost (of total project valuation)
Monticello	\$55.00
Ramsey	2% of valuation = 50,000

City Water Connection (Permit)



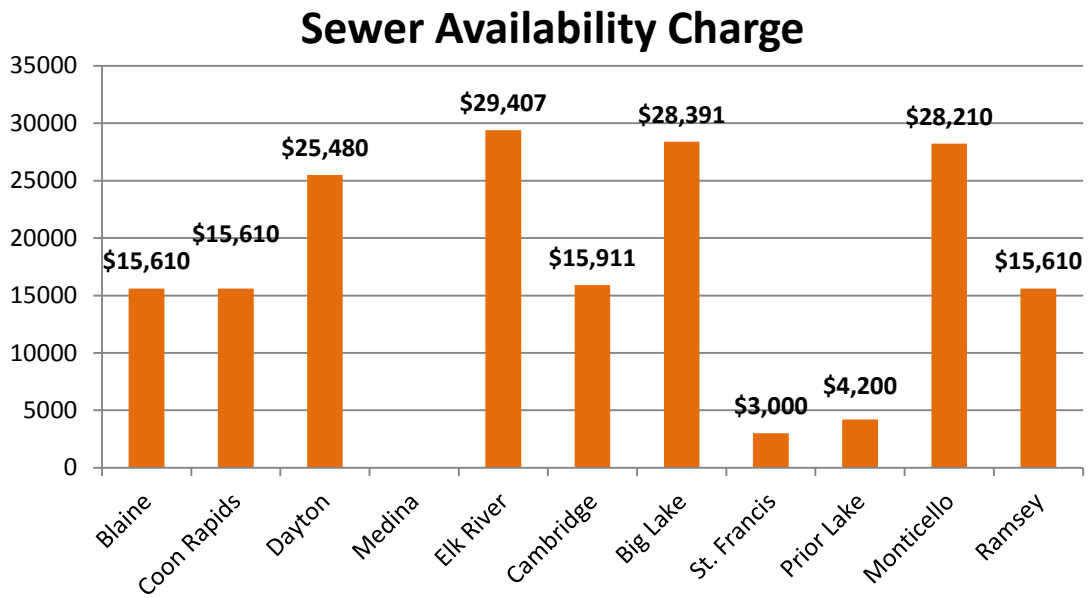
Scenario 4: Industrial Development, Section D: Water Availability Charge (WAC)

City:	Section D: Water Availability Charge (WAC)
Blaine	\$3,881 per acre
Coon Rapids	NO ANSWER
Dayton	\$2660-\$8,240 per acre (depending on location--the city has four separate service sources)
Medina	NO ANSWER
Elk River	21000
Cambridge	\$201 per REU
Big Lake	13,650.00
St. Francis	\$4,200 per unit
Prior Lake	\$6,300
Monticello	Varies based on line size to building
Ramsey	\$11,907



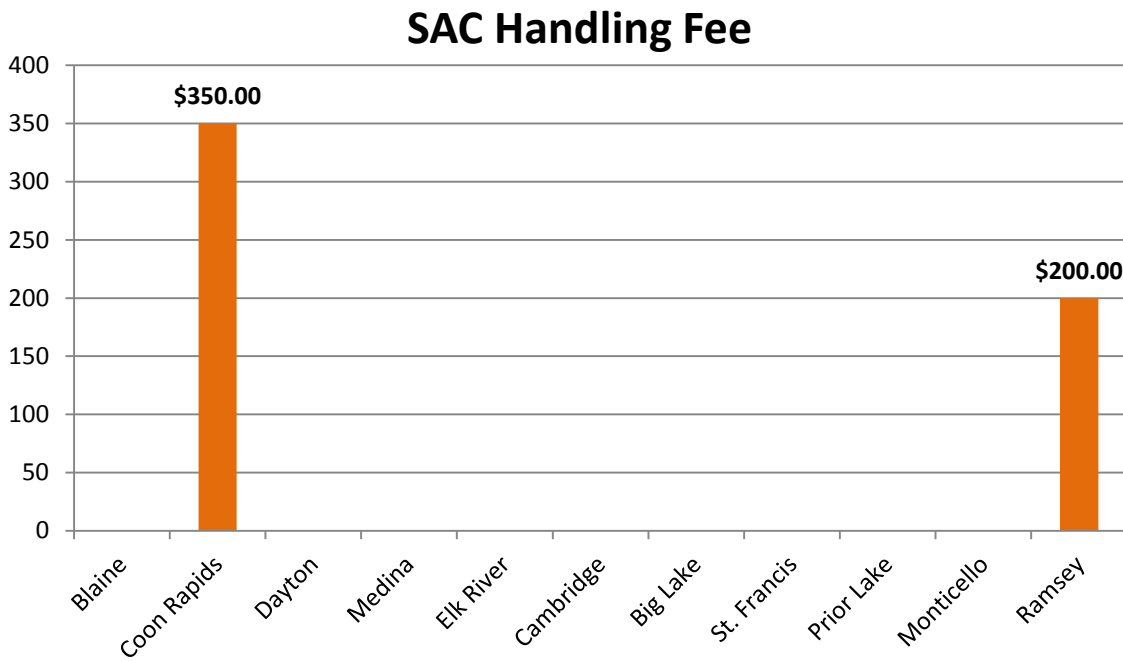
Scenario 4: Industrial Development, Section D: Sewer Availability Charge (SAC)

City:	Section D: Sewer Availability Charge (SAC)
Blaine	\$2,230 per sac unit
Coon Rapids	\$15,610
Dayton	\$3,640 per SAC unit
Medina	NO ANSWER
Elk River	29407
Cambridge	\$2,273 per REU
Big Lake	28,391.00
St. Francis	\$3,000 per unit
Prior Lake	\$4,200
Monticello	\$28,210.00
Ramsey	\$15,610 (METCOUNC)



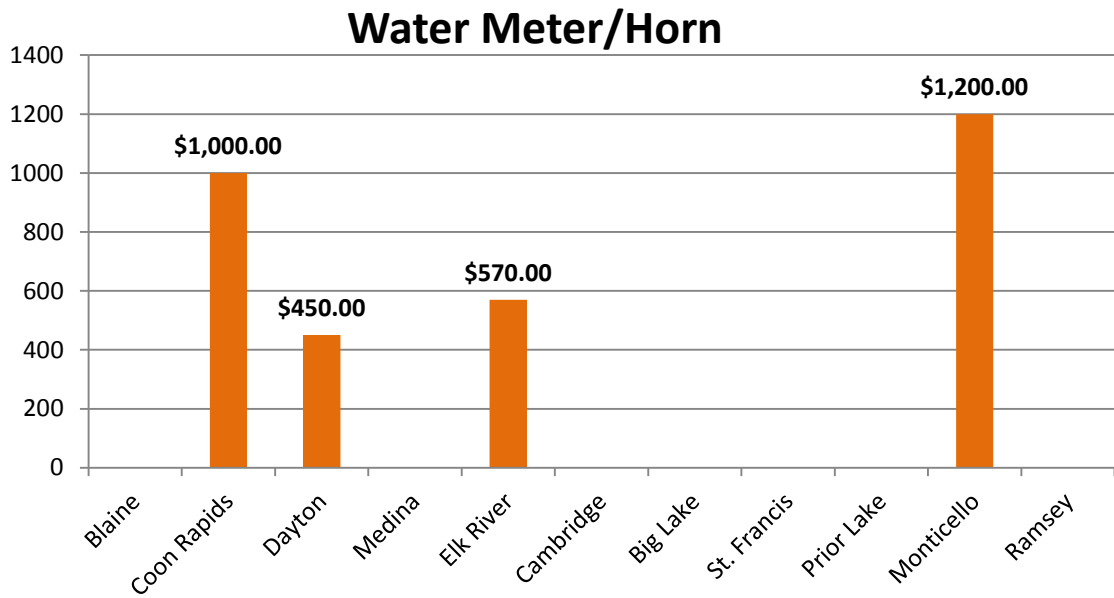
Scenario 4: Industrial Development, Section D: SAC Handling Fee

City:	Section D: SAC Handling Fee
Blaine	NO ANSWER
Coon Rapids	\$350
Dayton	NO ANSWER
Medina	NO ANSWER
Elk River	0
Cambridge	NO ANSWER
Big Lake	NO ANSWER
St. Francis	NO ANSWER
Prior Lake	NO ANSWER
Monticello	NO ANSWER
Ramsey	\$200



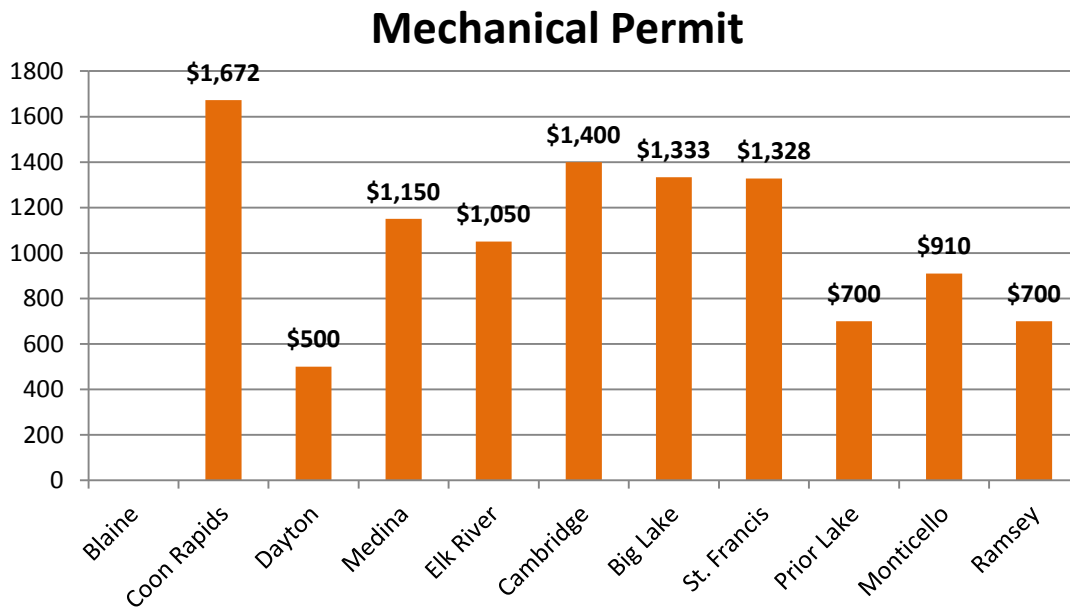
Scenario 4: Industrial Development, Section D: Water Meter/Horn

City:	Section D: Water Meter/Horn
Blaine	NO ANSWER
Coon Rapids	\$1,000
Dayton	\$450
Medina	\$125 for transmitter, developer buy meter/horn
Elk River	570/ 860 for irrigation
Cambridge	NO ANSWER
Big Lake	Water meter furnished by plumber
St. Francis	NO ANSWER
Prior Lake	NO ANSWER
Monticello	\$1200 + tax
Ramsey	TBD (will send in an updated version)



Scenario 4: Industrial Development, Section D: Mechanical Permit

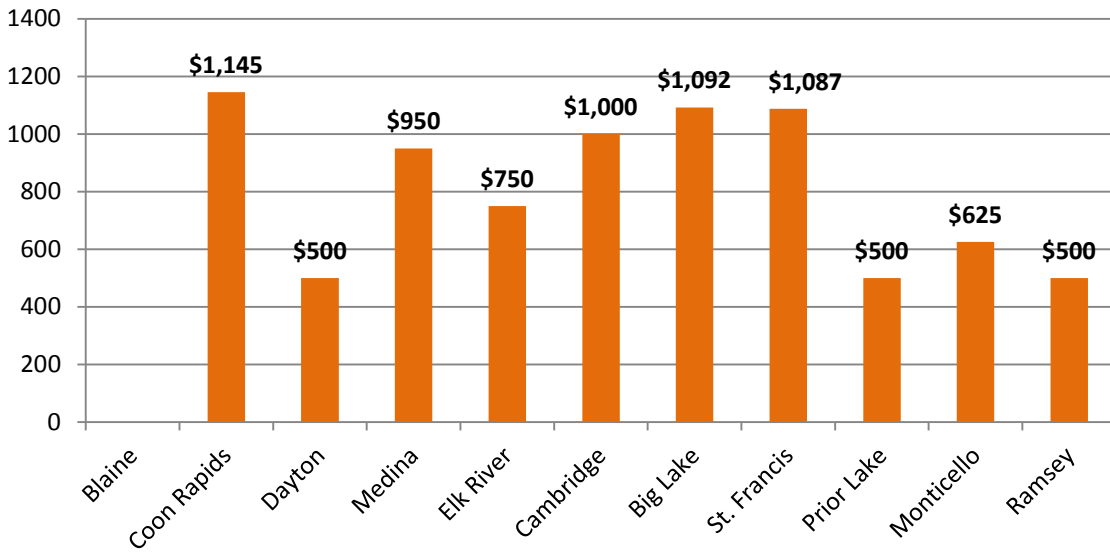
City:	Section D: Mechanical Permit
Blaine	NO ANSWER
Coon Rapids	\$1,672
Dayton	\$500
Medina	\$1,150
Elk River	1.5% (mechanical valuation)
Cambridge	\$1,400
Big Lake	1,333.19
St. Francis	\$1,328.19 (based on value)
Prior Lake	\$700 (1% of cost)
Monticello	\$910.00
Ramsey	1% of mechanical valuation



Scenario 4: Industrial Development, Section D: Plumbing Permit

City:	Section D: Plumbing Permit
Blaine	NO ANSWER
Coon Rapids	\$1,145
Dayton	\$500
Medina	\$950
Elk River	1.5% (plumbing valuation)
Cambridge	\$1,000
Big Lake	1,092.00
St. Francis	\$1,087.19 (based on value)
Prior Lake	\$500 (1% of cost)
Monticello	\$625.00
Ramsey	1\$ of plumbing valuation

Plumbing Permit



Scenario 4: Industrial Development, Section D: Plumbing Permit

City:	Section D: Other Fees/Charges
Blaine	NO ANSWER
Coon Rapids	Electrical Permit \$1,310
Dayton	Landscape Escrow: \$1,250 (per single family home, 1% of landscape cost for others)
Medina	Erosion - Hourly inspection rate
Elk River	Erosion 175 (total, admin fee)
Cambridge	water treatment facility charge: \$901 per REU (6307)
Big Lake	NO ANSWER
St. Francis	Fire suppression (based on value, as needed)
Prior Lake	Water tower fee - \$7,000
Monticello	Firelock box @ \$171.00
Ramsey	\$100 erosion control escrow fee (non-returnable)

City:	Section D: Other Fees/Charges
Blaine	NO ANSWER
Coon Rapids	Parking Lot \$1,652
Dayton	Curb Cut/Driveway \$35 (per unit, or single charge per other development)
Medina	NO ANSWER
Elk River	State Surcharge \$1,050
Cambridge	NO ANSWER
Big Lake	NO ANSWER
St. Francis	NO ANSWER
Prior Lake	1-1/2" pressure reducer \$350
Monticello	Assessment search @ \$100.00
Ramsey	NO ANSWER

City:	Section D: Other Fees/Charges
Blaine	NO ANSWER
Coon Rapids	Storm Sewer \$1,052
Dayton	NO ANSWER
Medina	NO ANSWER
Elk River	NO ANSWER
Cambridge	NO ANSWER
Big Lake	NO ANSWER
St. Francis	NO ANSWER
Prior Lake	NO ANSWER
Monticello	Utility locate @ \$50.00, and Excavation permit @\$50.00
Ramsey	NO ANSWER

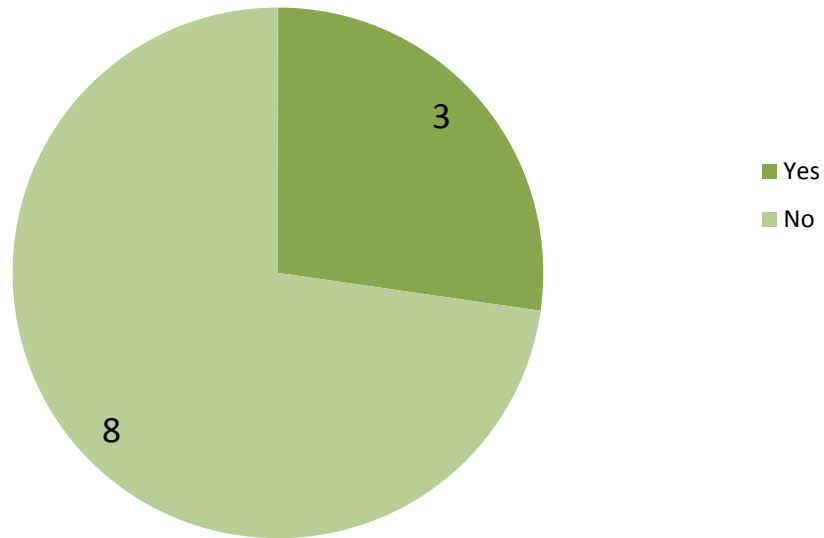
Utility/Entitlement Fees, City Provided Utility Fees: Street Lights

City:	City Provided Utilities Section: Street Lights
Blaine	Yes: Install is required by developers. The city pays utility fees.
Coon Rapids	<i>Yes: Installed by developer, city pays bills and maintenance</i>
Dayton	Yes: installed and paid for by developer. City pays utility fees
Medina	Yes: The city (pays the fees), unless the development uses lights that aren't supported
Elk River	Yes: City pays the utility fees of the street lights, after the street lights are installed to ERMU specifications
Cambridge	Yes: Developer pays first year operation of \$100 per light.
Big Lake	Yes: The developer pays all fees associated with street lighting installation.
St. Francis	Yes: Developer installs but the city pays the bills
Prior Lake	Yes: installed and paid for by developer. City pays utility fees
Monticello	Yes. We require an LOC to secure the placement.
Ramsey	Yes: Urban Sub. = 9.01 per qtr, Rural Sub. = 14.85 per qtr, priority streets (ALL owners charged) 1.37 per qtr

Utility/Entitlement Fees, City Provided Utility Fees: City Provided Recycling

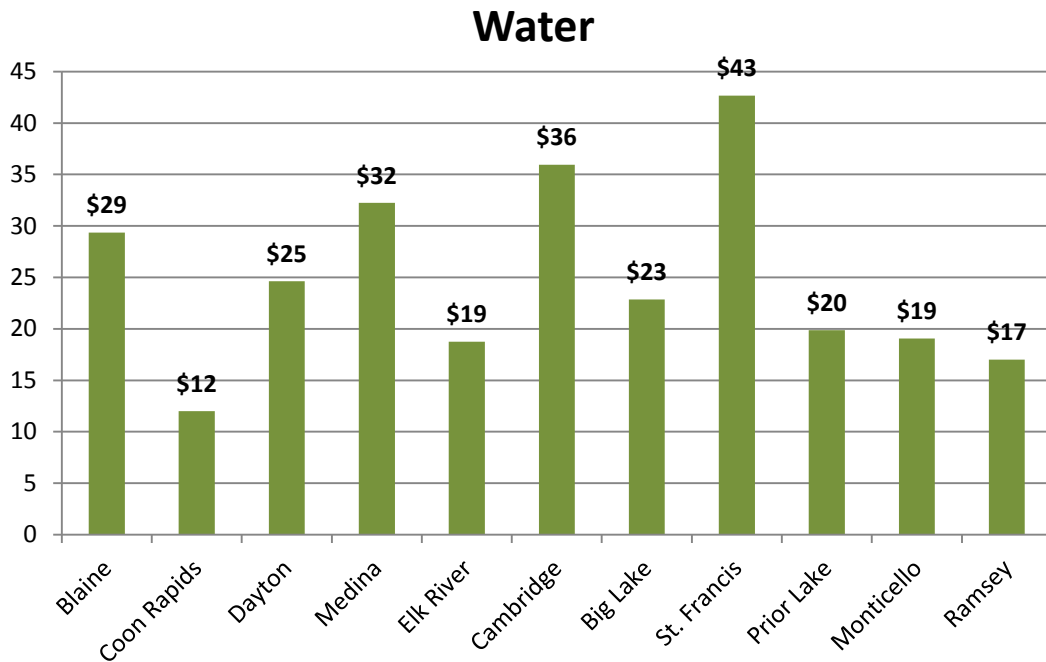
City:	City Provided Utilities Section: Recycling
Blaine	Yes: Do not have a separate fee—charged as part of the refuse service.
Coon Rapids	<i>NO ANSWER</i>
Dayton	Yes: city pays
Medina	No: Not City provided...although we do have exclusive rights for a carrier
Elk River	<i>NO ANSWER</i>
Cambridge	Yes: Residents and businesses are furnished with recycling bins for general household and office recyclable material but there is no charge
Big Lake	No: Recycling is handled by private vendors.
St. Francis	<i>NO ANSWER</i>
Prior Lake	No recycling fee taken by the City (only private party cost)
Monticello	See attached
Ramsey	Not provided by city. this is done through a third party, 8.85 per quarter

City Provided Recycling



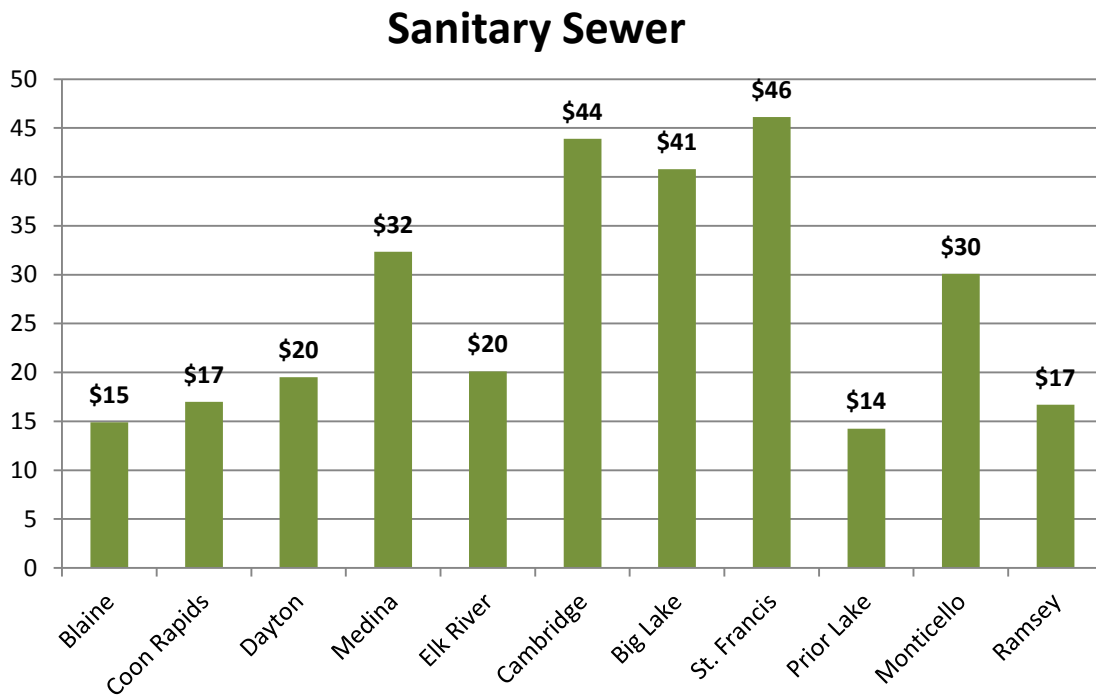
Utility/Entitlement Fees, City Provided Utility Fees: Water

City:	City Provided Utilities Section: Water (7,500 gallons/month)
Blaine	\$29.35 per quarter.
Coon Rapids	1.65 per 1000 gallons
Dayton	24.63
Medina	\$55.85 per month for commercial/industrial (32.23 residential)
Elk River	18.75 residential rate
Cambridge	35.95 per unit
Big Lake	22.85 per month. Residential: \$2.25 per 1,000 gallon per month + \$6 per month fixed fee; Commercial: \$2.25 per 1,000 gallon per month+ \$12.00 per month fixed fee
St. Francis	42.66 per month
Prior Lake	Fee = \$2.65 per 1000 gallons, 39.75 bimonthly
Monticello	Billed quarterly. Please see attached for breakdown between commercial and residential rates. \$1.27 per 1000 gal.
Ramsey	we charge 2.27 per 1,000 gallons for the first 15,000, 17.03



Utility/Entitlement Fees, City Provided Utility Fees: Sanitary Sewer

City:	City Provided Utilities Section: Sanitary Sewer (7,500 gallons/month)
Blaine	\$44.70 per quarter. This is a flat rate.
Coon Rapids	51.00 per quarter flat rate for residential
Dayton	19.51
Medina	\$32.34
Elk River	\$20.09. Rate is average of November through March, with no history rate is:
Cambridge	43.90 per unit
Big Lake	40.80 per month. \$4.65 per 1,000 gallon per month for both Residential and Commercial; Residential: \$6.00 per month fixed fee; Commercial: \$12.00 per month fixed fee
St. Francis	46.13 per month
Prior Lake	Fee = 1.90 per 1000 gallons, 28.50 bimonthly
Monticello	Billed quarterly. Please see attached for breakdown. 4.01 per 1000 gal
Ramsey	per residential single fam home = 66.79 per qtr. Multi family or commercial 66.79 + 2.89/1000 above 20,000. 66.79 (sing fam) per qtr



Utility/Entitlement Fees, City Provided Utility Fees: Storm Water

City: City Provided Utilities Section: Storm Water	
Blaine	We have a storm water utility. Scenario 1: \$5.25 per unit. Scenario 2: \$5.25 per unit. Scenario 3: Site plan based. Scenario 4: Site plan based.
Coon Rapids	<i>NO ANSWER</i>
Dayton	<i>NO ANSWER</i>
Medina	#1 \$29.51 per year per home #2 \$29.51 per year per unit #3 \$1,376.35 per year #4 \$755.46 per year
Elk River	<i>NO ANSWER</i>
Cambridge	#1 \$4.25/month/unit, \$510/month #2 \$34.00/month #3 43 units, \$183/month #4 18 units, \$76.50/month
Big Lake	<i>NO ANSWER</i>
St. Francis	<i>NO ANSWER</i>
Prior Lake	#1 7.25 bi monthly #2 7.25 bi monthly #3 7.25 bi monthly #4 21.75 per acre (bi monthly)
Monticello	Described within scenarios (per acre basis)
Ramsey	#1 9.27 per quarter per home #2 9.27 per quarter per home #3 9.27 per quarter per home #4 37.08 per REU per quarter

Utilities: Storm Water	Scenario 1 (per unit per month)	Scenario 2 (per unit per month)	Scenario 3 (120 REU, per month)	Scenario 4 (18 REU per month)
Blaine	\$5.25	\$5.25		
Coon Rapids				
Dayton				
Medina	\$2.46	\$2.46	114.70	62.955
Elk River				
Cambridge	\$4.25	\$4.25	510	76.5
Big Lake				
St. Francis				
Prior Lake	\$3.63	\$3.63	435.6	65.34
Monticello				
Ramsey	\$3.09	\$3.09	370.8	222.48

Utility/Entitlement Fees, City Provided Utility Fees: Other

City:	City Provided Utilities Section: Other City Provided Utilities
Blaine	NO ANSWER
Coon Rapids	NO ANSWER
Dayton	NO ANSWER
Medina	NO ANSWER
Elk River	NO ANSWER
Cambridge	NO ANSWER
Big Lake	NO ANSWER
St. Francis	NO ANSWER
Prior Lake	NO ANSWER
Monticello	Fiber Net Monticello - a community owned fiber to every premise telecommunications provider. Voice, video and internet
Ramsey	NO ANSWER

Utility/Entitlement Fees, Entitlement/Application Fees: Site Plan Review

City:	Entitlement/Application Fees Section: Site Plan Review
Blaine	Pre and Final Plat: \$1,100 +\$10 per lot.
Coon Rapids	Plat preliminary \$440, Final \$150
Dayton	100 plus 500 escrow
Medina	Site Plan Review = \$5000 deposit; All hourly rates of review staff charged to applicant
Elk River	Preliminary and final plat (\$200). 1,000 + 5\$ per lot over 50 + 1500 engineering escrow)
Cambridge	Preliminary plat fee = \$250 (escrow = \$500 + \$100/lot for each lot in excess of 5). final plat fee = \$100 + \$10/lot
Big Lake	Development Application for Preliminary Plat, \$950 + \$10,000 escrow. Development Application for Final Plat (includes Development Contract), \$500. =====Prelim is 950, Final is 500 (10K escrow)
St. Francis	Final Plat \$350 fee/ \$650 escrow—preliminary plat \$400 fee/425 + 175 escrow
Prior Lake	Preliminary plat, 500 plus 10 per lot (5,000 escrow). Final plat \$150 plus \$5/lot (\$5,000 escrow)
Monticello	\$300 plat application plus planning review deposit based on units
Ramsey	Site Plan Review =\$200 *plus a site plan review escrow = \$800 (staff time is charged)

Site Plan Review	Pre Plat			Final Plat			Combined		
	Fee	Escrow	Per Lot	Fee	Escrow	Per Lot	Fee	Escrow	Per Lot
Blaine							1100		10
Coon Rapids	440			150					
Dayton							100	500	
Medina								5000	
Elk River			5/lot after 50						
Cambridge	1000	1500	100 (in excess of 5)	200		10 (in excess of 5)			
Big Lake	250	500		100					
Big Lake	950	10000		500 (incl devel contract)					
St. Francis	400	425	175 per lot	350	650				
Prior Lake							200	5000	5 per lot
Monticello							300		1-5 (100 per) 6+ (150 per)
Ramsey							200	800	

Utility/Entitlement Fees, Entitlement/Application Fees: Re-Zoning Application

City:	Entitlement/Application Fees Section: Re-Zoning Application
Blaine	Rezoning \$700.
Coon Rapids	Rezoning \$415, Comprehensive plan = \$630
Dayton	<i>NO ANSWER</i>
Medina	Rezoning = \$1000 deposit; All hourly rate of review staff charged to applicant
Elk River	Zone Change (assuming Comp plan does not need to be amended). \$400.00 (\$500.00 compl plan amend, if nec.)
Cambridge	rezoning application fee =\$250
Big Lake	Development Application for Rezoning + Site & Building Plan Review, \$950 + \$950 = \$1,900. ===rezone is \$950
St. Francis	Rezoning \$350 fee/\$650 escrow
Prior Lake	Rezoning Application Fee 300 plus 10 per lot
Monticello	\$200 for rezoning application plus planning review deposit based on acreage
Ramsey	Rezoning Application = \$200 *plus a rezoning escrow = \$400 (staff time is charged)

Ent/App: Re-Zoning App	Fee	Escrow/Deposit
Blaine	700	
Coon Rapids	415	
Dayton		
Medina		1000
Elk River	400	
Cambridge	250	
Big Lake	950	
St. Francis	350	350
Prior Lake	300 (10 per lot)	
Monticello	200	
Ramsey	200	400

Utility/Entitlement Fees, Entitlement/Application Fees: Other

City:	Entitlement/Application Fees Section: Other Planning Application Fees
Blaine	NO ANSWER
Coon Rapids	NO ANSWER
Dayton	NO ANSWER
Medina	Subdivision = \$5000 deposit; All hourly rate of review staff charged to applicant (in addition to the other charges)
Elk River	NO ANSWER
Cambridge	NO ANSWER
Big Lake	NO ANSWER
St. Francis	NO ANSWER
Prior Lake	NO ANSWER
Monticello	NO ANSWER
Ramsey	

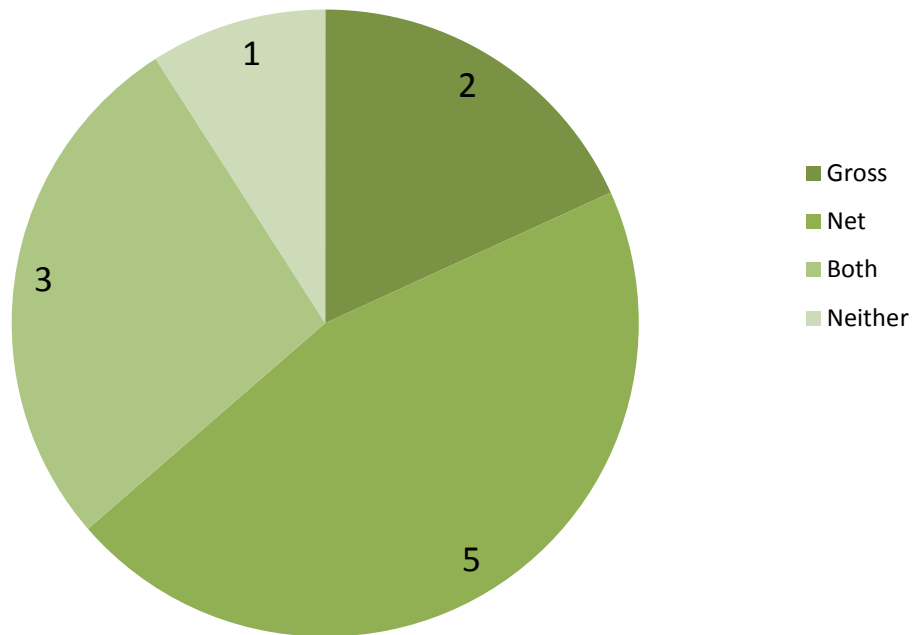
Utility/Entitlement Fees, Engineering Inspection Fees: Public Infrastructure Inspections by Engineering

City:	Engineering Inspection Fees: Public infrastructure Inspections by Engineering
Blaine	The city does inspection of all public work. A budget is established at the beginning of the project. Based on cost and complexity an escrow is paid by the developer. All inspection costs are charged against escrow. Remaining escrow returned to the developer at the end of the project.
Coon Rapids	City provides design, staking, inspection for public improvements. City contracts for this work and then assesses all cost to benefiting properties—5 years to development, 20 years to others. Assessments include city engineering department time, construction interest, administration fee of 4.9%, assessment fee 2.4% (\$500 max) per unit.
Dayton	Collect an escrow or LOC and bill the developer as costs occur. Everything that needs to be done in a development is paid by the developer. Situational amount of credit needed
Medina	150% letter of credit for improvements; City inspects until completion, hourly rate reimbursed at actual cost, estimated 8% of cost for inspections
Elk River	Elk River charges actual engineer inspection time against an escrow account. Any unused funds are returned to the developer/ applicant at the conclusion of the project. Engineers inspect the erosion and public improvements, including plans. We do not allow developers engineer to certify public improvements.
Cambridge	The City requires the developer to pay for engineering inspection and the inspection is typically done by the City. This is done through an escrow fund which typically represents approximately 6% of the construction cost and any remaining would be returned at completion. The City also charges a flat fee of 1-3% of the construction cost to cover City administration of the project.
Big Lake	City completes all inspections. City collects escrow and bills all inspection time to developer. City bills hourly and does not commit to a fee because the City does not hire the contractor or control the schedule.
St. Francis	City inspects all developer installed improvements. City issues invoices to developer based on time spent.
Prior Lake	Escrow take is 125% of estimated construction costs (financial escrow) and a 5% construction observation fee
Monticello	Yes. Sample finance plan attached.
Ramsey	STAGE 1 Improvements: 125% of estimated valuation of stage 1 improvements (financial guarantee); and 5% charge for Inspection fees and 5% charge for maintenance. Financial guarantee. Total = 135% of valuation. STAGE 2 Improvements: we cover all of the stage 2 improvements in Section B of each scenario

Utility/Entitlement Fees, Engineering Inspection Fees: Gross/Net Charges

City:	Engineering Inspection Fees: Gross/Net Charges
Blaine	Most costs are on an upland basis (wetlands out, ponding in--which could be wetland)
Coon Rapids	Front Footage on a Net Basis
Dayton	Gross
Medina	Net acres (storm water utility).
Elk River	We do not charge development fees on a per acre basis.
Cambridge	Fees are charged based on total acreage less wetlands and floodplain.
Big Lake	Net acreage based on Final Plat usable developable area.
St. Francis	Net
Prior Lake	Net Acreage
Monticello	Trunk area charges for water and sewer are paid on gross acreage, storm water is net
Ramsey	We charge based on gross (the total amount of land that project takes place). We do not charge based only on usable land.

Gross/Net Charges



Utility/Entitlement Fees, Engineering Inspection Fees: Erosion Control

City:	Engineering Inspection Fees: Erosion Control
Blaine	Yes: cost determined as part of project approval
Coon Rapids	City provides inspection and includes this cost in assessment for public improvements.
Dayton	No (but was included in building permit)
Medina	Yes: \$250 flat fee per single family house, hourly inspection fees for others
Elk River	Yes: We charge erosion fees on individual building projects. For plats, we require a plan, and that is part of the engineering inspections.
Cambridge	Yes: The developer is responsible for erosion control, no escrows or fees are collected. Individual builders can provide an escrow to cover erosion control/turf establishment/landscaping if they close during the winter period.
Big Lake	The City collects 125% of the value of the required erosion control items. (SNG FAM: Landscape Escrow=\$2,000; \$1,900 refund)
St. Francis	Included in letter of credit. 125% of construction costs
Prior Lake	Erosion escrows are taken as part of construction observation escrow for developments (5% construction cost) and as part of the builders deposit (\$1,500)
Monticello	Yes, currently \$3,00 for first acre and \$1,500 for each additional acre
Ramsey	Yes, we charge a \$100 administrative fee that is non refundable (listed in the previous four scenarios). We also charge an escrow of \$1500 for single family. Units. The escrow is returned to the owner if proper erosion control is conducted (ideally no cost for owner). Town homes = flat rate of \$3,000. Other types of projects are negotiated

CC Work Session

2. 2.

Meeting Date: 08/23/2011

By: Jo Thieling, Administrative Services

Title:

Delegate Management of City Hall Lobby Area to the Ramsey Foundation

Background:

Staff has received a request through Mayor Ramsey to bring forward a discussion regarding exhibits in the City Hall lobby area. He is suggesting the management of displays and exhibits be delegated to The Ramsey Foundation. Anticipating Council favor, staff has placed an item on tonight's Consent Agenda for formal action. If Council determines they are not in favor of delegating the management of the lobby area to The Ramsey Foundation, that item may be pulled from the Consent.

Funding Source:

N/A

Council Action:

Based upon discussion.

Form Review

Inbox

Kurt Ulrich

Reviewed By

Jo Thieling

Date

08/18/2011 04:02 PM

Form Started By: Jo Thieling

Started On: 08/18/2011 03:18 PM

Final Approval Date: 08/18/2011

CC Work Session

2.3.

Meeting Date: 08/23/2011

By: Mark Riverblood, Engineering/Public Works

Title:

Approve Contract Maintenance Services for The Draw

Background:

As Council is aware, 2011 is the first full year that the city will be maintaining The Draw. Coinciding with this, is the mid-summer resignation of a full-time maintenance worker assigned to parks.

While additional seasonal worker hours have been budgeted for 2011 for the various added responsibilities, like The Draw and the maintenance of the HRA properties, there still will be the absence of the more skilled FT hours within parks' and public works' due to the resignation. This Topic Report continues the discussion on a partial strategy to 'backfill' those hours.

Observations:

At Council's first work session in June of 2011, a RFP was approved for services relating to mowing The Draw. An ad was placed in the Anoka County Union for three weeks, and additionally, staff sent an invitation to 32 different lawn services directly.

3 quotes were received, and staff is recommending that mowing and related services for The Draw be contracted out for the balance of this year and also 2012. The following are the bids for 25 weeks of service:

- **Prescription Landscape: \$14,080** (Tax included)
- Professional Maint. Services: \$14,400 (*Plus tax*)
- Turf Enterprises Inc.: \$41,874.56 (Tax included)

If the consensus is to approve this contracted service, approval of the consent agenda later in the evening will authorize staff to enter into an agreement with Prescription Landscape.

Funding Source:

If approved, 2011 General Fund savings from not filling the Parks Worker vacancy will be available as a funding source for this contract for 2011 *and* 2012. Staff is proposing to utilize the money that is put into the seasonal budget to accomplish this Contract.

Council Action:

Consensus recommendation to approve staff to enter into an agreement for Contracted Maintenance for The Draw, with Prescription Landscape.

Attachments

RFP for The Draw

Form Review

Inbox
Brian Olson

Reviewed By
Brian Olson

Date
08/18/2011 04:10 PM

Kurt Ulrich

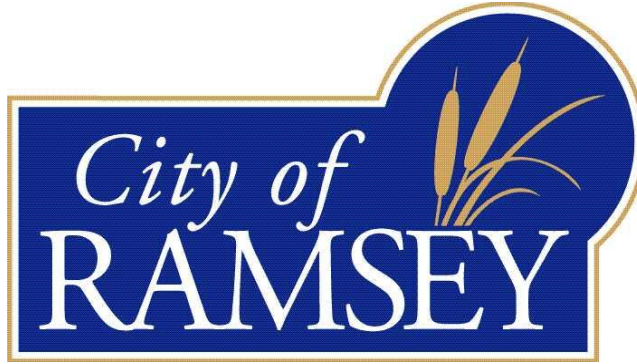
Jo Thieling

08/18/2011 04:15 PM

Form Started By: Mark Riverblood

Started On: 08/18/2011

Final Approval Date: 08/18/2011



City of Ramsey Parks Department

ISSUE DATE:

March 14th, 2011 PENDING

PROPOSALS MUST BE RECEIVED BY:

2:00 pm on X-day XXth, 2011

DELIVER TO:

City of Ramsey Municipal Center
7550 Sunwood Drive NW
Ramsey, MN 55303
763-427-1410

REQUEST FOR PROPOSAL

**Mowing and maintenance services for The Draw
XX-XX-2011 and 2012 Seasons**

SECTION ONE

1.0 GENERAL INFORMATION:

1.1 Introduction: The City of Ramsey, seeks a qualified contractor or contractors to mow and trim the City's 'The Draw' park, amphitheater and associated public spaces located at 7401 East Ramsey Parkway. The city's goals are to maintain parks and facilities at a high level of quality and to provide safe, neat, clean and condition for residents and visiting park patrons.

1.2 Definition of Parties: The City of Ramsey Parks Department will hereinafter be referred to as the "City." Each firm responding to this Request for Proposal (RFP) shall be referred to as a "proposal." The proposal to which the Contract is awarded shall be referred to as the "Contractor."

1.3 Purpose: The intent of this RFP is to select a proposal to provide mowing and trimming services for the City. This RFP states the instructions for submitting proposals, the specifications for the work, the procedure and criteria by which a proposal may be selected and the contractual terms by which the City intends to govern the relationship between it and the selected Contractor.

1.4 Scope of Work: Services are required for the mowing and trimming of the City's The Draw park facility together with a spring and fall cleanup of all mulch beds. Specifications and standard service levels for all tasks are referenced in Section 3.0 of this RFP and are fully described in Attachment A. The Contractor will provide all labor, supplies and equipment necessary to perform the work. All dates referenced in the standard service levels are approximate. The Contractor shall be responsible for timely performance of the work whether or not the required dates are as stated in the specifications.

1.5 Evaluation Criteria: Award may be made to the low proposal provided that all other requirements, and licensure are met and references are satisfactory (subject to City Council approval.)

1.6 Award: The City may make the award to the most responsive and responsible proposal. The City reserves the right to conduct any tests it may deem advisable and to make all evaluations. The City reserves the right to reject any or all proposals, in whole or in part and is not necessarily bound to accept the lowest quote if that quote is contrary to the best interests of the City. The City reserves the right to waive minor irregularities.

1.7 Award Protest: A firm submitting a proposal may appeal the award decision by submitting a written protest to the City of Ramsey Municipal Center within five (5) business days of the date of the award notice, with a copy of the protest to the successful proposal. The protest must contain a detailed statement of the basis for the challenge.

1.8 Communication with the City: It is the responsibility of the firm submitting a proposal to inquire promptly about any requirement of this RFP that is not understood. Responses to inquiries, if they change or clarify the RFP in a substantial manner, will be forwarded by addenda to all parties that have received a copy of the RFP.

1.9 Submission: A **SIGNED** original and **four (4) copies** of the proposal must be received at the Ramsey Municipal Center 7550 Sunwood Drive NW Ramsey, MN 55303, in a sealed envelope labeled "2011 Park Quote" no later than **2:00 P.M. local time, XX-XXst, 2011**. The proposal must be date stamped by City Staff in order to be considered. Firms submitting a proposal are strongly encouraged to submit proposals in advance of the due date to avoid the possibility of missing the 2:00 P.M. deadline due to unforeseen circumstances. The City assumes no responsibility for delays caused by any package or mail delivery service. A postmark on or before the due date WILL NOT be a substitute for receipt of proposal. Proposals received after the due date and time will be returned unopened. Additional time will not be granted to any single proposal, however, additional time may be granted to all firms submitting a proposal when the City determines that circumstances require it. **FAXED OR E-MAIL PROPOSALS WILL NOT BE ACCEPTED.**

1.10 Proposal Understanding: By submitting a proposal, the firm submitting a proposal agrees and assures that the specifications are adequate, and the firm submitting a proposal accepts the terms and conditions herein. Any exceptions should be noted in your response.

1.11 Costs of Preparation: Firms submitting a proposal assume all costs of preparation of the proposal and any presentations necessary to the proposal process.

1.12 Debarment: Submission of a signed proposal in response to this solicitation is certification that the firms submitting a proposal is not currently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by any State or Federal department or agency. Submission is also agreement that the City will be notified of any change in this status.

1.13 Proposal Validity: Unless specified otherwise, all proposals shall be valid for 60 days from the due date of the proposal.

1.14 Errors: Proposals may be withdrawn or amended by firms submitting a proposal at any time prior to the proposal opening. After the proposal opening, proposals may not be amended. If a significant mistake has been made by an apparent low proposal, the firm submitting the proposal will be given the option of selling at the price given or withdrawing the proposal. If an extension error has been made, the unit price will prevail.

SECTION TWO

2.0 GENERAL TERMS AND CONDITIONS:

2.1 Contract Documents: If a separate contract is not written, the Contract entered into by the parties shall consist of the RFP, the signed proposal submitted by the Contractor, the specifications including all modifications thereof, and a purchase order or letter of agreement signed by the City and the Contractor, all of which shall be referred to collectively as the Contract Documents.

2.2 Contract Modification and Amendment: Any modification or amendment proposed by the Contractor must be in writing to the Parks Supervisor. Modifications or amendments must be in writing and signed by both parties.

2.3 Pricing: Quoted prices will be in effect for a minimum of one (1) mowing season from the effective date of the contract; however the intention is to establish a successful on-going contractual relationship. After the first season, notification of price increases (if any) must be furnished in writing to the Parks Supervisor for approval. Contractor shall provide documentation as to what portion of the requested price increase will be applied to labor and fringe benefits, supplies, equipment or overhead/profit if there is an increase. If there is not an increase and the service was deemed to be acceptable, the city will not issue a call for proposals, but continue the contractual agreement as specified below. The City reserves the right to rebid the contract if the pricing change is not acceptable.

2.4 Contract Term: The term of this contract shall be for one season, effective from the date of award. With mutual written agreement of the parties, this contract may be extended for four (4) one-season periods. The

mowing season for the contract starts on the Monday of the first week of May to the Monday of the first week of October (inclusive).

2.5 Cancellation/Termination: If the Contractor defaults in its agreement to provide personnel or equipment to the City's satisfaction, or in any other way fails to provide service in accordance with the contract terms, the City shall promptly notify the Contractor of such default and if adequate correction is not made within seven (7) business days, the City may take whatever action it deems necessary to provide alternate services and may, at its option, immediately cancel this Contract with written notice.

2.6 Contract Validity: In the event one or more clauses of the Contract are declared invalid, void, unenforceable or illegal, that shall not affect the validity of the remaining portions of the Contract.

2.7 Clarification of Responsibilities: If the Contractor needs clarification or deviation from the terms of the Contract, it is the Contractor's responsibility to obtain written clarification or approval from the Parks Supervisor of the City of Ramsey.

2.8 Litigation: This Contract and the rights and obligations of the parties hereunder shall be governed by and construed in accordance with the laws of the State of Minnesota without reference to its conflicts of laws principles. The Contractor agrees that any litigation, action or proceeding arising out of this Contract, shall be instituted in a state court located in the State of Minnesota.

2.9 Indemnification: The Contractor agrees to be responsible for, and to protect, save harmless, and indemnify the City and its employees from and against all loss, damage, cost and expense (including attorney's fees) suffered or sustained by the Contractor or for which the City may be held or become liable by reason of injury (including death) to persons or property or other causes whatsoever, in connection with the operations of the Contractor or any subcontractor under this agreement.

2.10 Independent Contractor: Whether the Contractor is a corporation, partnership, other legal entity, or an individual, the Contractor is an independent contractor. If the Contractor is an individual, the Contractor's duties will be performed with the understanding that the Contractor is a self-employed person, has special expertise as to the services which the Contractor is to perform and is customarily engaged in the independent performance of the same or similar services for others. The manner in which the services are performed shall be controlled by the Contractor; however, the nature of the services and the results to be achieved shall be

specified by the City. The Contractor is not to be deemed an employee or agent of the City and has no authority to make any binding commitments or obligations on behalf of the City except as expressly provided herein. The City of Ramsey has prepared specific guidelines to be used for contractual agreements with individuals (not corporations or partnerships) who are not considered employees of the City.

2.11 Assignment: Neither party of the Contract shall assign the Contract without the prior written consent of the other, nor shall the Contractor assign any money due or to become due without the prior written consent of the City.

2.12 Equal Opportunity: In the execution of the Contract, the Contractor and all subcontractors agree, consistent with City of Ramsey policy, not to discriminate on the grounds of race, color, religion, sex, sexual orientation, transgender status or gender expression, national origin or citizenship status, age, disability or veteran's status and to provide reasonable accommodations to qualified individuals with disabilities upon request. The City encourages the employment of individuals with disabilities.

2.13 Sexual Harassment: The City is committed to providing a positive environment for all contractors and staff. The City thus has a legal and ethical responsibility to ensure that all employees work in an environment free of sexual harassment. Consistent with the state and federal law, this right to freedom from sexual harassment was defined City of Ramsey.

Failure to comply with this policy could result in termination of this Contract without advanced notice.

2.14 Contractor's Liability Insurance: During the term of this agreement, the Contractor shall maintain the following insurance: Insurance Type Coverage Limit

1. Commercial General Liability \$1,000,000 per occurrence or more
(Written on an Occurrence-based form) (Bodily Injury and Property Damage)
2. Automobile Liability \$1,000,000 per occurrence or more
(Including Hired & Non-Owned) (Bodily Injury and Property Damage)
3. Workers Compensation is required for all personnel
(In Compliance with Applicable State Law)

The City of Ramsey shall be named as Additional Insured on the Commercial General Liability insurance.

Certificates of Insurance for all of the above insurance shall be filed with:

City of Ramsey Municipal Center

7550 Sunwood Drive NW

Ramsey, MN 55303

763-427-1410

Certificates shall be filed prior to the date of performance under this Agreement. Said certificates, in addition to proof of coverage, shall contain the standard Accord statement pertaining to written notification in the event of cancellation, with a thirty (30) day notification period.

As additional insured and certificate holder, the City should be included as follows:

City of Ramsey

7550 Sunwood Drive NW

Ramsey, MN 55303

763-427-1410

2.15 Smoking Policy: The City has prohibited smoking in all City Parks, Facilities and Buildings. This rule must also apply to all contractors and workers in or on all City property, including existing City buildings and parks. The Contractor shall be responsible for the implementation and enforcement of this requirement.

2.16 Payments: Payment will be upon submittal of an invoice to The Ramsey Municipal Center on a net 30 basis unless discount terms are offered. Invoices shall include a purchase order number.

2.17 Force Majeure: The Contractor shall not be held liable if the failure to perform under this Contract arises out of causes beyond the control of the Contractor. Cause may include but are not limited to, acts of nature, fires, tornadoes, quarantine, and strikes other than by Contractor's employees.

SECTION THREE

3.0 PERFORMANCE TERMS AND CONDITIONS:

3.1 Parks Supervisor Mark Riverblood will be responsible for administering and managing the day-to-day operations and work specifications of the contract.

3.2 Employees: All persons employed to perform these services shall be employees of the Contractor, well-trained in mowing and trimming procedures. The Contractor shall abide by all federal, state and local laws,

rules and regulations with regard to the employment of minors. The Contractor shall provide a sufficient number of employees to perform the required services efficiently and in a manner satisfactory to the City. At least one contractor employee performing the day to day tasks of the (RFP) shall be fully competent in English to ensure good communication with City staff and park patrons. If the Parks Supervisor notifies the Contractor in writing that any person employed on this contract is incompetent, disorderly, or otherwise unsatisfactory, such person shall not again be employed in the execution of this contract without the written consent from the City.

3.3 Nondiscrimination and Workplace Safety: The Contractor agrees to abide by all federal, state and local laws, rules and regulations prohibiting discrimination in employment and controlling workplace safety. The Contractor shall provide all personal protective equipment required by law. Any violations of applicable laws, rules or regulations may result in termination of this contract.

3.4 Environmental Protection: The Contractor shall abide by all federal, state and local laws, rules and regulations regarding the protection of the environment. In accordance with reporting requirements, the Contractor shall disclose any environmental violations caused in the performance of this work to the City and applicable governmental agency. Any required Material Safety Data Sheets will be maintained in a binder on site and shall be available for review by City personnel at all times. Chemicals and gasoline are to be stored in proper containers required by law. A violation of applicable laws, rules or regulations may result in termination of this Contract.

3.5 Equipment and Supplies: All equipment and supplies required to carry out operations within the scope of this Contract shall be provided by the Contractor. Equipment must be maintained in good operating condition and must conform to NFPA, UL, ANSI, OSHA and any other safety standards in effect at the time of use. The Contractor shall have backup equipment available at all times to complete the work. Storage of equipment required for this Contract shall be off-site.

3.6 Work Specifications: Specifications and standard service levels are provided in Attachment A.

3.7 Proposals: Proposals shall be submitted on the Cost Sheet, Attachment B. Prices shall remain firm for one season.

3.9 Delivery of Materials: It shall be the Contractor's responsibility to assume all liability for equipment and material delivered to the work areas. Inadvertent acceptance of delivery by any representative of The City of Ramsey shall not constitute acceptance or responsibility for any of the materials and equipment.

3.10 Property Damage: Repair of property damage occurring from the performance of the work under this Contract shall be the responsibility of the Contractor. Damaged property shall be restored to its original condition or better.

ATTACHMENT A

THE CITY OF RAMSEY

MOWING AND TRIMMING STANDARD SERVICE LEVELS

1. Mowing and Trimming General Requirements:

- 1.1. All services provided by the Contractor shall be consistent with quality standards of the grounds maintenance industry.
- 1.2. Contractor shall confine to the greatest possible extent, all operation, equipment, apparatus and placement of materials to the immediate work area. Contractor shall comply with all rules and regulations in effect on the work site, including but not limited to parking, traffic laws, use of walks, security restrictions, hours of allowable entrance and departure.
- 1.3. Storage of equipment shall be offsite, not on city property. Contractor or their authorized representative must be present to accept delivery of all equipment and/or material shipments. It shall be the Contractor's responsibility to assume liability for equipment and materials delivered to the job site.
- 1.4. Contractor shall notify the City Parks Supervisor verbally or in writing of any defects noted in such surfaces that are to receive their work, if such defects may affect lawn mowing operations or present a safety concern. The Parks Supervisor will direct such surfaces to be repaired and will coordinate that work to be done and may direct the immediate area be skipped from mowing at no loss to the Contractor.

2. Mowing Requirements

- 2.1. All grass shall be mowed at a height of 2.50 inches at the front of the deck and slightly higher at the back of the deck.
- 2.2. Contractor shall remove all trash and litter from the entire area to be mowed prior to initiating any mowing. All trash and litter removed shall be disposed of by the Contractor appropriately.
- 2.3. Contractor shall remove no more than 1/3 of the grass height during mowing.
- 2.4. No damage to trees, shrubs, flower beds and other vegetation will be acceptable – and any damage will be fully reconciled as directed by the Park Supervisor and addressed by these specifications. Contractor shall not "spin circles" when moving around trees and other objects. Further, the mowing patterns are to be varied weekly so as to not cause patterns in the grass, or rutting in the subsurface in sloped areas.

- 2.5. All clippings shall be removed from paved/concrete surfaces after mowing. **At no time shall the clippings be blown toward or into the pond.**
- 2.6. Mower discharge shall at all times be aimed away from people, buildings, water, and vehicles. Mower guards must be used as intended at all times for safety.
- 2.7. All scheduled mowing shall be commenced and completed in one day, weather permitting, as specified unless otherwise rescheduled due to inclement weather. Mowing of The Draw will take place on **Wednesdays** barring any schedule changes.

In the case of 'rain-outs' for Wednesday, mowing shall be completed **before 2 PM** on Thursdays between June 1 and October 1st that corresponds to the programming of the amphitheater and Farmers Market.

- 2.8. Mowers shall be of a type which causes clippings to be distributed evenly over the cut area. If the type of mowers used causes the cut grass to windrow, the windrowed grass shall be removed and hauled away. Windrowed grass caused by mowing heavily dewed grass shall be the responsibility of the Contractor to remove.
- 2.9. All areas that cannot be mowed with mowers must be trimmed with weed-whips or by other means. **Due to the grade of the turf down to the water's edge, a significant amount of push mowing will be required.**

3. Equipment Operation, Maintenance and Safety Requirements:

- 3.1. Contractor shall operate all equipment in accordance with applicable federal and state safety laws and regulations.
- 3.2. Contractor shall be responsible for all maintenance supplies of mowing equipment. Costs shall be part of the base bid.
- 3.3. Contractor shall not fuel or perform maintenance on mowers or other equipment at park sites, except for emergency maintenance necessary to safely move equipment from the site in case of breakdown.
- 3.4. Contractor shall ensure mower blades are regularly maintained and sharpened for proper cut. Grass bruising or rough cutting may require the Contractor to perform rejuvenation procedures to bring the damaged areas out of a stressed condition.
- 3.5. Contractor shall provide and maintain in working order at the work site such fire protective equipment and devices as required by applicable safety standards and as they deem necessary and suitable for any possible class or type of fires.
- 3.6. Mowers and other equipment shall be properly maintained to operate at "normal" operating sound levels. Equipment that is generating excessive noise or is otherwise

objectionable to the City shall be discontinued from use, at City request until repairs can be made. Further, no mowing or string trimming shall occur after 5 pm.

MULCH BED MAINTENANCE SERVICE LEVEL

4. Mulch Bed General Requirements:

- 4.1. Spring Clean-Up – The contractor must deadhead all perennial flowers. All excess debris and leaves must be removed and disposed of properly offsite.
- 4.2. Fall Clean-Up – All leaves and debris must be removed from beds and disposed of.

5. Property Damage:

- 5.1. Wherever any existing property, material, equipment or facility is damaged by the Contractor, the cost of repair or replacement shall be charged to the Contractor. Items covered by this provision include but are not limited to curbs, sidewalks, lawns to include (scalped areas), plantings, trees, signs and refuse containers. Contractor shall immediately report any property damage to the City. (Greater detail on tree damage definitions and penalties is included in attachment B.)
- 5.2. The Contractor shall repair, to its original state, any landscape damaged by failure to provide proper and adequate protection, to the satisfaction of the City's Parks Supervisor, or remove or replace with new materials or plantings at the contractor's expense. Repair work due to damages caused by the Contractor shall be coordinated through, and subject to the approval of the Parks Supervisor. Repairs shall be made with like material in a manner acceptable to the City.

6. Inclement Weather, Rescheduling and Canceling:

- 6.1. Contractor may cancel all or part of a scheduled mowing due to inclement weather. It is the responsibility of the Contractor to contact the Parks Supervisor on or before 8:00 a.m. of the day to be canceled, when such cancellation is desired, and to reschedule the mowing.
- 6.2. Inclement weather shall be defined as weather that both the Contractor and the City's Park Supervisor agree makes the accomplishment of quality work unfeasible, unusually time consuming, or potentially dangerous, or harmful. In the event mutual agreement cannot be reached for a particular mowing, the inclement weather determination shall be made by the City.

- 6.3. Any part of a scheduled mowing that is canceled due to inclement weather shall be rescheduled by the contractor to the following day of the cancellation. The City may, at its option, elect not to reschedule any part of a mowing. Any portion of a mowing that is canceled and not rescheduled shall not result in a mowing charge.
- 6.4. In areas of poor drainage which adversely affect the work of the Contractor, the Contractor shall be responsible for informing the City Parks Supervisor of the affected area. The Parks Supervisor will have discretionary authority to waive work quality standards in areas which both the Parks Supervisor and the Contractor agree are problematic.
- 6.5. The City reserves the right to cancel the weekly mowing if conditions indicate that mowing is not needed. For example if conditions are too warm, cold, wet or dry to require mowing. The Contractor will be notified that mowing is canceled by Friday of the week before mowing.

7. Additional Requirements

- 7.1. All contractor vehicles are required to have strobe lights and back up alarms on any vehicles driving in parks or on trails. Contractor vehicles must also have contractors name prominently displayed.
- 7.2. Contractor vehicles must also go no more than 5 miles an hour on trails. Contractor vehicles and mowers must also yield to park users.
- 7.3. Contractor or contractor employees must also have the contractors name prominently displayed on their uniform or vest.
- 7.4. **Contractor has personally walked and inspected the entire site prior to submitting bid.**

ATTACHMENT B

TREE DAMAGE

TREE DAMAGE DEFINITIONS AND PENALTIES

1. Definition of Tree Damage: Tree Damage includes any damage to the trunk, branches, roots or limbs of City Trees. The Contractor is responsible for any damage to these items with mowers, weed-whips or any other equipment used by the Contractor.
2. Penalties: For every minor incident of tree damage the Contractor will be penalized one-hundred dollars to be deducted from the fee schedule. For every major incident of tree damage the contractor will be required to replace the tree.
3. Definitions of Major and Minor tree damage. Minor damage shall include cosmetic damage to the tree's roots, limbs or branches and damage to less than 10% of the tree trunk's circumference. Major damage shall include any damage to a tree's roots, limbs or branches, which significantly impairs a tree's long term viability. Major damage also includes damage to 10% or more of the tree trunk's circumference.
4. Tree replacement: The replacement of trees that receive major damage will be determined by the tree's Diameter Breast High or DBH. A tree's replacement or replacements must have an equal DBH to the original tree. In the case of large trees it is acceptable to replace a single damaged tree with several trees as long as the replacement tree's DBH equals the original tree's DBH. Acceptable replacement trees will be preapproved at the discretion of the City's Park Supervisor.

ATTACHMENT C

PROPOSAL FORM

CITY OF RAMSEY MOWING, TRIMMING and BED MAINTENANCE

I/We agree to furnish all materials and labor to perform the services required for mowing, trimming and bed maintenance at 'The Draw' in accordance with the specifications herein.

1. Mowing, Trimming and Bed Maintenance of 'The Draw'.	\$ _____ Per Season (25 weeks)
2. Deduct Mowing, Trimming and Bed Maintenance of 'The Draw' per specs (for weeks services are not needed).	\$ _____ Per Week

Contractor name _____

Owner or representative _____

Signature _____

Phone(s) _____

Fax _____

E-mail _____

CC Work Session

3. 1.

Meeting Date: 08/23/2011

By: Jo Thieling, Administrative Services

Title:

Review Future Topics/Calendar

Background:

Attached is the future topics/calendar for Council review.

Funding Source:

N/A

Council Action:

No action necessary - for Council review.

Attachments

Future Topics/Calendar

Form Review

Inbox

Kurt Ulrich

Form Started By: Jo Thieling

Reviewed By

Jo Thieling

Date

08/18/2011 04:40 PM

Started On: 08/18/2011 04:37 PM

Final Approval Date: 08/18/2011

**Work Session Calendar
2011**

Month	Date	Topics for Discussion
September		<ul style="list-style-type: none"> ● Discuss ISO Rating and Program to Improve (HN)
Others on List – including 2011 Strategic Planning Items		<ul style="list-style-type: none"> ● Look at pilot programs (e.g. volunteer programs – low maintenance) ● Proactively recruit residential development and seek builders input ● Review development fees and standards regarding construction ● Develop TIF tracking plan with regard to fiscal disparities impact ● Establish fund reserve policy ● Review City-owned lands and create plan for it – <i>scheduled for July 12 agenda</i> ● Review park programming and potential reallocation of parks – <i>scheduled for July 12 agenda – included in Review City owned land . . .</i> ● Construct boat landing at River’s Bend – <i>was reviewed with Council and determined it was not a priority at this location.</i> ● Build on outdoors/sportsmen’s market (e.g. stock pond/lake) ● Coordinate COR marketing and City marketing ● Create Master Plan 167th Avenue/Highway 47 – plan for redevelopment – <i>Discuss after Joint Meeting between CC & EDA</i> ● Develop community center/indoor sports complex ● Old Town Hall relocation ● Review & revise Development Management contract and manage COR expenditures ● Consider creation of a Transportation Taxing District ● Seek grant funding for transportation projects and service delivery ● Complete US 10/ County Road 83 interchange design – pursue funding ● Establish position on TH #47 South of Bunker to Highway #10 <p><u>Public Works</u></p> <ul style="list-style-type: none"> ● Review plan for US Highway #10 pedestrian overpass and connection with Municipal Center ramp ● Review Dirt Road Elimination Policy (DREP) ● Create opportunities for snowmobile, four-wheeler & golf cart use ● Review sidewalk plowing policy