

City of Ramsey
Agenda
Regular City Council
Tuesday February 28, 2012
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

- 1. Call to Order**
- 2. Presentation**
- 3. Citizen Input**
- 4. Consent Agenda**
 1. Approve Community and Business Event Participation
 2. Adopt Resolution #12-02-XXX Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of February 9, 2012 through February 23, 2012
 3. Adopt Resolution #12-02-XXX Authorizing Partial Payment to Knutson Construction for IP 10-22 Ramsey Municipal Parking Facility Phase II
 4. Adopt Resolution #12-02-XXX Authorizing Partial Payment to Knutson Construction for IP 10-22 Ramsey Municipal Parking Facility Phase II
 5. Adopt Resolution #12-02-XXX Authorizing Acquisition of Tax Forfeit Property for Park Purposes
- 5. Approve Agenda**
- 6. Public Hearing**
- 7. Council Business**
 1. Review Potential Map Amendments to City's Ward Map Following Completion of Minnesota Redistricting Process
 2. Adopt Ordinance to Amend City Code Section 117-118 Entitled The COR
 3. Consider Membership in Twin Cities Gateway Convention & Visitors Bureau (CVB)
 4. Update on Sunwood Realignment Project Funding and Discussion of Right of Way Acquisition for Sunwood Realignment and Future Armstrong Interchange (Portions of this case may be closed to the public)
- 8. Mayor/Council/Staff Input**
 - 1. Local Government Officials Meeting - 5:00 p.m., Wednesday, February 29, 2012 - Hidden Haven in Cedar**
- 9. Adjournment**

CC Regular Session

4. 1.

Meeting Date: 02/28/2012

Submitted For: Kurt Ulrich

By: Jo Thieling, Administrative Services

Information

Title:

Approve Community and Business Event Participation

Background:

Annually, the City Council and key City staff participate in various gala and golf events in support of community and business organizations. The City's Discretionary Expenditures Policy requires that annually, the City Administrator review upcoming events with the Council. Additionally, the policy states that annually the Council will establish a maximum amount for community and business relation expenses.

Events anticipated for 2012 include the following:

Anoka Area Chamber Gala, February
Boy Scout Breakfast, February
Mayors Prayer Breakfast, March
Mercy Unity Foundation Crystal Ball, April

Golf Events (May - September):

Anoka Area Chamber of Commerce
Anoka/Ramsey Rotary
Anoka Technical College
Bridge Link
Mercy & Unity Hospitals
Ramsey Lions
North Metro Mayors Association
Golfing for Groceries - Village Bank

It should be noted that annually, the EDA members budget for and participate in a number of community and business events for business retention and expansion purposes. Additionally, the HRA members and staff participate in events on behalf of The COR. The budget and member participation is approved by each of those boards annually.

Recommendation:

Staff recommends that the Council review the list of events provided by staff. If there are some Council feels should be omitted, or any events Council would like to add, this item may be removed from the Consent Agenda and placed on the Regular Agenda for further discussion and direction. The suggested motion has been crafted to include the same events as in past years.

Funding Source:

The amount budgeted for 2012 for participation in community and business events is \$3,400. That amount would come out of the miscellaneous operating and supplies (Mayor & Council) budget. If additional funding is required, staff recommends designating funds from the Council Contingency Fund.

Council Action:

Motion to approve participation in the following events for 2012:

Anoka Area Chamber Gala, February
Boy Scout Breakfast, February
Mayors Prayer Breakfast, March
Mercy Unity Foundation Crystal Ball, April

Golf Events (May - September):
Anoka Area Chamber of Commerce
Anoka/Ramsey Rotary
Anoka Technical College
Bridge Link
Mercy & Unity Hospitals
Ramsey Lions
North Metro Mayors Association
Golfing for Groceries - Village Bank

Form Review

Inbox

Kurt Ulrich

Reviewed By

Kurt Ulrich

Date

02/22/2012 06:10 PM

Form Started By: Jo Thieling

Started On: 02/22/2012 03:55 PM

Final Approval Date: 02/22/2012

CC Regular Session

4. 2.

Meeting Date: 02/28/2012

By: Jackie Lipski, Finance

Information

Title:

Adopt Resolution #12-02-XXX Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of February 9, 2012 through February 23, 2012

Funding Source:

N/A

Council Action:

Motion to Adopt Resolution #12-02-XXX Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of February 9, 2012 through February 23, 2012.

Attachments

Bills list 2/28/2012

Resolution 2/2/2012

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	02/23/2012 02:17 PM
Kurt Ulrich	Jo Thieling	02/23/2012 02:46 PM
Form Started By: Jackie Lipski		Started On: 02/23/2012 02:09 PM
	Final Approval Date: 02/23/2012	

<p>RAMSEY CITY COUNCIL MEETING</p> <p>2/28/2012</p> <p>BILLS LIST</p>
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DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:	<u>SUBMITTED FOR APPROVAL</u>
Purchase Journal:	
Prepays 2/9/12-2/23/12	247,196.35
Accounts Payable 2/9/12-2/23/12	182,848.80
Payroll 2/2/12	123,920.51
Pay Estimates-Projects	650,095.00

TOTAL SUBMITTED FOR APPROVAL THIS MEETING

\$ 1,204,060.66

<u>DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:</u>	<u>APPROVED PREV. MTG</u>	<u>2012 Y.T.D.</u>
NET PAYROLL TOTAL	\$ 121,748.52	\$ 293,940.42
- CORRECTION TO PAYROLL		
PREPAIDS	232,912.31	990,583.25
- PREPAID ADJUSTMENTS		
WIRE TRANSFERS FOR DEBT SERVICE		302,173.75
- CORRECTION TO D.S.		
ACCOUNTS PAYABLE INVOICING - PREVIOUS MEETING:		
- BILLS LIST SUBMITTED	518,263.46	722,998.31
ADD (DELETE) BILLS LIST SUBMITTED		
PAY ESTIMATE(S)		441,751.00
- CHECKS VOIDED	0.00	0.00
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED	\$ 872,924.29	\$ 2,751,446.73

CITY OF RAMSEY

Council Check Register

2/8/2012 -- 12/31/2012

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
87683	2/8/2012		106564 BLUE CROSS BLUE SHIELD						
		57,382.00	FEB 2012 BILLING		61544	LOG41-E1 5 FEB 2012	9101.2176		LIFE/HEALTH-EMPLOYEE
		<u>57,382.00</u>							
87684	2/8/2012		106583 DELTA DENTAL PLAN OF MINNESOTA						
		2,133.60	FEB 2012 DENTAL BILLING		61542	4770642	9101.2170		DENTAL/DISABILITY/LIFE
		<u>2,133.60</u>							
87685	2/8/2012		100621 MN DNR ECO WATERS						
		10,231.00	2011 DNR WATER APPROPRIATION		61541	100621	9601.6439		OTHER MISCELLANEOUS
		<u>10,231.00</u>							
87686	2/8/2012		100351 NCPERS MINNESOTA						
		352.00	FEB 2012 BILLING		61543	7048212	9101.2170		DENTAL/DISABILITY/LIFE
		<u>352.00</u>							
87687	2/10/2012		113023 HOSCH APPRAISAL AND CONSULTING						
		10,556.00	RE Appraisal/Progress Billing		61550	11101-00-01	0295.6315	00201220	MISCELLANEOUS PROFESSIO
		<u>10,556.00</u>							
87688	2/14/2012		100404 CENTURYLINK						
		311.84	FEB 2012 SERVICE		61558	612 E34-0544 018 FEB12	0192.6321		TELEPHONE
		311.84	FEB 2012 SERVICE		61559	612 E34-0550 637 FEB 12	0192.6321		TELEPHONE
		311.84	FEB 2012 SERVICE		61560	612 E34-0549 596 FEB 12	0192.6321		TELEPHONE
		<u>935.52</u>							
87689	2/14/2012		100116 CONNEXUS ENERGY						
		39.34	JAN 2012 MISC BILLING		61561	759126-303107JA N 12	9605.6371		ELECTRIC UTILITIES
		39.35	JAN 2012 MISC BILLING		61561	759126-303107JA N 12	9601.6371		ELECTRIC UTILITIES
		39.35	JAN 2012 MISC BILLING		61561	759126-303107JA N 12	9602.6371		ELECTRIC UTILITIES
		39.99	JAN 2012 MISC BILLING		61561	759126-303107JA N 12	9410.6371	00041018	ELECTRIC UTILITIES
		58.90	JAN 2012 MISC BILLING		61561	759126-303107JA N 12	0295.6371		ELECTRIC UTILITIES
		88.34	JAN 2012 MISC BILLING		61561	759126-303107JA N 12	0194.6371		ELECTRIC UTILITIES
		94.36	JAN 2012 MISC BILLING		61561	759126-303107JA N 12	9230.6371		ELECTRIC UTILITIES
		118.04	JAN 2012 MISC BILLING		61561	759126-303107JA N 12	0311.6371		ELECTRIC UTILITIES
		202.68	JAN 2012 MISC BILLING		61561	759126-303107JA N 12	9410.6371	00041001	ELECTRIC UTILITIES
		458.57	JAN 2012 MISC BILLING		61561	759126-303107JA N 12	9410.6371	00041012	ELECTRIC UTILITIES
		1,899.75	JAN 2012 MISC BILLING		61561	759126-303107JA N 12	0220.6371		ELECTRIC UTILITIES
		4,312.60	JAN 2012 MISC BILLING		61561	759126-303107JA N 12	9240.6371		ELECTRIC UTILITIES
		5,781.65	JAN 2012 MISC BILLING		61561	759126-303107JA N 12	0194.6371		ELECTRIC UTILITIES

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Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
		13,172.92							
87690	2/14/2012		100167 ELK RIVER FORD INC						
		100.87	LAMP REPAIR KIT 301		61557	15010246	0211.6257	00000301	OTHER VEHICLE PARTS
		100.87							
87691	2/14/2012		100722 LATOUR VINYL						
		22.50	HELMET NAMES (3)		61562	010912	0220.6231		UNIFORMS & TURN-OUT GEAR
		22.50							
87692	2/14/2012		113037 NORTHSIDE SEPTIC SERVICE LLC						
		6,575.00	SEPTIC SYS:16361 FERRET ST NW		61563	021312	9602.6315		MISCELLANEOUS PROFESSIONAL
		6,575.00							
87810	2/16/2012		113045 ANCONA TITLE AND ESCROW						
		280.88	UB REFUND:14661 IODINE CT NW		61581	021012	9601.4651		WATER REVENUE
		280.88							
87811	2/16/2012		100035 ANOKA COUNTY CENTRAL COMMUNICATIONS						
		900.00	OCT-DEC 2011 ACCESS FEES		61580	2011-326	0211.6415		OTHER EQUIPMENT RENTAL
		900.00							
87812	2/16/2012		100052 ANOKA POLICE DEPARTMENT						
		430.00	DEC 2011 ANIMAL CONTAINMENT		61579	011712	0270.6489		OTHER CONTRACTED SERVICES
		430.00							
87813	2/16/2012		111667 BEST ASSETS						
		149.30	UB REFUND:14200 DYSPROSIUM ST		61582	021012	9601.4651		WATER REVENUE
		28.89	UB REFUND:6703 159TH AVE NW		61583	021012A	9601.4651		WATER REVENUE
		178.19							
87814	2/16/2012		111668 CE MURPHY REAL ESTATE						
		38.64	UB REFUND:15720 ANDRIE ST NW		61584	021012	9601.4651		WATER REVENUE
		38.64							
87815	2/16/2012		110734 CITY OF RAMSEY						
		19.49	#695579683		61585	021412	9601.4651		WATER REVENUE
		23.11	#666174804		61585	021412	9601.4651		WATER REVENUE
		73.98	#56914708		61585	021412	9601.4651		WATER REVENUE
		130.93	#700617252		61585	021412	9601.4651		WATER REVENUE
		130.93	#689292819		61585	021412	9601.4651		WATER REVENUE
		200.00	#663106169		61585	021412	9601.4651		WATER REVENUE
		256.96	#651515334		61585	021412	9601.4651		WATER REVENUE
		835.40							
87816	2/16/2012		113044 CUSTOM TITLE SERVICES LLC						
		196.38	UB REFUND:5414 142ND AVE NW		61586	021012	9601.4651		WATER REVENUE
		196.38							
87817	2/16/2012		100870 EDINA REALTY TITLE						
		141.44	UB REFUND: 4980 150TH LANE NW		61589	021012	9601.4651		WATER REVENUE
		141.44							
87818	2/16/2012		111333 EVERGREEN POINT TOWNHOMES IRRI						
		104.88	UB REFUND:5548 153RD CT NW		61588	021012	9601.4651		WATER REVENUE
		104.88							

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87819	2/16/2012		113040 FIRST PRESTON MANAGEMENT INC						
		29.99	UB REFUND:6902 139TH LN NW #2		61591	021012	9601.4651		WATER REVENUE
		<u>29.99</u>							
87820	2/16/2012		113042 FREEBURG, JILL						
		58.19	UB REFUND:6880 137TH LANE NW		61590	021012	9601.4651		WATER REVENUE
		<u>58.19</u>							
87821	2/16/2012		113043 GERMUNDSON, KRISTEN						
		157.43	UB REFUND:15404 RADIUM ST NW		61592	021012	9601.4651		WATER REVENUE
		<u>157.43</u>							
87822	2/16/2012		100284 MENARDS ELK RIVER						
		98.28	MISC FD		61594	35254	0220.6281		SMALL TOOLS & MINOR EQUIP
		<u>98.28</u>							
87823	2/16/2012		100291 MET COUNCIL SAC						
		47.30	JAN12 SAC CHARGES		61595	021012	9602.4356		SEWER AVAILABILITY CHARGI
		4,730.00	JAN12 SAC CHARGES		61595	021012	9602.2083		SAC CHARGES
		<u>4,682.70</u>							
87824	2/16/2012		100328 MN DEPT OF HEALTH WATER						
		32.00	EXAM FEE J. DUBE		61596	021412	9601.6335		TRAINING
		<u>32.00</u>							
87825	2/16/2012		102950 MN RURAL WATER ASSOCIATION						
		200.00	12 MRWA CONF-J. DUBE		61597	021412	9601.6335		TRAINING
		<u>200.00</u>							
87826	2/16/2012		113041 OCWEN LOAN SERVICING LLC						
		436.66	UB REFUND:13934 IRONSTONE TER		61598	021012	9601.4651		WATER REVENUE
		31.57	UB REFUND: 13934 IRONSTONE TER		61599	021012A	9601.4651		WATER REVENUE
		<u>468.23</u>							
87827	2/16/2012		100413 RANDALL AND GOODRICH, P L ,C						
		2,833.00	JAN/FEB 12 PROSECUTION BILLING		61600	021512	0161.6304		LEGAL FEES
		<u>2,833.00</u>							
87828	2/16/2012		108464 REALSTAR TITLE						
		162.98	UB REFUND; 13651 HEMATITE CIR		61593	021012	9601.4651		WATER REVENUE
		<u>162.98</u>							
87829	2/16/2012		113039 SAUTER, THOMAS						
		474.28	UB REFUND:6835 148TH LN NW		61601	021012	9601.4651		WATER REVENUE
		<u>474.28</u>							
87830	2/16/2012		113038 THE TITLE GROUP						
		634.38	UB REFUND:5404 142ND AVE NW		61602	021012	9601.4651		WATER REVENUE
		<u>634.38</u>							
87831	2/16/2012		111084 U OF MN						
		45.00	GIS CLASS- L. LINTON		61587	021512	0301.6335		TRAINING
		<u>45.00</u>							
87832	2/21/2012		100043 ANOKA COUNTY PROPERTY RECORDS						
		100.00	TIF ASSESSMENT 2011		61688	020912	9201.6315		MISCELLANEOUS PROFESSIO
		300.00	TIF ASSESSMENT 2011		61688	020912	9230.6315		MISCELLANEOUS PROFESSIO

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
		456.64	TIF ASSESSMENT 2011		61688	020912	9207.6315		MISCELLANEOUS PROFESSIO
		468.21	TIF ASSESSMENT 2011		61688	020912	9209.6315		MISCELLANEOUS PROFESSIO
		583.91	TIF ASSESSMENT 2011		61688	020912	9208.6315		MISCELLANEOUS PROFESSIO
		711.18	TIF ASSESSMENT 2011		61688	020912	9210.6315		MISCELLANEOUS PROFESSIO
		2,880.18	TIF ASSESSMENT 2011		61688	020912	9204.6315		MISCELLANEOUS PROFESSIO
		3,539.67	TIF ASSESSMENT 2011		61688	020912	9202.6315		MISCELLANEOUS PROFESSIO
		4,874.74	TIF ASSESSMENT 2011		61688	020912	9214.6315		MISCELLANEOUS PROFESSIO
		2,467.11	TIF ASSESSMENTS 2012		61693	020912A	0153.6489		OTHER CONTRACTED SERVIC
		5,801.11	TIF ASSESSMENTS 2012		61693	020912A	9400.6489		OTHER CONTRACTED SERVIC
		<u>22,182.75</u>							
87833	2/21/2012		100297 CENTERPOINT ENERGY						
		122.82	6745 HIGHWAY 10		61689	6776401-9JAN12	9410.6373	00041001	GAS
		116.92	7550 SUNWOOD DR		61690	6702493-5JAN12	0194.6373		GAS
		170.91	14515 E TOWN CENTER DR		61691	8782239-1JAN12	9601.6249		MISCELLANEOUS OPERATING
		268.48	6701 HIGHWAY 10		61692	6011580-5JAN12	9410.6373	00041012	GAS
		<u>679.13</u>							
87834	2/21/2012		107962 GENESIS EMPLOYEE BENEFITS						
		4,416.60			61567	02151210133712	9101.2176		LIFE/HEALTH-EMPLOYEE
		<u>4,416.60</u>							
87835	2/21/2012		110305 HARTFORD LIFE INSURANCE COMPAN						
		506.63			61421	02011211293313	9101.2176		LIFE/HEALTH-EMPLOYEE
		506.61			61568	02151210133713	9101.2176		LIFE/HEALTH-EMPLOYEE
		91.60			61568	02151210133713	9101.2176		LIFE/HEALTH-EMPLOYEE
		<u>1,104.84</u>							
87836	2/21/2012		100257 LAW ENFORCEMENT LABOR SRV INC						
		420.00			61424	0201121129332	9101.2177		UNION DUES
		420.00			61571	0215121013372	9101.2177		UNION DUES
		<u>840.00</u>							
87837	2/21/2012		100298 MN AFSCME COUNCIL 5						
		478.28			61425	0201121129333	9101.2177		UNION DUES
		478.26			61572	0215121013373	9101.2177		UNION DUES
		<u>956.54</u>							
90202109	2/16/2012		100398 PUBLIC EMPLOYEES RETIREMENT AS						
		50.00			61552	0210121556072	9101.2174		PERA-EMPLOYEE
		50.00			61553	0210121556073	9101.2183		PERA-EMPLOYER
		13,952.60			61575	0215121013376	9101.2174		PERA-EMPLOYEE
		18,575.06			61576	0215121013377	9101.2183		PERA-EMPLOYER
		<u>32,627.66</u>							
91126537	2/16/2012		107784 VILLAGE BANK						
		256.42			61555	0210121556075	9101.2173		FICA & MEDICARE-EMPLOYEE
		347.16			61556	0210121556076	9101.2182		FICA & MEDICARE-EMPLOYER
		6,947.18			61565	02151210133710	9101.2173		FICA & MEDICARE-EMPLOYEE
		9,080.05			61566	02151210133711	9101.2182		FICA & MEDICARE-EMPLOYER
		19,020.45			61578	0215121013379	9101.2171		FEDERAL WITHHOLDING
		<u>35,651.26</u>							
96120143	2/16/2012		100301 MN CHILD SUPPORT PAYMENT CNTR						
		311.35			61551	0210121556071	9101.2185		GARNISHMENTS/SUPPORT
		339.64			61573	0215121013374	9101.2185		GARNISHMENTS/SUPPORT
		864.42			61574	0215121013375	9101.2185		GARNISHMENTS/SUPPORT

CITY OF RAMSEY
 Council Check Register
 2/8/2012 -- 12/31/2012

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
		1,515.41							
98688768	2/16/2012		100601 MN DEPT OF REV WH						
		2.23			61554	0210121556074	9101.2172		STATE WITHHOLDING
		7,910.73			61577	0215121013378	9101.2172		STATE WITHHOLDING
		<u>7,912.96</u>							
99020912	2/10/2012		108768 COMDATA NETWORK INC						
		1.57	LITTLE DUKES , GALS 0.46		61546	JAN12 COMDATA FUEL	0211.6223	00000387	GASOLINE
		10.90	LITTLE DUKES , GALS 3.18		61546	JAN12 COMDATA FUEL	0211.6223	00000318	GASOLINE
		12.06	HOLIDAY , GALS 3.66		61546	JAN12 COMDATA FUEL	0211.6223	00000393	GASOLINE
		12.10	SUPERAMERICA , GALS 3.668		61546	JAN12 COMDATA FUEL	0211.6223	00000387	GASOLINE
		12.80	LITTLE DUKES , GALS 4.06		61546	JAN12 COMDATA FUEL	0211.6223	00000393	GASOLINE
		12.89	LITTLE DUKES , GALS 3.94		61546	JAN12 COMDATA FUEL	0211.6223	00000318	GASOLINE
		12.96	LITTLE DUKES , GALS 3.96		61546	JAN12 COMDATA FUEL	0211.6223	00000392	GASOLINE
		13.09	LITTLE DUKES , GALS 4		61546	JAN12 COMDATA FUEL	0211.6223	00000318	GASOLINE
		14.86	LITTLE DUKES , GALS 4.68		61546	JAN12 COMDATA FUEL	0211.6223	00000391	GASOLINE
		14.99	LITTLE DUKES , GALS 4.75		61546	JAN12 COMDATA FUEL	0211.6223	00000353	GASOLINE
		15.00	HOLIDAY , GALS 4.72		61546	JAN12 COMDATA FUEL	0211.6223	00000318	GASOLINE
		15.00	BILL'S SUPERETTE , GALS 4.64		61546	JAN12 COMDATA FUEL	0211.6223	00000318	GASOLINE
		15.42	LITTLE DUKES , GALS 4.89		61546	JAN12 COMDATA FUEL	0211.6223	00000387	GASOLINE
		15.49	LITTLE DUKES , GALS 4.88		61546	JAN12 COMDATA FUEL	0211.6223	00000353	GASOLINE
		15.85	LITTLE DUKES , GALS 5.03		61546	JAN12 COMDATA FUEL	0211.6223	00000318	GASOLINE
		15.86	LITTLE DUKES , GALS 4.7		61546	JAN12 COMDATA FUEL	0211.6223	00000318	GASOLINE
		15.92	LITTLE DUKES , GALS 5.05		61546	JAN12 COMDATA FUEL	0211.6223	00000387	GASOLINE
		16.03	LITTLE DUKES , GALS 5.08		61546	JAN12 COMDATA FUEL	0211.6223	00000317	GASOLINE
		16.84	LITTLE DUKES , GALS 5.24		61546	JAN12 COMDATA FUEL	0211.6223	00000316	GASOLINE
		17.00	BILL'S SUPERETTE , GALS 5.18		61546	JAN12 COMDATA FUEL	0211.6223	00000318	GASOLINE
		17.21	LITTLE DUKES , GALS 5.46		61546	JAN12 COMDATA FUEL	0211.6223	00000391	GASOLINE
		17.52	LITTLE DUKES , GALS 5.35		61546	JAN12 COMDATA FUEL	0211.6223	00000316	GASOLINE
		18.12	LITTLE DUKES , GALS 5.54		61546	JAN12 COMDATA FUEL	0211.6223	00000387	GASOLINE
		18.54	LITTLE DUKES , GALS 5.67		61546	JAN12 COMDATA FUEL	0211.6223	00000387	GASOLINE

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		18.76	LITTLE DUKES , GALS 5.95		61546	JAN12 COMDATA FUEL	0211.6223	00000393	GASOLINE
		18.82	LITTLE DUKES , GALS 5.93		61546	JAN12 COMDATA FUEL	0211.6223	00000318	GASOLINE
		18.84	LITTLE DUKES , GALS 5.94		61546	JAN12 COMDATA FUEL	0211.6223	00000393	GASOLINE
		19.09	LITTLE DUKES , GALS 5.83		61546	JAN12 COMDATA FUEL	0211.6223	00000302	GASOLINE
		19.35	LITTLE DUKES , GALS 6.14		61546	JAN12 COMDATA FUEL	0211.6223	00000391	GASOLINE
		19.40	LITTLE DUKES , GALS 6.12		61546	JAN12 COMDATA FUEL	0211.6223	00000317	GASOLINE
		19.45	LITTLE DUKES , GALS 6.17		61546	JAN12 COMDATA FUEL	0211.6223	00000387	GASOLINE
		19.58	LITTLE DUKES , GALS 5.98		61546	JAN12 COMDATA FUEL	0211.6223	00000317	GASOLINE
		19.98	LITTLE DUKES , GALS 6.34		61546	JAN12 COMDATA FUEL	0211.6223	00000302	GASOLINE
		20.11	LITTLE DUKES , GALS 6.34		61546	JAN12 COMDATA FUEL	0211.6223	00000317	GASOLINE
		20.17	SHELL OIL , GALS 6.11		61546	JAN12 COMDATA FUEL	0211.6223	00000393	GASOLINE
		20.46	HOLIDAY , GALS 6.4		61546	JAN12 COMDATA FUEL	0211.6223	00000393	GASOLINE
		20.51	LITTLE DUKES , GALS 6.51		61546	JAN12 COMDATA FUEL	0211.6223	00000387	GASOLINE
		20.57	LITTLE DUKES , GALS 6.1		61546	JAN12 COMDATA FUEL	0211.6223	00000387	GASOLINE
		20.74	LITTLE DUKES , GALS 6.54		61546	JAN12 COMDATA FUEL	0211.6223	00000387	GASOLINE
		20.98	CASEYS GNRL STRE , GALS 6.35		61546	JAN12 COMDATA FUEL	0211.6223	00000393	GASOLINE
		20.98	LITTLE DUKES , GALS 6.66		61546	JAN12 COMDATA FUEL	0211.6223	00000392	GASOLINE
		21.20	LITTLE DUKES , GALS 6.68		61546	JAN12 COMDATA FUEL	0211.6223	00000317	GASOLINE
		21.65	LITTLE DUKES , GALS 6.83		61546	JAN12 COMDATA FUEL	0211.6223	00000317	GASOLINE
		21.80	LITTLE DUKES , GALS 6.92		61546	JAN12 COMDATA FUEL	0211.6223	00000353	GASOLINE
		21.80	LITTLE DUKES , GALS 6.66		61546	JAN12 COMDATA FUEL	0211.6223	00000391	GASOLINE
		21.81	LITTLE DUKES , GALS 6.47		61546	JAN12 COMDATA FUEL	0211.6223	00000387	GASOLINE
		22.24	LITTLE DUKES , GALS 6.8		61546	JAN12 COMDATA FUEL	0211.6223	00000317	GASOLINE
		22.36	LITTLE DUKES , GALS 6.63		61546	JAN12 COMDATA FUEL	9605.6223	00000612	GASOLINE
		22.44	LITTLE DUKES , GALS 6.86		61546	JAN12 COMDATA FUEL	0211.6223	00000393	GASOLINE
		22.50	HOLIDAY , GALS 6.62		61546	JAN12 COMDATA FUEL	0211.6223	00000353	GASOLINE
		22.78	LITTLE DUKES , GALS 7.18		61546	JAN12 COMDATA FUEL	0211.6223	00000391	GASOLINE
		22.89	LITTLE DUKES , GALS 7		61546	JAN12 COMDATA FUEL	0211.6223	00000387	GASOLINE

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		22.90	HOLIDAY , GALS 6.94		61546	JAN12 COMDATA FUEL	0211.6223	00000393	GASOLINE
		22.93	LITTLE DUKES , GALS 7.23		61546	JAN12 COMDATA FUEL	0211.6223	00000317	GASOLINE
		23.08	LITTLE DUKES , GALS 7.32		61546	JAN12 COMDATA FUEL	0211.6223	00000387	GASOLINE
		23.18	LITTLE DUKES , GALS 7.22		61546	JAN12 COMDATA FUEL	0211.6223	00000317	GASOLINE
		23.47	LITTLE DUKES , GALS 7.4		61546	JAN12 COMDATA FUEL	0211.6223	00000387	GASOLINE
		23.48	LITTLE DUKES , GALS 7.31		61546	JAN12 COMDATA FUEL	0211.6223	00000387	GASOLINE
		23.64	LITTLE DUKES , GALS 7.45		61546	JAN12 COMDATA FUEL	0211.6223	00000387	GASOLINE
		23.66	LITTLE DUKES , GALS 7.06		61546	JAN12 COMDATA FUEL	9605.6223	00000612	GASOLINE
		23.79	LITTLE DUKES , GALS 7.06		61546	JAN12 COMDATA FUEL	0211.6223	00000353	GASOLINE
		24.00	BILL'S SUPERETTE , GALS 7.36		61546	JAN12 COMDATA FUEL	0211.6223	00000318	GASOLINE
		24.01	LITTLE DUKES , GALS 7.12		61546	JAN12 COMDATA FUEL	0211.6223	00000393	GASOLINE
		24.21	HOLIDAY , GALS 7.62		61546	JAN12 COMDATA FUEL	0211.6223	00000393	GASOLINE
		24.35	LITTLE DUKES , GALS 6.9		61546	JAN12 COMDATA FUEL	9605.6223	00000612	GASOLINE
		24.71	LITTLE DUKES , GALS 7.84		61546	JAN12 COMDATA FUEL	0211.6223	00000317	GASOLINE
		24.71	LITTLE DUKES , GALS 7.69		61546	JAN12 COMDATA FUEL	0211.6223	00000303	GASOLINE
		25.02	LITTLE DUKES , GALS 7.79		61546	JAN12 COMDATA FUEL	0211.6223	00000353	GASOLINE
		25.14	LITTLE DUKES , GALS 7.98		61546	JAN12 COMDATA FUEL	0211.6223	00000317	GASOLINE
		25.21	LITTLE DUKES , GALS 8		61546	JAN12 COMDATA FUEL	0211.6223	00000317	GASOLINE
		25.21	LITTLE DUKES , GALS 7.52		61546	JAN12 COMDATA FUEL	9605.6223	00000612	GASOLINE
		25.75	LITTLE DUKES , GALS 8.17		61546	JAN12 COMDATA FUEL	0211.6223	00000318	GASOLINE
		25.89	LITTLE DUKES , GALS 7.92		61546	JAN12 COMDATA FUEL	0211.6223	00000364	GASOLINE
		26.00	BILL'S SUPERETTE , GALS 8.2		61546	JAN12 COMDATA FUEL	0220.6223	00000563	GASOLINE
		26.26	BILL'S SUPERETTE , GALS 7.81		61546	JAN12 COMDATA FUEL	0211.6223	00000393	GASOLINE
		26.27	LITTLE DUKES , GALS 7.79		61546	JAN12 COMDATA FUEL	0211.6223	00000353	GASOLINE
		26.28	LITTLE DUKES , GALS 8.34		61546	JAN12 COMDATA FUEL	0211.6223	00000387	GASOLINE
		26.36	LITTLE DUKES , GALS 8.31		61546	JAN12 COMDATA FUEL	0211.6223	00000391	GASOLINE
		26.48	LITTLE DUKES , GALS 7.86		61546	JAN12 COMDATA FUEL	0211.6223	00000393	GASOLINE
		26.49	HOLIDAY , GALS 8.03		61546	JAN12 COMDATA FUEL	0211.6223	00000393	GASOLINE

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		26.70	LITTLE DUKES , GALS 8.42		61546	JAN12 COMDATA FUEL	0211.6223	00000393	GASOLINE
		26.71	LITTLE DUKES , GALS 7.92		61546	JAN12 COMDATA FUEL	9605.6223	00000612	GASOLINE
		26.91	HOLIDAY , GALS 8.41		61546	JAN12 COMDATA FUEL	0211.6223	00000387	GASOLINE
		26.93	LITTLE DUKES , GALS 8.21		61546	JAN12 COMDATA FUEL	0211.6223	00000391	GASOLINE
		27.15	LITTLE DUKES , GALS 8.62		61546	JAN12 COMDATA FUEL	0211.6223	00000393	GASOLINE
		27.25	LITTLE DUKES , GALS 8.59		61546	JAN12 COMDATA FUEL	0211.6223	00000387	GASOLINE
		27.28	LITTLE DUKES , GALS 8.6		61546	JAN12 COMDATA FUEL	0211.6223	00000387	GASOLINE
		27.37	LITTLE DUKES , GALS 8.37		61546	JAN12 COMDATA FUEL	0211.6223	00000316	GASOLINE
		27.45	LITTLE DUKES , GALS 8.39		61546	JAN12 COMDATA FUEL	0211.6223	00000302	GASOLINE
		27.52	LITTLE DUKES , GALS 7.93		61546	JAN12 COMDATA FUEL	9605.6223	00000612	GASOLINE
		27.53	LITTLE DUKES , GALS 8.68		61546	JAN12 COMDATA FUEL	0211.6223	00000303	GASOLINE
		27.77	LITTLE DUKES , GALS 8.34		61546	JAN12 COMDATA FUEL	0211.6223	00000353	GASOLINE
		27.93	LITTLE DUKES , GALS 8.54		61546	JAN12 COMDATA FUEL	0211.6223	00000393	GASOLINE
		28.01	LITTLE DUKES , GALS 8.56		61546	JAN12 COMDATA FUEL	0211.6223	00000387	GASOLINE
		28.05	LITTLE DUKES , GALS 8.9		61546	JAN12 COMDATA FUEL	0211.6223	00000387	GASOLINE
		28.23	LITTLE DUKES , GALS 8.96		61546	JAN12 COMDATA FUEL	0211.6223	00000353	GASOLINE
		28.24	LITTLE DUKES , GALS 8.63		61546	JAN12 COMDATA FUEL	0211.6223	00000387	GASOLINE
		28.26	LITTLE DUKES , GALS 8.97		61546	JAN12 COMDATA FUEL	0211.6223	00000387	GASOLINE
		28.45	LITTLE DUKES , GALS 8.97		61546	JAN12 COMDATA FUEL	0211.6223	00000302	GASOLINE
		28.56	LITTLE DUKES , GALS 8.73		61546	JAN12 COMDATA FUEL	0211.6223	00000387	GASOLINE
		28.66	LITTLE DUKES , GALS 8.26		61546	JAN12 COMDATA FUEL	9605.6223	00000612	GASOLINE
		28.73	LITTLE DUKES , GALS 9.12		61546	JAN12 COMDATA FUEL	0211.6223	00000393	GASOLINE
		28.98	LITTLE DUKES , GALS 9.14		61546	JAN12 COMDATA FUEL	0211.6223	00000316	GASOLINE
		29.23	LITTLE DUKES , GALS 9.28		61546	JAN12 COMDATA FUEL	0211.6223	00000393	GASOLINE
		29.31	LITTLE DUKES , GALS 8.75		61546	JAN12 COMDATA FUEL	9605.6223	00000612	GASOLINE
		29.50	HOLIDAY , GALS 8.94		61546	JAN12 COMDATA FUEL	0211.6223	00000388	GASOLINE
		29.72	LITTLE DUKES , GALS 9.43		61546	JAN12 COMDATA FUEL	0211.6223	00000353	GASOLINE
		30.00	BILL'S SUPERETTE , GALS 9.4		61546	JAN12 COMDATA FUEL	0220.6223	00000563	GASOLINE

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		30.18	HOLIDAY , GALS 9.49		61546	JAN12 COMDATA FUEL	0211.6223	0000316	GASOLINE
		31.43	LITTLE DUKES , GALS 9.32		61546	JAN12 COMDATA FUEL	0211.6223	0000391	GASOLINE
		31.65	LITTLE DUKES , GALS 9.39		61546	JAN12 COMDATA FUEL	0211.6223	0000317	GASOLINE
		32.01	LITTLE DUKES , GALS 9.79		61546	JAN12 COMDATA FUEL	0211.6223	0000317	GASOLINE
		32.03	CASEYS GNRL STRE , GALS 10.01		61546	JAN12 COMDATA FUEL	9605.6223	0000612	GASOLINE
		32.04	LITTLE DUKES , GALS 9.51		61546	JAN12 COMDATA FUEL	0211.6223	0000302	GASOLINE
		32.24	LITTLE DUKES , GALS 9.83		61546	JAN12 COMDATA FUEL	0211.6223	0000387	GASOLINE
		32.28	LITTLE DUKES , GALS 9.87		61546	JAN12 COMDATA FUEL	0211.6223	0000387	GASOLINE
		32.69	LITTLE DUKES , GALS 10.31		61546	JAN12 COMDATA FUEL	0211.6223	0000386	GASOLINE
		32.69	LITTLE DUKES , GALS 10.31		61546	JAN12 COMDATA FUEL	0211.6223	0000353	GASOLINE
		32.85	LITTLE DUKES , GALS 10.36		61546	JAN12 COMDATA FUEL	0211.6223	0000302	GASOLINE
		32.95	LITTLE DUKES , GALS 10.39		61546	JAN12 COMDATA FUEL	0211.6223	0000317	GASOLINE
		33.62	HOLIDAY , GALS 10.58		61546	JAN12 COMDATA FUEL	0211.6223	0000317	GASOLINE
		33.68	LITTLE DUKES , GALS 10.69		61546	JAN12 COMDATA FUEL	0211.6223	0000353	GASOLINE
		33.75	LITTLE DUKES , GALS 10.01		61546	JAN12 COMDATA FUEL	0211.6223	0000393	GASOLINE
		34.68	LITTLE DUKES , GALS 11.01		61546	JAN12 COMDATA FUEL	0211.6223	0000302	GASOLINE
		34.72	LITTLE DUKES , GALS 10.95		61546	JAN12 COMDATA FUEL	0211.6223	0000303	GASOLINE
		35.00	SUPERAMERICA , GALS 11.01		61546	JAN12 COMDATA FUEL	0211.6223	0000393	GASOLINE
		35.66	LITTLE DUKES , GALS 11.32		61546	JAN12 COMDATA FUEL	0211.6223	0000386	GASOLINE
		35.67	LITTLE DUKES , GALS 10.91		61546	JAN12 COMDATA FUEL	0211.6223	0000391	GASOLINE
		35.88	BILL'S SUPERETTE , GALS 11.32		61546	JAN12 COMDATA FUEL	0220.6223	0000563	GASOLINE
		36.00	BILL'S SUPERETTE , GALS 11.32		61546	JAN12 COMDATA FUEL	0211.6223	0000318	GASOLINE
		36.29	LITTLE DUKES , GALS 10.77		61546	JAN12 COMDATA FUEL	9605.6223	0000612	GASOLINE
		36.48	SUPERAMERICA , GALS 11.474		61546	JAN12 COMDATA FUEL	0211.6223	0000393	GASOLINE
		36.60	BILL'S SUPERETTE , GALS 10.83		61546	JAN12 COMDATA FUEL	0194.6223	0000404	GASOLINE
		37.24	LITTLE DUKES , GALS 11.05		61546	JAN12 COMDATA FUEL	9605.6223	0000612	GASOLINE
		37.28	LITTLE DUKES , GALS 11.4		61546	JAN12 COMDATA FUEL	0211.6223	0000391	GASOLINE
		38.29	HOLIDAY , GALS 11.61		61546	JAN12 COMDATA FUEL	0452.6223	0000664	GASOLINE

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		38.63	LITTLE DUKES , GALS 12.26		61546	JAN12 COMDATA FUEL	0211.6223	0000317	GASOLINE
		38.78	LITTLE DUKES , GALS 11.82		61546	JAN12 COMDATA FUEL	0211.6223	0000392	GASOLINE
		39.04	LITTLE DUKES , GALS 12.39		61546	JAN12 COMDATA FUEL	0211.6223	0000302	GASOLINE
		39.13	LITTLE DUKES , GALS 12.42		61546	JAN12 COMDATA FUEL	0211.6223	0000302	GASOLINE
		39.25	LITTLE DUKES , GALS 11.97		61546	JAN12 COMDATA FUEL	0211.6223	0000393	GASOLINE
		39.32	LITTLE DUKES , GALS 11.67		61546	JAN12 COMDATA FUEL	0211.6223	0000387	GASOLINE
		39.69	LITTLE DUKES , GALS 12.6		61546	JAN12 COMDATA FUEL	0211.6223	0000316	GASOLINE
		39.71	LITTLE DUKES , GALS 12.61		61546	JAN12 COMDATA FUEL	0194.6223	0000403	GASOLINE
		39.74	LITTLE DUKES , GALS 12.15		61546	JAN12 COMDATA FUEL	0211.6223	0000303	GASOLINE
		39.97	LITTLE DUKES , GALS 11.86		61546	JAN12 COMDATA FUEL	0211.6223	0000316	GASOLINE
		40.00	HOLIDAY , GALS 12.58		61546	JAN12 COMDATA FUEL	0211.6223	0000392	GASOLINE
		40.13	LITTLE DUKES , GALS 12.23		61546	JAN12 COMDATA FUEL	0211.6223	0000387	GASOLINE
		40.20	LITTLE DUKES , GALS 12.52		61546	JAN12 COMDATA FUEL	0211.6223	0000318	GASOLINE
		40.34	HOLIDAY , GALS 12.69		61546	JAN12 COMDATA FUEL	0452.6223	0000653	GASOLINE
		41.00	CANAL PARK ICO , GALS 13.43		61546	JAN12 COMDATA FUEL	0211.6223	0000388	GASOLINE
		41.11	LITTLE DUKES , GALS 13.05		61546	JAN12 COMDATA FUEL	0211.6223	0000393	GASOLINE
		41.70	LITTLE DUKES , GALS 12.75		61546	JAN12 COMDATA FUEL	0211.6223	0000364	GASOLINE
		42.00	BILL'S SUPERETTE , GALS 13.12		61546	JAN12 COMDATA FUEL	0220.6223	0000563	GASOLINE
		42.02	LITTLE DUKES , GALS 12.85		61546	JAN12 COMDATA FUEL	0211.6223	0000302	GASOLINE
		42.25	HOLIDAY , GALS 12.89		61546	JAN12 COMDATA FUEL	0211.6223	0000317	GASOLINE
		42.43	SUPERAMERICA , GALS 13.348		61546	JAN12 COMDATA FUEL	0211.6223	0000393	GASOLINE
		42.59	LITTLE DUKES , GALS 13.52		61546	JAN12 COMDATA FUEL	0211.6223	0000303	GASOLINE
		42.59	BILL'S SUPERETTE , GALS 12.75		61546	JAN12 COMDATA FUEL	9605.6223	0000612	GASOLINE
		42.69	SUPERAMERICA , GALS 13.019		61546	JAN12 COMDATA FUEL	0211.6223	0000393	GASOLINE
		42.98	LITTLE DUKES , GALS 13.14		61546	JAN12 COMDATA FUEL	0211.6223	0000393	GASOLINE
		43.02	LITTLE DUKES , GALS 12.54		61546	JAN12 COMDATA FUEL	0211.6223	0000317	GASOLINE
		43.11	LITTLE DUKES , GALS 13.14		61546	JAN12 COMDATA FUEL	0211.6223	0000392	GASOLINE
		43.54	HOLIDAY , GALS 13.2		61546	JAN12 COMDATA FUEL	0211.6223	0000317	GASOLINE

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		43.76	BILL'S SUPERETTE , GALS 12.87		61546	JAN12 COMDATA FUEL	0211.6223	00000392	GASOLINE
		44.29	LITTLE DUKES , GALS 14.06		61546	JAN12 COMDATA FUEL	0211.6223	00000387	GASOLINE
		44.59	LITTLE DUKES , GALS 14.07		61546	JAN12 COMDATA FUEL	0211.6223	00000393	GASOLINE
		44.85	LITTLE DUKES , GALS 13.31		61546	JAN12 COMDATA FUEL	0211.6223	00000316	GASOLINE
		44.96	LITTLE DUKES , GALS 14.27		61546	JAN12 COMDATA FUEL	0211.6223	00000317	GASOLINE
		45.07	LITTLE DUKES , GALS 14.22		61546	JAN12 COMDATA FUEL	0211.6223	00000302	GASOLINE
		45.07	LITTLE DUKES , GALS 14.31		61546	JAN12 COMDATA FUEL	0211.6223	00000352	GASOLINE
		45.23	LITTLE DUKES , GALS 13.54		61546	JAN12 COMDATA FUEL	0211.6223	00000317	GASOLINE
		45.55	HOLIDAY , GALS 13.81		61546	JAN12 COMDATA FUEL	0211.6223	00000365	GASOLINE
		46.16	LITTLE DUKES , GALS 14.56		61546	JAN12 COMDATA FUEL	0211.6223	00000303	GASOLINE
		46.18	LITTLE DUKES , GALS 14.12		61546	JAN12 COMDATA FUEL	0211.6223	00000303	GASOLINE
		46.22	LITTLE DUKES , GALS 14.58		61546	JAN12 COMDATA FUEL	0211.6223	00000391	GASOLINE
		46.51	SHELL OIL , GALS 14.54		61546	JAN12 COMDATA FUEL	0211.6223	00000365	GASOLINE
		46.56	LITTLE DUKES , GALS 14.69		61546	JAN12 COMDATA FUEL	0211.6223	00000365	GASOLINE
		46.59	LITTLE DUKES , GALS 13.82		61546	JAN12 COMDATA FUEL	0211.6223	00000386	GASOLINE
		46.71	LITTLE DUKES , GALS 14.83		61546	JAN12 COMDATA FUEL	0211.6223	00000303	GASOLINE
		46.75	LITTLE DUKES , GALS 14.08		61546	JAN12 COMDATA FUEL	0211.6223	00000317	GASOLINE
		46.88	BILL'S SUPERETTE , GALS 13.95		61546	JAN12 COMDATA FUEL	0220.6223	00000563	GASOLINE
		47.00	HOLIDAY , GALS 14.51		61546	JAN12 COMDATA FUEL	0311.6223	00000676	GASOLINE
		47.11	LITTLE DUKES , GALS 14.86		61546	JAN12 COMDATA FUEL	0211.6223	00000316	GASOLINE
		47.32	LITTLE DUKES , GALS 14.93		61546	JAN12 COMDATA FUEL	0211.6223	00000364	GASOLINE
		47.50	BILL'S SUPERETTE , GALS 14.94		61546	JAN12 COMDATA FUEL	0211.6223	00000302	GASOLINE
		47.51	SHELL OIL , GALS 14.94		61546	JAN12 COMDATA FUEL	0211.6223	00000302	GASOLINE
		47.55	LITTLE DUKES , GALS 15		61546	JAN12 COMDATA FUEL	0211.6223	00000353	GASOLINE
		48.02	LITTLE DUKES , GALS 15.15		61546	JAN12 COMDATA FUEL	0211.6223	00000316	GASOLINE
		48.40	PDQ STORES , GALS 15.226		61546	JAN12 COMDATA FUEL	0211.6223	00000352	GASOLINE
		48.62	LITTLE DUKES , GALS 15.34		61546	JAN12 COMDATA FUEL	0211.6223	00000302	GASOLINE
		48.88	LITTLE DUKES , GALS 14.95		61546	JAN12 COMDATA FUEL	0211.6223	00000316	GASOLINE

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48.94			LITTLE DUKES , GALS 14.1		61546	JAN12 COMDATA FUEL	9605.6223	00000612	GASOLINE
49.52			SUPERAMERICA , GALS 15.576		61546	JAN12 COMDATA FUEL	0211.6223	00000391	GASOLINE
49.80			HOLIDAY , GALS 14.65		61546	JAN12 COMDATA FUEL	0211.6223	00000302	GASOLINE
50.05			LITTLE DUKES , GALS 15.31		61546	JAN12 COMDATA FUEL	0211.6223	00000302	GASOLINE
50.18			LITTLE DUKES , GALS 15.93		61546	JAN12 COMDATA FUEL	0211.6223	00000316	GASOLINE
50.27			LITTLE DUKES , GALS 15.96		61546	JAN12 COMDATA FUEL	0211.6223	00000353	GASOLINE
50.38			HOLIDAY , GALS 15.55		61546	JAN12 COMDATA FUEL	0452.6223	00000664	GASOLINE
50.54			LITTLE DUKES , GALS 15.45		61546	JAN12 COMDATA FUEL	0211.6223	00000386	GASOLINE
51.01			LITTLE DUKES , GALS 15.13		61546	JAN12 COMDATA FUEL	0211.6223	00000351	GASOLINE
51.05			LITTLE DUKES , GALS 16.21		61546	JAN12 COMDATA FUEL	0211.6223	00000375	GASOLINE
51.81			LITTLE DUKES , GALS 16.34		61546	JAN12 COMDATA FUEL	0211.6223	00000386	GASOLINE
52.03			LITTLE DUKES , GALS 15.91		61546	JAN12 COMDATA FUEL	0211.6223	00000302	GASOLINE
52.29			LITTLE DUKES , GALS 15.52		61546	JAN12 COMDATA FUEL	0211.6223	00000316	GASOLINE
53.01			BILL'S SUPERETTE , GALS 15.29		61546	JAN12 COMDATA FUEL	0220.6223	00000564	GASOLINE
54.03			LITTLE DUKES , GALS 16.52		61546	JAN12 COMDATA FUEL	0452.6223	00000653	GASOLINE
54.33			LITTLE DUKES , GALS 17.25		61546	JAN12 COMDATA FUEL	0240.6223	00000401	GASOLINE
55.79			LITTLE DUKES , GALS 17.6		61546	JAN12 COMDATA FUEL	0220.6223	00000564	GASOLINE
56.29			LITTLE DUKES , GALS 16.7		61546	JAN12 COMDATA FUEL	9605.6223	00000612	GASOLINE
56.72			KING'S COUNTRY MARKET , GALS 1		61546	JAN12 COMDATA FUEL	0220.6223	00000564	GASOLINE
57.94			LITTLE DUKES , GALS 17.19		61546	JAN12 COMDATA FUEL	0240.6223	00000401	GASOLINE
59.93			LITTLE DUKES , GALS 18.91		61546	JAN12 COMDATA FUEL	0211.6223	00000353	GASOLINE
60.46			LITTLE DUKES , GALS 17.94		61546	JAN12 COMDATA FUEL	9605.6223	00000612	GASOLINE
61.40			LITTLE DUKES , GALS 17.39		61546	JAN12 COMDATA FUEL	0220.6223	00000563	GASOLINE
62.20			BILL'S SUPERETTE , GALS 18.51		61546	JAN12 COMDATA FUEL	0311.6223	00000654	GASOLINE
63.11			LITTLE DUKES , GALS 19.3		61546	JAN12 COMDATA FUEL	0220.6223	00000558	GASOLINE
63.43			LITTLE DUKES , GALS 19.4		61546	JAN12 COMDATA FUEL	0211.6223	00000386	GASOLINE
63.83			LITTLE DUKES , GALS 18.94		61546	JAN12 COMDATA FUEL	0211.6223	00000386	GASOLINE
64.36			LITTLE DUKES , GALS 17.21		61546	JAN12 COMDATA FUEL	0220.6225	00000556	DIESEL FUEL

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64.59			LITTLE DUKES , GALS 20.51		61546	JAN12 COMDATA	0311.6223	00000654	GASOLINE
						FUEL			
64.62			LITTLE DUKES , GALS 20.52		61546	JAN12 COMDATA	0220.6223	00000558	GASOLINE
						FUEL			
65.93			HOLIDAY , GALS 20.61		61546	JAN12 COMDATA	0452.6223	00000653	GASOLINE
						FUEL			
67.00			CASEYS GNRL STRE , GALS 20		61546	JAN12 COMDATA	0211.6223	00000386	GASOLINE
						FUEL			
69.00			CASEYS GNRL STRE , GALS 21.7		61546	JAN12 COMDATA	0211.6223	00000386	GASOLINE
						FUEL			
69.34			LITTLE DUKES , GALS 22.01		61546	JAN12 COMDATA	0194.6223	00000312	GASOLINE
						FUEL			
69.35			HOLIDAY , GALS 20.4		61546	JAN12 COMDATA	0452.6223	00000664	GASOLINE
						FUEL			
69.74			SUPERAMERICA , GALS 21.938		61546	JAN12 COMDATA	0301.6223	00000402	GASOLINE
						FUEL			
70.01			BILL'S SUPERETTE , GALS 19.96		61546	JAN12 COMDATA	0220.6223	00000564	GASOLINE
						FUEL			
74.50			BILL'S SUPERETTE , GALS 23.43		61546	JAN12 COMDATA	0452.6223	00000653	GASOLINE
						FUEL			
74.91			SUPERAMERICA , GALS 23.564		61546	JAN12 COMDATA	0301.6223	00000638	GASOLINE
						FUEL			
75.00			BILL'S SUPERETTE , GALS 22.73		61546	JAN12 COMDATA	0220.6223	00000566	GASOLINE
						FUEL			
75.14			SUPERAMERICA , GALS 23.271		61546	JAN12 COMDATA	0301.6223	00000638	GASOLINE
						FUEL			
76.82			LITTLE DUKES , GALS 22.8		61546	JAN12 COMDATA	0194.6223	00000312	GASOLINE
						FUEL			
77.99			LITTLE DUKES , GALS 23.14		61546	JAN12 COMDATA	0311.6223	00000654	GASOLINE
						FUEL			
82.67			LITTLE DUKES , GALS 25.28		61546	JAN12 COMDATA	9601.6223	00000667	GASOLINE
						FUEL			
83.09			LITTLE DUKES , GALS 26.22		61546	JAN12 COMDATA	9601.6223	00000667	GASOLINE
						FUEL			
84.40			HOLIDAY , GALS 26.38		61546	JAN12 COMDATA	0452.6223	00000664	GASOLINE
						FUEL			
90.37			HOLIDAY , GALS 26.9		61546	JAN12 COMDATA	0452.6223	00000664	GASOLINE
						FUEL			
91.13			LITTLE DUKES , GALS 28.93		61546	JAN12 COMDATA	0220.6223	00000566	GASOLINE
						FUEL			
94.12			LITTLE DUKES , GALS 29.69		61546	JAN12 COMDATA	0220.6223	00000566	GASOLINE
						FUEL			
97.75			LITTLE DUKES , GALS 29.9		61546	JAN12 COMDATA	0452.6223	00000675	GASOLINE
						FUEL			
99.09			LITTLE DUKES , GALS 30.31		61546	JAN12 COMDATA	0220.6223	00000566	GASOLINE
						FUEL			
103.29			LITTLE DUKES , GALS 31.02		61546	JAN12 COMDATA	0452.6223	00000627	GASOLINE
						FUEL			
109.06			CASEYS GNRL STRE , GALS 33.26		61546	JAN12 COMDATA	0311.6223	00000676	GASOLINE
						FUEL			
122.00			HOLIDAY , GALS 38.38		61546	JAN12 COMDATA	0452.6223	00000675	GASOLINE
						FUEL			
140.08			LITTLE DUKES , GALS 44.48		61546	JAN12 COMDATA	0311.6223	00000676	GASOLINE
						FUEL			
1.27			THE HOME DEPOT , BRAY		61547	JAN12 COMDATA	0194.6281		SMALL TOOLS & MINOR EQUIP
						PCARD			

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		1.50	OFFICE MAX , WIEMANN		61547	JAN12 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICE SUF
		2.47	THE HOME DEPOT , BRAY		61547	JAN12 COMDATA PCARD	0194.6281		SMALL TOOLS & MINOR EQUIF
		2.85	BEST BUY , BUSCH		61547	JAN12 COMDATA PCARD	0192.6249		MISCELLANEOUS OPERATING
		3.00	OFFICE MAX , WIEMANN		61547	JAN12 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICE SUF
		3.00	OFFICE MAX , WIEMANN		61547	JAN12 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICE SUF
		3.00	OFFICE MAX , WIEMANN		61547	JAN12 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICE SUF
		3.00	OFFICE MAX , WIEMANN		61547	JAN12 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICE SUF
		3.20	FRATTALLONES , RIEMER		61547	JAN12 COMDATA PCARD	9605.6257	00000642	OTHER VEHICLE PARTS
		4.29	OFFICE MAX , WIEMANN		61547	JAN12 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICE SUF
		4.99	OFFICE MAX , WIEMANN		61547	JAN12 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICE SUF
		5.97	THE HOME DEPOT , BRAY		61547	JAN12 COMDATA PCARD	0194.6281		SMALL TOOLS & MINOR EQUIF
		5.99	OFFICE MAX , WIEMANN		61547	JAN12 COMDATA PCARD	0211.6206		FILM, MICROFILM, TAPES, DIS
		5.99	OFFICE MAX , WIEMANN		61547	JAN12 COMDATA PCARD	0211.6206		FILM, MICROFILM, TAPES, DIS
		5.99	OFFICE MAX , WIEMANN		61547	JAN12 COMDATA PCARD	0211.6206		FILM, MICROFILM, TAPES, DIS
		5.99	OFFICE MAX , WIEMANN		61547	JAN12 COMDATA PCARD	0211.6206		FILM, MICROFILM, TAPES, DIS
		5.99	OFFICE MAX , WIEMANN		61547	JAN12 COMDATA PCARD	0211.6206		FILM, MICROFILM, TAPES, DIS
		5.99	OFFICE MAX , WIEMANN		61547	JAN12 COMDATA PCARD	0211.6206		FILM, MICROFILM, TAPES, DIS
		5.99	OFFICE MAX , WIEMANN		61547	JAN12 COMDATA PCARD	0211.6206		FILM, MICROFILM, TAPES, DIS
		5.99	OFFICE MAX , WIEMANN		61547	JAN12 COMDATA PCARD	0211.6206		FILM, MICROFILM, TAPES, DIS
		5.99	OFFICE MAX , WIEMANN		61547	JAN12 COMDATA PCARD	0211.6206		FILM, MICROFILM, TAPES, DIS
		5.99	OFFICE MAX , WIEMANN		61547	JAN12 COMDATA PCARD	0211.6206		FILM, MICROFILM, TAPES, DIS
		5.99	OFFICE MAX , WIEMANN		61547	JAN12 COMDATA PCARD	0211.6206		FILM, MICROFILM, TAPES, DIS
		7.99	OFFICE MAX , WIEMANN		61547	JAN12 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICE SUF
		7.99	OFFICE MAX , WIEMANN		61547	JAN12 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICE SUF
		7.99	OFFICE MAX , WIEMANN		61547	JAN12 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICE SUF
		7.99	OFFICE MAX , WIEMANN		61547	JAN12 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICE SUF
		8.54	AMAZON MKTPLACE , BUSCH		61547	JAN12 COMDATA PCARD	0192.6249		MISCELLANEOUS OPERATING
		8.11	COBORN'S , ULRICH		61547	JAN12 COMDATA PCARD	0111.6249		MISCELLANEOUS OPERATING
		9.76	LOWES , RIEMER		61547	JAN12 COMDATA PCARD	0452.6249		MISCELLANEOUS OPERATING

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		9.98	THE HOME DEPOT , BRAY		61547	JAN12 COMDATA PCARD	0194.6281		SMALL TOOLS & MINOR EQUIF
		14.39	AMAZON MKTPLACE , BUSCH		61547	JAN12 COMDATA PCARD	0192.6249		MISCELLANEOUS OPERATING
		14.38	COBORN'S , ULRICH		61547	JAN12 COMDATA PCARD	0111.6249		MISCELLANEOUS OPERATING
		14.88	OFFICE MAX , WIEMANN		61547	JAN12 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICE SUF
		14.99	OFFICE MAX , WIEMANN		61547	JAN12 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICE SUF
		17.14	5 DOLLAR PIZZA , SCHIFERLI		61547	JAN12 COMDATA PCARD	0211.6207		TRAINING SUPPLIES
		19.22	AMAZON MKTPLACE , BUSCH		61547	JAN12 COMDATA PCARD	0192.6249		MISCELLANEOUS OPERATING
		19.49	OFFICE MAX , WIEMANN		61547	JAN12 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICE SUF
		19.95	SURVEYMONKEY.COM , BUSCH		61547	JAN12 COMDATA PCARD	0192.6405		OFFICE & DATA PROCESSING
		24.14	LOWES , RIEMER		61547	JAN12 COMDATA PCARD	0452.6249		MISCELLANEOUS OPERATING
		29.47	WWW.NEWEGG.COM , WIEMANN		61547	JAN12 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICE SUF
		30.51	COBORN'S , OLSON		61547	JAN12 COMDATA PCARD	0311.6249		MISCELLANEOUS OPERATING
		31.60	5 DOLLAR PIZZA , DWYER		61547	JAN12 COMDATA PCARD	0211.6249		MISCELLANEOUS OPERATING
		31.88	WM SUPERCENTER , BRAY		61547	JAN12 COMDATA PCARD	0111.6249		MISCELLANEOUS OPERATING
		39.99	BEST BUY , BUSCH		61547	JAN12 COMDATA PCARD	0192.6249		MISCELLANEOUS OPERATING
		42.70	COBORN'S , SCHIFERLI		61547	JAN12 COMDATA PCARD	0211.6207		TRAINING SUPPLIES
		44.93	GRANDMA'S SPORTS GARDAN , DWYE		61547	JAN12 COMDATA PCARD	0211.6331		TRAVEL & LODGING
		46.90	FALLS CAFE , ULRICH		61547	JAN12 COMDATA PCARD	0130.6335		TRAINING
		52.60	FOREVER FLORAL , KAPLER		61547	JAN12 COMDATA PCARD	0220.6249		MISCELLANEOUS OPERATING
		57.66	COPQUEST , DWYER		61547	JAN12 COMDATA PCARD	0211.6231		UNIFORMS & TURN-OUT GEAF
		56.86	BEST WISHES FLORAL , ULRICH		61547	JAN12 COMDATA PCARD	0130.6249		MISCELLANEOUS OPERATING
		58.99	NORTHERN TOOL EQUIPMNT , RIEME		61547	JAN12 COMDATA PCARD	0311.6281		SMALL TOOLS & MINOR EQUIF
		60.86	COBORN'S , DWYER		61547	JAN12 COMDATA PCARD	0211.6249		MISCELLANEOUS OPERATING
		63.25	WM SUPERCENTER , BRAY		61547	JAN12 COMDATA PCARD	0111.6249		MISCELLANEOUS OPERATING
		63.30	CENTRAL HYDRAULICS INC , RIEME		61547	JAN12 COMDATA PCARD	0312.6257		OTHER VEHICLE PARTS
		67.25	SAMMYS PIZZA DOWNTOWN , DWYER		61547	JAN12 COMDATA PCARD	0211.6331		TRAVEL & LODGING
		70.77	RAMSEY MARKET , RIEMER		61547	JAN12 COMDATA PCARD	0311.6223	00000654	GASOLINE
		73.59	SUBWAY , ULRICH		61547	JAN12 COMDATA PCARD	0111.6249		MISCELLANEOUS OPERATING

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		73.71	RADIOHACK.COM , WIEMANN		61547	JAN12 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICE SUF
		75.00	FBI NATIONAL ACADEMY , WAY		61547	JAN12 COMDATA PCARD	0211.6451		MEMBERSHIP DUES
		80.00	VALLEY TOXICOLOGY SVCS , WIEMA		61547	JAN12 COMDATA PCARD	0211.6237		CRIME SCENE KIT MATERIALS
		89.99	OFFICE MAX , WIEMANN		61547	JAN12 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICE SUF
		89.99	OFFICE MAX , WIEMANN		61547	JAN12 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICE SUF
		90.42	CENTRAL HYDRAULICS INC , RIEME		61547	JAN12 COMDATA PCARD	0312.6257	00000672	OTHER VEHICLE PARTS
		100.00	ICSC , NELSON		61547	JAN12 COMDATA PCARD	0295.6451		MEMBERSHIP DUES
		113.85	WWW.DIXIEMED.COM , KAPLER		61547	JAN12 COMDATA PCARD	0220.6239		FIRST AID SUPPLIES
		165.00	INTL SOC ARBORICULTURE , GLADH		61547	JAN12 COMDATA PCARD	0461.6451		MEMBERSHIP DUES
		185.40	ACAPULCO , ULRICH		61547	JAN12 COMDATA PCARD	0111.6249		MISCELLANEOUS OPERATING
		224.44	APA - BOOKSTORE , GLADHILL		61547	JAN12 COMDATA PCARD	0191.6335		TRAINING
		245.81	WWW.NEWEGG.COM , WIEMANN		61547	JAN12 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICE SUF
		248.40	HEALTH PRODUCTS , WIEMANN		61547	JAN12 COMDATA PCARD	0211.6237		CRIME SCENE KIT MATERIALS
		248.91	MACNEIL AUTOMOTIVE , DWYER		61547	JAN12 COMDATA PCARD	0211.6257		OTHER VEHICLE PARTS
		260.00	PAYPAL , NELSON		61547	JAN12 COMDATA PCARD	0295.6335		TRAINING
		265.00	MINNESOTA CHIEFS OF POLICE , W		61547	JAN12 COMDATA PCARD	0211.6451		MEMBERSHIP DUES
		312.90	INN LAKE SUPERIOR , DWYER		61547	JAN12 COMDATA PCARD	0211.6331		TRAVEL & LODGING
		312.90	INN LAKE SUPERIOR , DWYER		61547	JAN12 COMDATA PCARD	0211.6331		TRAVEL & LODGING
		329.00	LOWES , RIEMER		61547	JAN12 COMDATA PCARD	0452.6249		MISCELLANEOUS OPERATING
		385.92	JEFF STEIN SNAPON , RIEMER		61547	JAN12 COMDATA PCARD	0311.6281		SMALL TOOLS & MINOR EQUIF
		995.00	ICMA INTERNET , ULRICH		61547	JAN12 COMDATA PCARD	0130.6335		TRAINING
		73.94-			61547	JAN12 COMDATA PCARD	9101.2082		SALES/USE TAX PAYABLE
		15,682.73							
99021312	2/13/2012		100629 MN DEPT OF REV SALES TX						
		.43-	JAN12 SALES/USE/TAN TAX		61548	JAN12 SALES/USE/TAN TAX	9101.4609		OTHER MISCELLANEOUS REV
		1.15	JAN12 SALES/USE/TAN TAX		61548	JAN12 SALES/USE/TAN TAX	0211.6208		MISCELLANEOUS OFFICE SUF
		2.23	JAN12 SALES/USE/TAN TAX		61548	JAN12 SALES/USE/TAN TAX	0211.6275		OTHER EQUIPMENT PARTS

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		5.57	JAN12 SALES/USE/TAN TAX		61548	JAN12	0192.6281		SMALL TOOLS & MINOR EQUIP
						SALES/USE/TAN TAX			
		7.71	JAN12 SALES/USE/TAN TAX		61548	JAN12	0211.6231		UNIFORMS & TURN-OUT GEAF
						SALES/USE/TAN TAX			
		8.24	JAN12 SALES/USE/TAN TAX		61548	JAN12	0211.6257		OTHER VEHICLE PARTS
						SALES/USE/TAN TAX			
		39.18	JAN12 SALES/USE/TAN TAX		61548	JAN12	9601.2082		SALES/USE TAX PAYABLE
						SALES/USE/TAN TAX			
		73.94	JAN12 SALES/USE/TAN TAX		61548	JAN12	9101.2082		SALES/USE TAX PAYABLE
						SALES/USE/TAN TAX			
		74.10	JAN12 SALES/USE/TAN TAX		61548	JAN12	9101.4305		RENTAL FEES
						SALES/USE/TAN TAX			
		26.12	DEC11 SALES/USE/TAN TAX		61549	DEC11	9101.2082		SALES/USE TAX PAYABLE
						SALES/USE/TAN TAX			
		136.41	DEC11 SALES/USE/TAN TAX		61549	DEC11	9601.2085		ANOKA COUNTY TRANSIT TAX
						SALES/USE/TAN TAX			
		2,082.78	DEC11 SALES/USE/TAN TAX		61549	DEC11	9601.2082		SALES/USE TAX PAYABLE
						SALES/USE/TAN TAX			
		<u>2,457.00</u>							
99021651	2/16/2012		111465 STATE STREET BANK						
		2,954.00			61569	02151210133714	9101.2175		DEFERRED COMPENSATION
		<u>2,954.00</u>							
99021654	2/16/2012		111465 STATE STREET BANK						
		383.73			61570	02151210133715	9101.2176		LIFE/HEALTH-EMPLOYEE
		<u>383.73</u>							
99021712	2/17/2012		100219 HOME DEPOT COMMERCIAL ACCT PRO						
		518.88	PARKS- MISC ITEMS		61637	012712	0452.6229		SHOP MATERIALS
		<u>518.88</u>							
99190131	2/16/2012		100223 ICMA RETIREMENT TRUST 457						
		2,869.18			61564	0215121013371	9101.2175		DEFERRED COMPENSATION
		<u>2,869.18</u>							
		<u>247,196.35</u>	Grand Total						

Payment Instrument Totals	
Check Total	144,623.54
Transfer Total	102,572.81
Total Payments	247,196.35

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CITY OF RAMSEY
Create Payment Control Groups

Bank Account 00002224 CASH IN BANK
Version LOGIS003V
Originator JLIPSKI
Payment Instrument Check Payment
Pay Through Date 12/31/2012

Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount	
CENTERVILLE MN 55038										
Payment Amount									100.00	
100022	AMERICAN WATER WORKS ASSN	DUES-J.NELSON - J. DUBE	PV	61695	001	09601	2/15/2012	021512	358.00	
AMERICAN WATER WORKS ASSN P O BOX 972997 DALLAS TX 75397-2997									Summary Total	358.00
Payment Amount									358.00	
100029	ANOKA AREA CHAMBER OF COMMERCE	2012 GALA FUND RAISER	PV	61640	001	09101	1/19/2012	16780	500.00	
ANOKA AREA CHAMBER OF COMMERCE 12 BRIDGE SQUARE ANOKA MN 55303									Summary Total	500.00
Payment Amount									500.00	
100043	ANOKA COUNTY PROPERTY RECORDS TAXATION	JAN 2012 CHARGES	PV	61717	001	09400	2/1/2012	534 2/1/12	46.00	
ANOKA COUNTY PROPERTY RECORDS TAXATION 2100 - 3RD AVENUE									JAN 2012 CHARGES	46.00
ANOKA MN 55303									Summary Total	138.00
Payment Amount									138.00	
100046	ANOKA COUNTY SHERIFF'S OFFICE	MENTAL HEALTH RESP-APR 10,2012	PV	61606	001	09101	2/7/2012	020712	480.00	
ANOKA COUNTY SHERIFF'S OFFICE 13301 HANSON BLVD NW									Summary Total	480.00
ANDOVER MN 55304									PV 61607 001 09101 2/7/2012 020712A	540.00
Summary Total									540.00	
Payment Amount									1,020.00	

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Version LOGIS003V
Originator JLIPSKI
Payment Instrument Check Payment
Pay Through Date 12/31/2012

Payee	Stub	Document	Due	Invoice	Payment				
Number	Name / Mailing Address	Message	Ty	Number	Item	Co	Date	Number	Amount
107587	ANOKA COUNTY TREASURY DEPARTMENT	2011 4TH QTR SIGNAL MAINTENANC	PV	61639	001	09101	2/7/2012	216165	2,219.48
	ANOKA COUNTY TREASURY DEPARTMENT 2100 THIRD AVENUE ANOKA MN 55303							Summary Total	2,219.48
								Payment Amount	2,219.48
111377	ANOKA MUNICIPAL UTILITY	RAMSEY STREET LIGHTS	PV	61660	001	09603	2/13/2012	22-990005-01 JAN 12	58.35
	ANOKA MUNICIPAL UTILITY CITY HALL							Summary Total	58.35
		CTY RD 116 & HWY 47-SIGNAL	PV	61661	001	09603	2/13/2012	22-613120-01 JAN12	111.63
								Summary Total	111.63
	2015 FIRST AVENUE NO ANOKA MN 55303	BUNKER LK/DYSPORIUM- SIGNAL	PV	61662	001	09603	2/13/2012	22-612000-01 JAN 12	30.18
								Summary Total	30.18
		14034 DYSPORIUM ST LIGHT	PV	61663	001	09603	2/13/2012	22-610280-00 JAN 12	15.51
								Summary Total	15.51
								Payment Amount	215.67
100063	ASPEN MILLS	WEIGMAN- SILVER BUGLES	PV	61608	001	09101	2/3/2012	117713	29.28
	ASPEN MILLS 8201 C CENTRAL AVE NE							Summary Total	29.28
		C. HANSEN- BOOTS	PV	61609	001	09101	2/3/2012	117714	219.50
	SPRING LAKE PARK MN 55432							Summary Total	219.50
		LUECK- MISC UNIFORM	PV	61610	001	09101	2/3/2012	117716	409.20
								Summary Total	409.20
		DIXON: NAME TAG, BATON	PV	61696	001	09101	2/14/2012	118072	100.13
								Summary Total	100.13
		MISC FOR EXPLORERS	PV	61697	001	09101	2/14/2012	118071	29.28

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Version LOGIS003V
Originator JLIPSKI
Payment Instrument Check Payment
Pay Through Date 12/31/2012

Payee	Stub	Document	Due	Invoice	Payment
Number	Name / Mailing Address	Ty Number Itm Co	Date	Number	Amount
Summary Total					29.28
Payment Amount					787.39
101152	BKV GROUP INC	PV 61612 001 09101	1/25/2012	28255	1,536.18
	FIRE STATION STUDY				
	BKV GROUP INC 222 NORTH 2ND STREET MINNEAPOLIS MN 55401				
Summary Total					1,536.18
Payment Amount					1,536.18
107604	BONINE, JAMES	PV 61641 001 09101	2/15/2012	021512	10.00
	PHOTOGRAPHY CLASS FOR PD				
	JAMES BONINE	PV 61641 002 09101	2/15/2012	021512	41.63
	PHOTOGRAPHY CLASS FOR PD				
	9320 INVERNESS LANE RAMSEY MN 55303				
Summary Total					51.63
Payment Amount					51.63
104474	CARQUEST AUTO PARTS	PD 61664 001 09101	2/28/2012	6975-125893	11.41-
	BRAKE KIT RETURN				
	CARQUEST AUTO PARTS P O BOX 503589 ST LOUIS MO 63150-3589				
Summary Total					11.41-
	BRAKE FLUID	PV 61665 001 09101	2/13/2012	6975-125869	18.78
Summary Total					18.78
	OIL FILTER	PV 61666 001 09101	2/14/2012	6975-125891	27.45
Summary Total					27.45
	BRAKE/ROTORS/PADS/KIT 558	PV 61667 001 09101	2/13/2012	6975-125860	136.06
Summary Total					136.06
	BATTERY FOR 386	PV 61668 001 09101	2/15/2012	6975-125934	92.01
Summary Total					92.01
	AIR FILTER/BATTERY	PV 61669 001 09101	2/13/2012	6975-125836	7.55
	AIR FILTER/BATTERY	PV 61669 002 09101	2/13/2012	6975-125836	38.05
Summary Total					45.60
	BELT	PV 61710 001 09101	2/21/2012	6975-126209	7.87

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Version LOGIS003V
Originator JLIPSKI
Payment Instrument Check Payment
Pay Through Date 12/31/2012

Payee	Stub	Document	Due	Invoice	Payment
Number	Name / Mailing Address	Ty Number Itm Co	Date	Number	Amount
		Summary Total			7.87
	ANTIFREEZE	PV 61711 001 09101	2/21/2012	6975-126223	11.04
		Summary Total			11.04
		Payment Amount			327.40
106854	CDWG INC	MISC COMPUTER SUPPLIES	PV 61670 001 09101	2/9/2012 F683356	98.89
	CDWG INC 75 REMITTANCE DRIVE SUITE 1515 CHICAGO IL 60675-1515			Summary Total	98.89
				Payment Amount	98.89
100125	COUNTRYSIDE PRINTING INC	CARDS L. GLAGITSCH/C. NELSON	PV 61642 001 09101	2/3/2012 30844	40.61
	COUNTRYSIDE PRINTING	CARDS L. GLAGITSCH/C. NELSON	PV 61642 002 09101	2/3/2012 30844	40.62
	6250 BUNKER LAKE BLVD NW SUITE 113 RAMSEY MN 55303			Summary Total	81.23
				Payment Amount	81.23
100131	CULLIGAN OF ANOKA	COM FILTRATION LEASE	PV 61643 001 09101	1/31/2012 100X03732208	128.46
	CULLIGAN DEPARTMENT 8509 P O BOX 77043 MINNEAPOLIS MN 55480-7743			Summary Total	128.46
				Payment Amount	128.46
100144	DEHN OIL COMPANY	DIESEL	PV 61671 001 09101	2/15/2012 25004829	628.96
	DEHN OIL COMPANY 6735 141ST AVENUE NW RAMSEY MN 55303			Summary Total	628.96
	COMM ATF DEX	PV 61698 001 09101	2/16/2012 25004920		250.18
				Summary Total	250.18
				Payment Amount	879.14

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Originator JLIPSKI
Payment Instrument Check Payment
Pay Through Date 12/31/2012

Payee	Stub	Document	Due	Invoice	Payment				
Number	Name / Mailing Address	Message	Ty	Number	Item	Co	Date	Number	Amount
106624	EHLERS AND ASSOCIATES, INC	COR TIF	PV	61613	001	09496	2/10/2012	344234	195.00
	EHLERS & ASSOCIATES, INC							Summary Total	195.00
	3060 CENTRE POINTE DRIVE	TIF DISTRICT DEC 2011 SERVICES	PV	61705	001	09201	2/10/2012	344235	997.50
	ROSEVILLE MN 55113-1105	TIF DISTRICT DEC 2011 SERVICES	PV	61705	002	09201	2/10/2012	344235	997.50
								Summary Total	1,995.00
								Payment Amount	2,190.00
100167	ELK RIVER FORD INC	REPAIR ON 353	PV	61672	001	09101	2/13/2012	16013830/1	146.35
	ELK RIVER FORD INC	REPAIR ON 353	PV	61672	002	09101	2/13/2012	16013830/1	76.58
	17219 HIGHWAY 10 NW PO BOX 304 ELK RIVER MN 55330							Summary Total	222.93
								Payment Amount	222.93
107099	FASTENAL	MISC PARTS	PV	61644	001	09101	2/6/2012	MNTC883407	7.73
	FASTENAL COMPANY P O BOX 978 WINONA MN 55987	MISC PARTS	PV	61645	001	09602	2/2/2012	MNTC883272	22.71
								Summary Total	7.73
								Summary Total	22.71
								Payment Amount	30.44
100189	G AND K SERVICES INC	FD MATS	PV	61646	001	09101	2/1/2012	1006574658	83.65
	G AND K SERVICES INC							Summary Total	83.65
	PO BOX 1450-NW 7536 MINNEAPOLIS MN 55485-7536	UNIFORMS	PV	61673	001	09101	2/15/2012	1006596551	74.00
		UNIFORMS	PV	61673	002	09101	2/15/2012	1006596551	10.00
		UNIFORMS	PV	61673	003	09101	2/15/2012	1006596551	56.65
		UNIFORMS	PV	61673	004	09101	2/15/2012	1006596551	56.65
								Summary Total	197.30
		UNIFORMS	PV	61674	001	09101	2/8/2012	1006585654	73.00
		UNIFORMS	PV	61674	002	09101	2/8/2012	1006585654	10.00
		UNIFORMS	PV	61674	003	09101	2/8/2012	1006585654	116.83

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Originator JLIPSKI
Payment Instrument Check Payment
Pay Through Date 12/31/2012

Payee		Stub	Document			Due	Invoice	Payment	
Number	Name / Mailing Address	Message	Ty	Number	Itm	Co	Date	Number	Amount
		UNIFORMS	PV	61674	004	09101	2/8/2012	1006585654	116.83
				Summary Total					316.66
				Payment Amount					597.61
107962	GENESIS	JAN12	PV	61615	001	09101	1/31/2012	14053	240.80
	EMPLOYEE	FLEX/VEBA							
	BENEFITS	FEES							
	GENESIS	JAN12	PV	61615	002	09101	1/31/2012	14053	73.50
	EMPLOYEE	FLEX/VEBA							
	BENEFITS, INC	FEES							
	BRAEMAR	JAN12	PV	61615	003	09101	1/31/2012	14053	42.00
	OFFICE CENTER	FLEX/VEBA							
		FEES							
	8000 W. 78TH STREET SUITE 320			Summary Total					356.30
	MINNEAPOLIS MN 55439-2506			Payment Amount					356.30
100650	GRAINGER	WET/DRY VAC	PV	61675	001	09101	2/6/2012	9747360684	244.64
	GRAINGER INC			Summary Total					244.64
	DEPT.	SAFETY	PV	61699	001	09101	2/10/2012	9752207283	138.38
	806511127	EYEWEAR							
	PALATINE IL 60038-0001			Summary Total					138.38
				Payment Amount					383.02
109910	GREAT	REPAIR IRRIG	PV	61706	001	09494	10/7/2011	8348	1,650.00
	NORTHERN	AT FIRE STAT							
	LANDSCAPE INC	1							
	GREAT NORTHERN LANDSCAPE INC			Summary Total					1,650.00
	19720 IGUANA STREET NW			Payment Amount					1,650.00
	ELK RIVER MN 55330								
109262	GREENBERG	MISC PARTS	PV	61676	001	09101	2/9/2012	PS74144	15.05
	IMPLEMENT INC			Summary Total					15.05
	GREENBERG IMPLEMENT INC			Payment Amount					15.05
	19745 NOWTHEN BLVD NW								
	RAMSEY MN 55303								
100209	HAKANSON	MISC CITY	PV	61716	001	09101	2/21/2012	28954	18,474.61

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Payment Instrument Check Payment
Pay Through Date 12/31/2012

Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Item	Co	Due Date	Invoice Number	Payment Amount
	ANDERSON ASSOC INC	PROJECTS 2011							
	HAKANSON ANDERSON ASSOC INC	MISC CITY PROJECTS 2011	PV	61716	002	09101	2/21/2012	28954	438.12
	3601 THURSTON AVENUE ANOKA MN 55303-1063							Summary Total	18,912.73
								Payment Amount	18,912.73
107444	HOLIDAY INN HOTEL AND SUITES	WIELER-MJOA CONF.	PV	61616	001	09101	1/30/2012	013012	244.89
	HOLIDAY INN HOTEL AND SUITES 200 WEST FIRST STREET DULUTH MN 55802							Summary Total	244.89
								Payment Amount	244.89
113023	HOSCH APPRAISAL AND CONSULTING INC	RE: SUNWOOD REALIGNMENT	PV	61707	001	09295	2/21/2012	HAC11101-00-0 2	4,814.00
	HOSCH APPRAISAL AND CONSULTING INC 11172 ZEALAND AVENUE NORTH MINNEAPOLIS MN 55316							Summary Total	4,814.00
								Payment Amount	4,814.00
100877	IIMC	2012 DUES-THIELING AND DIETL	PV	61718	001	09101	2/22/2012	022212	250.00
	IIMC 8331 UTICA AVE SUITE 200 RANCHO CUCAMONGA CA 91730							Summary Total	250.00
								Payment Amount	250.00
113015	IML COMPUTERSHARE INC	15 CLICKS	PV	61622	001	09101	2/27/2012	350417	1,000.00
	IML COMPUTERSHARE INC 14257 COLLECTION CENTER DRIVE CHICAGO IL 60693							Summary Total	1,000.00
								Payment Amount	1,000.00

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Payment Instrument Check Payment
Pay Through Date 12/31/2012

Payee	Stub	Document	Due	Invoice	Payment
Number	Name / Mailing Address	Ty Number Itm Co	Date	Number	Amount
Payment Amount					
112622	LOFFLER COMPANIES INC	PV 61648 001 09101	1/31/2012	1361131	158.18
	LOFFLER COMPANIES INC 1101 EAST 78TH STREET # 200 BLOOMINGTON MN 55420				Summary Total 158.18
Payment Amount 158.18					
100268	LRRWMO CITY OF ANOKA	PV 61712 001 09804	2/15/2012	278	1,614.93
	LRRWMO CITY OF ANOKA 2015 - 1ST AVENUE NORTH ANOKA MN 55303				Summary Total 1,614.93
		PV 61713 001 09494	2/15/2012	279	168.00
					Summary Total 168.00
Payment Amount 1,782.93					
106741	LSA DESIGN INC	PV 61647 001 09468	2/6/2012	12008	5,056.10
	LSA DESIGN INC 219 N 2ND STREET SUITE 302 MINNEAPOLIS MN 55401-1454				Summary Total 6,043.10
		PV 61647 002 09468	2/6/2012	12008	987.00
Payment Amount 6,043.10					
100273	MALLOY MONTAGUE KARNOWSKI RADOSEVIC	PV 61621 001 09101	1/31/2012	30270	4,500.00
	MALLOY MONTAGUE KARNOWSKI RADOSEVIC 410 PARK NATIONAL BANK BLDG 5353 WAYZATA BLVD MINNEAPOLIS MN 55416				Summary Total 4,500.00
Payment Amount 4,500.00					
100284	MENARDS ELK RIVER	PV 61649 001 09601	2/2/2012	39051	140.63
	MENARDS ELK RIVER 19521 EVANS STREET NW				Summary Total 140.63
		PV 61650 001 09601	2/2/2012	39087	16.01

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Payment Instrument Check Payment
Pay Through Date 12/31/2012

Payee		Stub	Document			Due	Invoice	Payment	
Number	Name / Mailing Address	Message	Ty	Number	Itm	Co	Date	Number	Amount
ELK RIVER MN 55330-1077			Summary Total						16.01
		RETURN BULLETIN BOARD	PD	61651	001	09601	2/2/2012	39085	36.27-
			Summary Total						36.27-
			Payment Amount						120.37
100289	METRO SALES INC	COPIER 11-14-11/01-2 6-12	PV	61623	001	09101	2/3/2012	444605	504.87
	METRO SALES INC	COPIER 11-14-11/01-2 6-12	PV	61623	002	09101	2/3/2012	444605	150.81
1620 EAST 78TH STEET MINNEAPOLIS MN 55423			Summary Total						655.68
			Payment Amount						655.68
106555	MINNEAPOLIS, CITY OF	JAN 12 TRANSACTIONS	PV	61625	001	09101	2/6/2012	400413002578	128.40
MINNEAPOLIS FINANCE DEPT P O BOX 77038 MINNEAPOLIS MN 55480-7738			Summary Total						128.40
			Payment Amount						128.40
100326	MN CHIEFS OF POLICE ASSN	J. WAY-CHIEFS CONF	PV	61626	001	09101	2/10/2012	021012	380.00
MN CHIEFS OF POLICE ASSN 1951 WOODLANE DRIVE WOODBURY MN 55125			Summary Total						380.00
		PERMITS TO ACQUIRE	PV	61702	001	09101	2/13/2012	3275	58.78
			Summary Total						58.78
			Payment Amount						438.78
101268	MN COUNTY ATTORNEYS ASSOCIATION	MISC BOOKLETS	PV	61624	001	09101	2/9/2012	18119300	235.13
MINNESOTA COUNTY ATTORNEYS ASSOCIATION 100 EMPIRE DRIVE SUITE 200 ST PAUL MN 55103			Summary Total						235.13
			Payment Amount						235.13

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Payment Instrument Check Payment
Pay Through Date 12/31/2012

Payee		Stub	Document			Due	Invoice	Payment	
Number	Name / Mailing Address	Message	Ty	Number	Itm	Co	Date	Number	Amount
106653	MN DEPT OF EMPLOYMENT ECONOMIC DEVELOP	CDAP-03-0008- H-FY04 PAN PREC	PV	61701	001	09232	2/21/2012	022112	128.50
	MN DEPT OF EMPLOYMENT ECONOMIC DEVELOP ATTEN: FISCAL SERVICES DIVISION 332 MINNESOTA ST SUITE 200 ST PAUL MN 55101-1350								Summary Total 128.50
									Payment Amount 128.50
100328	MN DEPT OF HEALTH WATER	1ST QTR 1-1-12/3-31-1 2	PV	61700	001	09601	2/17/2012	1020035 1ST QTR 12	6,112.00
	MN DEPT OF HEALTH DRINKING WATER PROTECTION SECTION P O BOX 64494 ST PAUL MN 55164-0494								Summary Total 6,112.00
									Payment Amount 6,112.00
100224	MN OFFICE OF ENTERPRISE TECH SHARED SER.	WAN CHARGES JAN 2012	PV	61652	001	09101	2/3/2012	DV12010422	176.38
	MN OFFICE OF ENTERPRISE TECH SHARED TECH ROOM 510 658 CEDAR STREET ST PAUL MN 55155								Summary Total 176.38
									Payment Amount 176.38
100316	MN STATE FIRE CHIEFS' ASSN	DUES 2012	PV	61627	001	09101	2/15/2012	021512	515.00
	MN STATE FIRE CHIEFS' ASSN ATTEN: TOM BRACE 1433 IDAHO AVE W ST PAUL MN 55108								Summary Total 515.00
									Payment Amount 515.00
109942	MN STATE MCF LINO LAKES	CREW SERVICES	PV	61678	001	09101	2/15/2012	00000059976	10,087.50
	MN STATE MCF LINO LAKES 7525 4TH AVENUE LINO LAKES MN 55014-1099								Summary Total 10,087.50

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Payment Instrument Check Payment
Pay Through Date 12/31/2012

Payee		Stub	Document			Due	Invoice	Payment	
Number	Name / Mailing Address	Message	Ty	Number	Itm	Co	Date	Number	Amount
Payment Amount								10,087.50	
108085	NATIONAL CRIME PREVENTION COUNCIL	BIKE SAFETY BOOKLETS	PV	61628	001	09101	2/2/2012	194199	247.02
Summary Total								247.02	
	NATIONAL CRIME PREVENTION COUNCIL	SPECIAL PRODUCTS OFFICE	PV	61629	001	09101	2/1/2012	194143	229.91
Summary Total								229.91	
	1 PROSPECT STREET P O BOX 229 AMSTERDAM NY 12010								
Payment Amount								476.93	
100354	NEWMAN SIGNS	SIGN MATERIAL	PV	61679	001	09101	2/10/2012	TI-0245220	1,390.44
Summary Total								1,390.44	
	NEWMAN SIGNS PO BOX 1728 JAMESTOWN ND 58402-1728								
Payment Amount								1,390.44	
107150	NORTH AMERICAN SALT CO	ROAD SALT	PV	61680	001	09101	2/4/2012	70796659	2,070.37
Summary Total								2,070.37	
	NORTH AMERICAN SALT CO P O BOX 277043 ATLANTA GA 30384-7043								
Payment Amount								2,070.37	
100363	NORTHERN SANITARY SUPPLY CO	MISC SUPPLIES	PV	61681	001	09101	2/7/2012	153218	363.49
Summary Total								363.49	
	NORTHERN SANITARY SUPPLY CO	MISC SUPPLIES	PV	61682	001	09101	2/10/2012	153287	56.72
Summary Total								56.72	
	341 COON RAPIDS BLVD MINNEAPOLIS MN 55433								
Payment Amount								420.21	
103461	NORTHERN TECHNOLOGIES	LAKE RAMSEY -BORING TESTS	PV	61653	001	09295	2/3/2012	6859	2,850.00

R04570

CITY OF RAMSEY
Create Payment Control Groups

Bank Account 00002224 CASH IN BANK
Version LOGIS003V
Originator JLIPSKI
Payment Instrument Check Payment
Pay Through Date 12/31/2012

Payee		Stub	Document			Due	Invoice	Payment	
Number	Name / Mailing Address	Message	Ty	Number	Itm	Co	Date	Number	Amount
INC									
	NORTHERN TECHNOLOGIES INC			Summary Total					2,850.00
	6588 141ST AVENUE N.W.								
	RAMSEY MN 55303								
				Payment Amount					2,850.00
100368	OFFICE DEPOT	MAXWELL BLAST	PV	61630	001	09101	2/3/2012	596425729001	26.42
		AWAY- AIR							
	OFFICE DEPOT			Summary Total					26.42
	P O BOX 70049	OFFICE	PV	61714	001	09101	2/1/2012	596425468001	8.15
	LOS ANGELES	OFFICE	PV	61714	002	09101	2/1/2012	596425468001	12.92
	CA 90074-0049	SUPPLIES	PV	61714	003	09101	2/1/2012	596425468001	58.69
		SUPPLIES							
				Summary Total					79.76
				Payment Amount					106.18
112759	ON SITE	RINK WARMING	PV	61631	001	09101	2/4/2012	A-447829	47.96
	SANITATION	HOUSE							
	INC								
	ON SITE SANITATION INC			Summary Total					47.96
	95 WOODLYNN AVE								
	ST PAUL MN 55117								
				Payment Amount					47.96
110480	OPUS 21	JAN 2012	PV	61709	001	09601	2/17/2012	120161	3,006.68
	MANAGEMENT	BILLING							
	SOLUTIONS								
	OPUS 21	JAN 2012	PV	61709	002	09601	2/17/2012	120161	2,405.35
	MANAGEMENT	BILLING							
	SOLUTIONS								
	680 COMMERCE	JAN 2012	PV	61709	003	09601	2/17/2012	120161	2,405.35
	DRIVE SUITE	BILLING							
	160								
	WOODBURY MN	JAN 2012	PV	61709	004	09601	2/17/2012	120161	1,803.99
	55125	BILLING							
		JAN 2012	PV	61709	005	09601	2/17/2012	120161	2,405.35
		BILLING							
				Summary Total					12,026.72
				Payment Amount					12,026.72

R04570

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Payment Instrument Check Payment
Pay Through Date 12/31/2012

Payee		Stub	Document			Due	Invoice	Payment	
Number	Name / Mailing Address	Message	Ty	Number	Itm	Co	Date	Number	Amount
112959	PREMIUM WATERS INC	WATER FIRE DEPT STATION 2	PV	61632	001	09101	1/31/2012	621332-01-12	4.81
								Summary Total	4.81
	PREMIUM WATERS INC P O BOX 9128	WATER- FIRE DEPT STATION 1	PV	61633	001	09101	1/31/2012	6251331-01-12	10.73
								Summary Total	10.73
	MINNEAPOLIS MN 55480-9128							Payment Amount	15.54
113046	QDP TECHNOLOGIES	REFUND BRC RENEWAL	PV	61703	001	09101	2/18/2012	021812	15.00
								Summary Total	15.00
	QDP TECHNOLOGIES 6459 144TH AVENUE NW RAMSEY MN 55303							Payment Amount	15.00
112235	SHARP CREATIVE	MISC COR PROJECT	PV	61719	001	09295	2/3/2012	99	3,297.75
								Summary Total	3,297.75
	SHARP CREATIVE 105 FIFTH AVE S. # 513 MINNEAPOLIS MN 55401							Payment Amount	3,297.75
112996	STANTEC CONSULTING SERVICES INC	ZONING ORD AMENDMENTS	PV	61683	001	09101	2/13/2012	565594	744.00
								Summary Total	744.00
	STANTEC CONSULTING SERVICES INC 13980 COLLECTIONS CENTER DRIVE CHICAGO IL 60693	DEVELOPMENT REVIEW	PV	61684	001	09101	2/13/2012	565592	232.50
								Summary Total	232.50
								Payment Amount	976.50
100495	TWIN CITIES FLAG SOURCE	CITY LOGO FLAG	PV	61685	001	09101	2/9/2012	17188	261.31
								Summary Total	261.31
	TWIN CITIES FLAG SOURCE 3240 - 199TH AVENUE NW ANOKA MN 55303							Payment Amount	261.31

R04570

CITY OF RAMSEY
Create Payment Control Groups

Bank Account 00002224 CASH IN BANK
Version LOGIS003V
Originator JLIPSKI
Payment Instrument Check Payment
Pay Through Date 12/31/2012

Number	Payee Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
111742	TWIN CITY WATER CLINIC INC	JAN 2012 WATER TESTS	PV	61654	001	09601	2/1/2012	1975	150.00
	TWIN CITY WATER CLINIC INC 617 13TH AVENUE SOUTH HOPKINS MN 55343								Summary Total 150.00
									Payment Amount 150.00
113001	UNITED METHODIST CHURCH OF ANOKA	SECURITY PLATES:6701 HWY 10	PV	61634	001	09410	2/14/2012	021412	208.00
	UNITED METHODIST CHURCH OF ANOKA DBA NORTHERN LIGHT 850 SOUTH STREET ANOKA MN 55303								Summary Total 208.00
									Payment Amount 208.00
106990	USA BLUE BOOK	MISC SUPPLIES	PV	61686	001	09601	2/3/2012	590214	134.80
	USA BLUE BOOK PO BOX 9004 GURNEE IL 60031-9004								Summary Total 134.80
									Payment Amount 134.80
105628	WELLS CATERING SERVICE	CC MEETING 2/14/12	PV	61704	001	09101	2/14/2012	26050	123.85
	WELLS CATERING SERVICE 7533 SUNWOOD DRIVE SUITE 108 RAMSEY MN 55303								Summary Total 123.85
									Payment Amount 123.85
100539	WRIGHT TIRE SERVICE INC	TIRES FOR 564	PV	61687	001	09101	2/13/2012	74572	585.68
	WRIGHT TIRE SERVICE INC 710 WEST MAIN STREET ANOKA MN 55303								Summary Total 585.68
									Payment Amount 585.68

R04570

CITY OF RAMSEY
Create Payment Control Groups

Bank Account 00002224 CASH IN BANK
Version LOGIS003V
Originator JLIPSKI
Payment Instrument Check Payment
Pay Through Date 12/31/2012

..... Payee	Stub	.. Document	Due	Invoice	Payment
Number Name / Mailing Address	Message	Ty Number Itm Co	Date	Number	Amount
Total Amount to be Processed					182,848.80
Total Number of Payments to be Processed					68

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #12-02-XXX

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF FEBRUARY 9, 2012 THROUGH FEBRUARY 23, 2012.

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of February 9, 2012, through February 23, 2012, in the amount of \$1,204,060.66; and

WHEREAS, the City Council of the City of Ramsey is required to authorize payment for all disbursement transactions.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

- 1) That the Ramsey City Council hereby approves the cash disbursements made and authorizes payment of the accounts payable invoices as detailed in the attached Bills List for the period February 9, 2012, through February 23, 2012, in the amount of \$1,204,060.66.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 28th day of February 2012.

Mayor

ATTEST:

City Clerk

CC Regular Session

4.3.

Meeting Date: 02/28/2012

Submitted For: MaryJo Warner

By: MaryJo Warner, Engineering/Public Works

Information

Title:

Adopt Resolution #12-02-XXX Authorizing Partial Payment to Knutson Construction for IP 10-22 Ramsey Municipal Parking Facility Phase II

Background:

Resolution and Pay Request Attached.

Recommendation:

Public Works Director/Principal City Engineer, Brian Olson has inspected the completed work and recommend partial payment to Knutson Construction in the amount of \$428,979.00.

Council Action:

Motion to adopt Resolution 12-02-XXX authorizing partial payment to Knutson Construction for IP 10-22 Ramsey Municipal Parking Facility Phase II in the amount of \$428,979.00.

Attachments

Resolution 02.28.12

Pay Request 02.28.12

Form Review

Inbox	Reviewed By	Date
Brian Olson	MaryJo Warner	02/22/2012 09:47 AM
Mary Jo Warner	MaryJo Warner	02/22/2012 09:52 AM
Brian Olson	Brian Olson	02/22/2012 01:15 PM
Kurt Ulrich	Kurt Ulrich	02/22/2012 04:13 PM
Form Started By: MaryJo Warner		Started On: 02/22/2012 08:52 AM
Final Approval Date: 02/22/2012		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #12-02-XXX

RESOLUTION APPROVING 4TH PARTIAL PAYMENT TO KNUTSON CONSTRUCTION FOR IP #10-22 RAMSEY MUNICIPAL PARKING RAMP, PHASE II

WHEREAS, the authorization to advertisement for bids for this project was approved on April 12, 2011, and

WHEREAS, on August 9, 2011, the Ramsey City Council awarded the contract for IP #10-22 to Knutson Construction; and

WHEREAS, as of February 28, 2012 \$1,616,077.00 has been paid to date; and

WHEREAS, Public Works Director/Principal City Engineer, Brian Olson has inspected the completed work and recommends partial payment to Knutson Construction in the amount of \$428,979.00.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

- 1) That the City Council hereby authorizes partial payment to Knutson Construction for Improvement Project #10-22 in the amount of \$428,979.00.
- 2) That the City Council hereby accepts the project and authorizes the Mayor or City Administrator to sign the release form for this payment.
- 3) That the total amount of this payment is not included in resolutions approving payment of bills for the date of February 28, 2012.
- 4) That the City of Ramsey Finance Department will be provided a signed copy of this resolution.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember , and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 28th day of February 2012.

Mayor

ATTEST:

City Clerk

Application and Certificate for Payment

Page One of One

Pages

To (Owner): City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Project: Ramsey Municipal Parking Facility - Phase II

Application No: 4

Distribution to:

- Owner
 Architect
 Contractor

From (Contractor): Knutson Construction
5500 Wayzata Blvd, Suite 300
Minneapolis, MN 55416

Via (Architect): LSA Design Inc
219 North Second Street, Suite 302
Minneapolis, MN 55401

Period To: 12/31/2011

Architect's Project No: 10-12

Contract For:

Contract Date: 8/25/2011

CONTRACTOR'S APPLICATION FOR PAYMENT

Change Order Summary		Additions	Deductions
Change Orders approved in previous months by Owner			
TOTAL		0	0
Approved this Month			
Number	Date Approved		
1	9/14/2011	191,057.00	
2	10/31/2011	6,249.00	
TOTALS		197,306.00	0.00
Net change by Change Orders			197,306.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Contractor:

By: _____

Date: _____

Application is made for Payment, as shown below, in connection with the Contract, Continuation Sheet, attached.

1. Original Contract Sum \$ 2,734,000.00
2. Net change by Change Order \$ 197,306.00
3. Contract Sum To Date (Line 1 + 2) \$ 2,931,306.00
4. Total Completed & Stored To Date (Column G on G703) \$ 2,152,690.00
5. Retainage:
 - a. ___% of Completed Work \$ 107,634.00
(Column D + E on G703)
 - b. ___% of Stored Material \$ 0.00
(Column F on G703)
 Total Retainage (Line 5a + 5b or Total in Column I of G703) \$ 107,634.00
6. Total Earned Less Retainage (Line 4 less Line 5 Total) \$ 2,045,056.00
7. Less Previous Certificates For Payment (Line 6 from prior Certificate) \$ 1,616,077.00
8. Current Payment Due \$ 428,979.00
9. Balance to Finish, Plus Retainage (Line 3 less Line 6) \$ 886,250.00

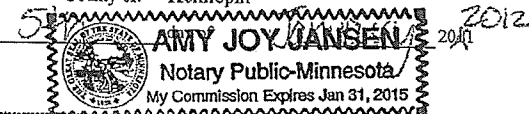
State of: Minnesota

County of: Hennepin

Subscribed and sworn to before me on this

Notary Public: Amy Jansen

My Commission expires: 1/31/2015

 2012

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

Amount Certified

\$ 428,979.00

(Attach explanation if amount certified differs from the amount applied for.)

Architect:

By: Willi Fanning PE

Date: 1-12-2012

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

OWNER'S CERTIFICATION

By: [Signature]

Date: 1/23/12

CC Regular Session

4. 4.

Meeting Date: 02/28/2012

Submitted For: MaryJo Warner

By: MaryJo Warner, Engineering/Public Works

Information

Title:

Adopt Resolution #12-02-XXX Authorizing Partial Payment to Knutson Construction for IP 10-22 Ramsey Municipal Parking Facility Phase II

Background:

Resolution and Pay Request attached.

Recommendation:

Public Works Director/Principal City Engineer, Brian Olson has inspected the completed work and recommends partial payment to Knutson Construction in the amount of \$221,116.00.

Council Action:

Motion to adopt Resolution #12-02-XXX authorizing partial payment to Knutson Construction for IP 10-22 Ramsey Municipal Parking Facility Phase II in the amount of \$221,116.00.

Attachments

Resolution 02.28.12

Attachment 02.28.12

Form Review

Inbox

Brian Olson
Kurt Ulrich

Reviewed By

Brian Olson
Kurt Ulrich

Date

02/22/2012 01:15 PM
02/22/2012 04:14 PM

Form Started By: MaryJo Warner

Started On: 02/22/2012 09:59 AM

Final Approval Date: 02/22/2012

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #12-02-XXX

RESOLUTION APPROVING 5TH PARTIAL PAYMENT TO KNUTSON CONSTRUCTION FOR IP #10-22 RAMSEY MUNICIPAL PARKING RAMP, PHASE II

WHEREAS, the authorization to advertisement for bids for this project was approved on April 12, 2011, and

WHEREAS, on August 9, 2011, the Ramsey City Council awarded the contract for IP #10-22 to Knutson Construction; and

WHEREAS, as of February 28, 2012 \$2,045,056.00 has been paid to date; and

WHEREAS, Public Works Director/Principal City Engineer, Brian Olson has inspected the completed work and recommends partial payment to Knutson Construction in the amount of \$221,116.00.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

- 1) That the City Council hereby authorizes partial payment to Knutson Construction for Improvement Project #10-22 in the amount of \$221,116.00.
- 2) That the City Council hereby accepts the project and authorizes the Mayor or City Administrator to sign the release form for this payment.
- 3) That the total amount of this payment is not included in resolutions approving payment of bills for the date of February 28, 2012.
- 4) That the City of Ramsey Finance Department will be provided a signed copy of this resolution.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember , and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 28th day of February 2012.

Mayor

ATTEST:

City Clerk

Application and Certificate for Payment

Page One of One

Pages

To (Owner): City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Project: Ramsey Municipal Parking Facility - Phase II

Application No: 5

Distribution to:

From (Contractor): Knutson Construction
5500 Wayzata Blvd, Suite 300
Minneapolis, MN 55416

Via (Architect): LSA Design Inc
219 North Second Street, Suite 302
Minneapolis, MN 55401

Period To: 1/31/2012

Architect's Project No: 10-12

- Owner
- Architect
- Contractor

Contract For:

Contract Date: 8/25/2011

CONTRACTOR'S APPLICATION FOR PAYMENT

Change Order Summary				
Change Orders approved in previous months by Owner		Additions	Deductions	
TOTAL		197306	0	
Approved this Month				
Number	Date Approved			
3	1/15/2012	12,254.00		
4	1/15/2012	13,445.00		
TOTALS		223,005.00	0.00	
Net change by Change Orders			223,005.00	

Application is made for Payment, as shown below, in connection with the Contract, Continuation Sheet, attached.

1. Original Contract Sum \$ 2,734,000.00
2. Net change by Change Order \$ 223,005.00
3. Contract Sum To Date (Line 1 ± 2) \$ 2,957,005.00
4. Total Completed & Stored To Date (Column G on G703) \$ 2,385,444.00
5. Retainage:
 - a. ___% of Completed Work (Column D + E on G703) \$ 119,272.00
 - b. ___% of Stored Material (Column F on G703) \$ 0.00
 Total Retainage (Line 5a + 5b or Total in Column I of G703)
6. Total Earned Less Retainage (Line 4 less Line 5 Total) \$ 119,272.00
\$ 2,266,172.00
7. Less Previous Certificates For Payment (Line 6 from prior Certificate) \$ 2,045,056.00
8. Current Payment Due \$ 221,116.00
9. Balance to Finish, Plus Retainage (Line 3 less Line 6) \$ 690,833.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Contractor:

By:

Date: 1/31/12

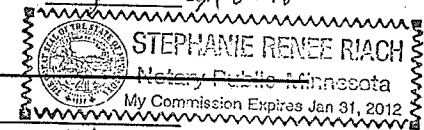
State of: Minnesota

County of: Hennepin

Subscribed and sworn to before me on this 31st day of January 2012

Notary Public:

My Commission expires: 1/31/2012



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

Amount Certified

(Attach explanation if amount certified differs from the amount applied for.)

Architect:

By: Walter Ferris

Date: 1-31-12

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

OWNER'S CERTIFICATION

By: B. B. B.

Date: 1/31/12

Meeting Date: 02/28/2012

Submitted For: Kurt Ulrich

By: Bill Goodrich, Administrative Services

Information

Title:

Adopt Resolution #12-02-XXX Authorizing Acquisition of Tax Forfeit Property for Park Purposes

Background:

The City acquired the North 90 feet of the NW 1/4 of Section 28, Township 32, Range 25 except that part platted as Armstrong Boulevard in 1978. The purpose of the Acquisition was to be for potential right-of-way for County 116 which County road, of course, was eventually constructed south of this parcel. At the time of the RTC Addition plat, the City conveyed the parcel to the RTC developer in exchange for other land in the development. A part of the 90 feet was subsequently platted as Outlot K, RTC 8th Addition ("O.L.K."). For some unknown reason RTC, LLC did not include O.L.K. on its mortgage with Community National Bank and thus the City did not acquire it when it acquired the majority of the RTC Addition from Minnwest Bank Central. RTC, LLC had fee title to O.L.K. up until the time when it became tax forfeit and title was transferred to the State of Minnesota. O.L.K. is adjacent to a larger parcel to the south which is designated for City park purposes.

In February 2011, the City Council adopted Resolution 11-02-058 which resolution authorized the City to petition Anoka County and the Department of Revenue for a State Deed transferring title of O.L.K. to the City except the West 140 feet, for park purposes use.

At the time of Resolution 11-02-058 the City Council also passed a resolution to acquire the West 140 feet of O.L.K. for residential purposes and authorized a \$15,000.00 payment. Subsequently the City Council has determined it is no longer interested in the residential use of the West 140 feet of O.L.K. Thus a new resolution has been drafted authorizing the application process for ALL of O.L.K. for PARK PURPOSES only.

The acquisition process includes having the City adopt a new resolution and present it to Anoka County for its approval and then forwarding the Resolution together with the required application to the Department of Revenue for review and approval.

Recommendation:

Approve Resolution authorizing the tax forfeit acquisition process to move forward for all of O.L.K. for park purposes.

Council Action:

Motion to approve Resolution No. 12-02-_____ which is a resolution authorizing the Mayor and City Administrator to complete the application to Anoka County and the Department of Revenue for a State use deed to secure ownership of Outlot K, Ramsey Town Center 8th Addition for park and recreation purposes.

Attachments

Aerial Photo

Description Sketch of the Park Parcel

Park Parcel Resolution

Form Review

Inbox
Kurt Ulrich
Reviewed By
Jo Thieling
Form Started By: Bill Goodrich

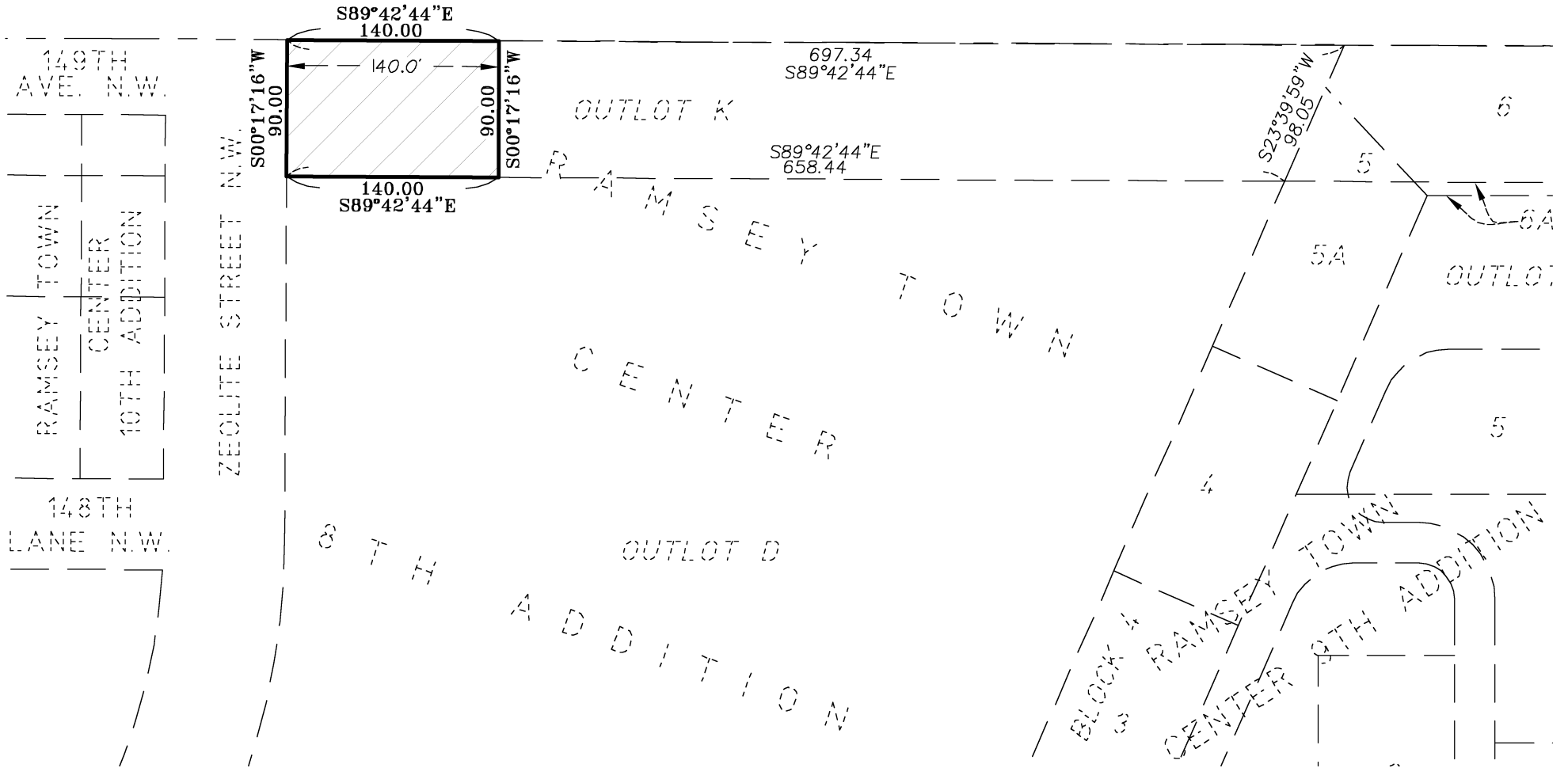
Date
02/23/2012 12:50 PM
Started On: 02/23/2012 10:20 AM

Final Approval Date: 02/23/2012



DESCRIPTION SKETCH

FOR: PART OF OUTLOT K, RAMSEY TOWN CENTER 8TH ADDITION



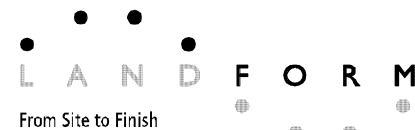
LEGAL DESCRIPTION

THE WEST 140 FEET OF OUTLOT K, RAMSEY TOWN CENTER 8TH ADDITION, ANOKA COUNTY, MINNESOTA.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Minnesota.

Scott C. Trosen

SCOTT C. TROSEN Date: 2.7.11
 License No. 47465 Revised:



From Site to Finish

105 South Fifth Avenue
 Suite 513
 Minneapolis, MN 55401
 Web: landform.net

Job No. RAM001 Drawing: descsket.ch_RAM001 By: SCT

Council member _____ introduced the following resolution and moved for its adoption:

RESOLUTION #12-02-_____

RESOLUTION AUTHORIZING ACQUISITION OF TAX FORFEIT PROPERTY FOR PARK PURPOSES

WHEREAS, Outlot K, Ramsey Town Center 8th Addition, Anoka County, Minnesota, PIN# 28-32-25-21-0036, has forfeited to the State of Minnesota for non-payment of taxes (the “Subject Property”); and

WHEREAS, the City of Ramsey has designated the Subject Property for park and recreational purposes and said property is adjacent to a similarly designated park property; and

WHEREAS, it appears to be in the best interest of the City to acquire the Subject Property to protect the existing park and ensure future maintenance and use of the Subject Property.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1. The Mayor and City Administrator are hereby authorized to complete the application for a state use deed and any other necessary paperwork to secure ownership of the Subject Property for park purposes.
2. The Council hereby authorizes payment of the costs of acquisition and recording of the tax deed, estimated at \$325.00.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____ and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council the 28th day of February, 2012.

Mayor

ATTEST:

City Administrator

Meeting Date: 02/28/2012

Submitted For: Tim Gladhill, Community Development By: Amy Dietl, Administrative Services

Information

Title:

Review Potential Map Amendments to City's Ward Map Following Completion of Minnesota Redistricting Process

Background:

On February 21, 2011, the Court-appointed Special Redistricting Panel released redistricting maps for congressional and legislative districts. The City is now required to review those maps and make adjustments to its Ward and Precinct boundaries as needed based on population changes. Redistricting is a process that occurs every ten (10) years following completion of the US Census.

Notification:

No notification required at this time. If any changes are proposed to Ward or Precinct boundaries, the City shall be required to post three (3) weeks of public notice. New polling location information would also be mailed out to affected residents.

Observations:

The City is divided into four (4) wards, with each ward having a total of two (2) precincts. According to State Statute, each Ward shall have a balanced population with other Wards in the community. A general tentative time line for redistricting is as follows:

- February 7, 2012; Precinct caucuses using old precincts
- February 21, 2012; Intended deadline for legislative redistricting
- February 2012; OSS provides Congressional & Legislative District information to county auditors
- February 2012; County auditors forwards relevant portions to municipal clerks
- **April 3, 2012; Deadline for municipal redistricting - It is anticipated an ordinance for approval and adoption of the Ward lines will be before Council on March 27.**
- May 1, 2012; Deadline for all other redistricting (school, county)
- May 8, 2012; County publishes notice illustrating congressional, legislative, & county commissioner boundaries.
- May 22, 2012; Candidate filing opens (early filing period)
- August 7, 2012; Candidate filing opens (late filing period)
- August 14, 2012; State Primary (redistricted boundaries take effect)
- November 6, 2012; State General Election

Based on the 2010 Census, the current population of each Ward in Ramsey are as follows:

- Ward 1 = 6,975 (+18%)
- Ward 2 = 4,937 (-16%)
- Ward 3 = 5,721 (-3%)
- Ward 4 = 5,939 (+1%)

In order to balance Ward populations, a potential Ward Map is attached for your review. The proposed populations for each Ward are as follows (with percentage from mean/average population per Ward):

- Ward 1 = 6,091 (+3%)
- Ward 2 = 5,821 (-1%)
- Ward 3 = 5,721 (-3%) - No Change

- Ward 4 = 5,939 (-1%) - No Change

For Census and redistricting purposes, the City is divided into smaller geographic areas known as Census Blocks that are used to summarize population and act as boundary lines for districts and wards. Based on City Council discussion at the December 6, 2011 Work Session, Staff has prepared this potential Ward Map that balances population with minimal geographic change and follows major transportation corridors. The revised Ward boundaries may also require shifts in polling locations (same sites to be used-potential for use by different precinct). Staff anticipates bringing forward the resolution establishing the polling places on May 8, 2012, for Council approval. The revised State Legislative Boundaries also include a shift in the State House boundary, now partially located within Ramsey. Staff proposes revising precinct boundaries within Ward 1 to utilize the new legislative boundary for ease of election administration (one [1] Minnesota House Representative per Precinct).

Staff has also prepared a series of maps to illustrate impacts of the proposed revised Ward boundaries as well as show the Minnesota Senate and House District Boundaries for reference. Furthermore, Staff has prepared a map that depicts school district boundaries for discussion if further revisions to Precinct boundaries within Ward 2 are desired to attempt to match the school district boundaries.

Ramsey has until April 3, 2012 to provide updated Ward and Precinct data to Anoka County. This time line also requires three (3) Public Hearing notifications.

Recommendation:

Staff recommends that the City Council comment on the draft Ward Map and direct Staff to prepare the necessary Public Hearings for the Ward Map Amendment.

Funding Source:

Preparation and review of maps is being handled as part of regular Staff duties.

Council Action:

Motion to accept the draft Ward Map and direct Staff to prepare the necessary Public Hearings for the Ward Map Amendment.

Attachments

Potential Revised Ward Boundaries

Current Ward Overlay Map

Area of Change Map

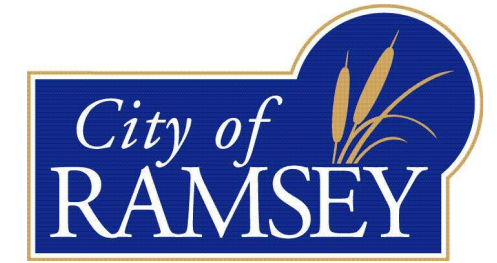
House District Map

School District Map

Form Review

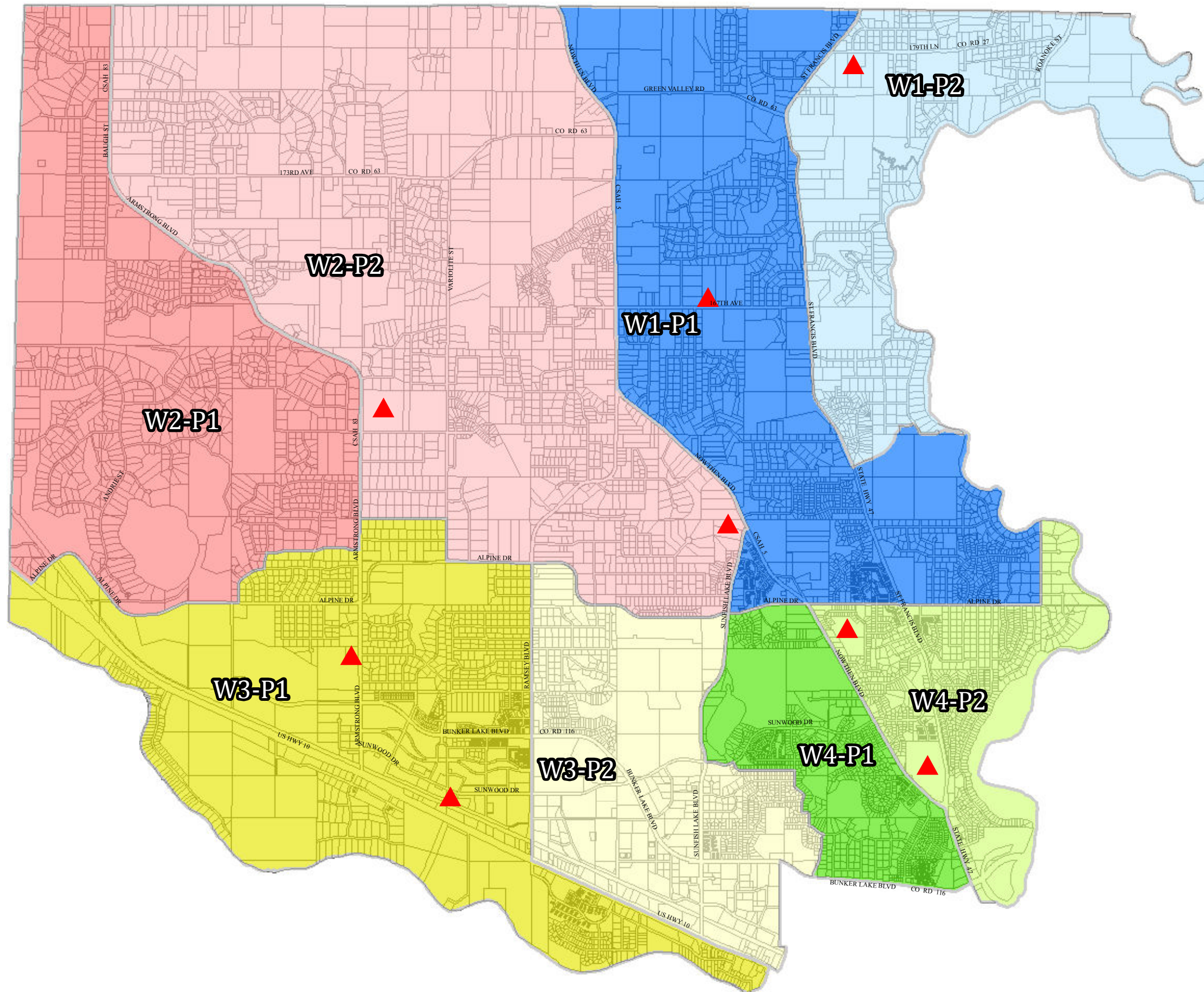
Inbox	Reviewed By	Date
Kurt Ulrich	Amy Dietl	02/23/2012 11:36 AM
Form Started By: Amy Dietl		Started On: 02/23/2012 11:23 AM

Final Approval Date: 02/23/2012



Proposed Ward Redistricting Plan

February 22, 2012

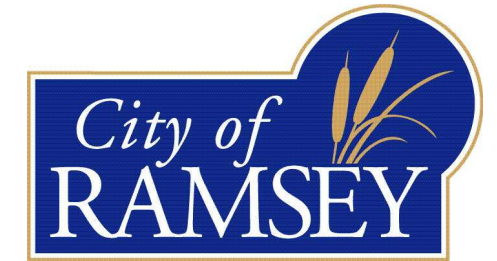


- Parcels
- Polling Locations

Proposed Precincts

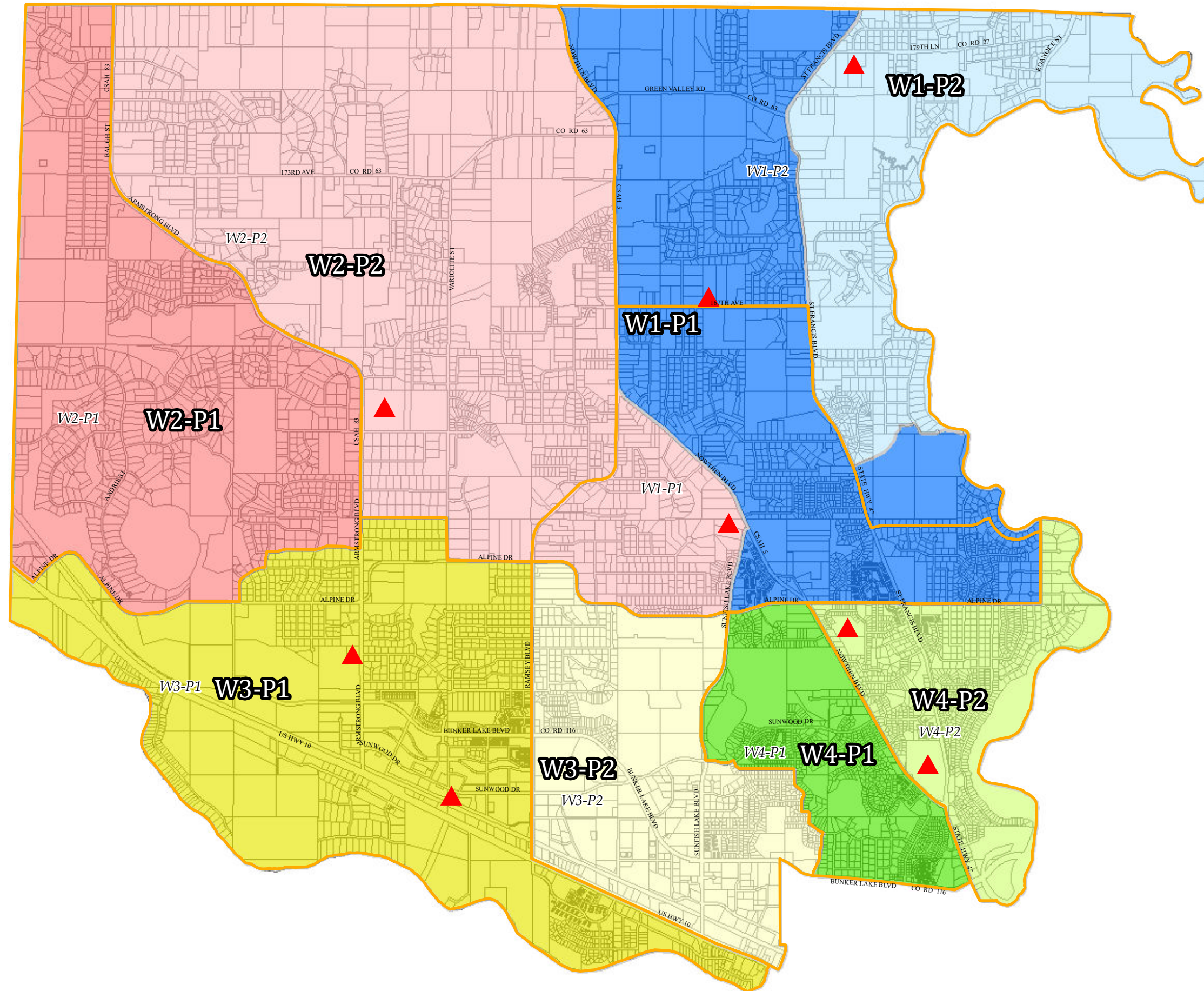
- W1-P1
- W1-P2
- W2-P1
- W2-P2
- W3-P1
- W3-P2
- W4-P1
- W4-P2

Ward 1 = 6,091 (+3%)
 Ward 2 = 5,821 (-1%)
 Ward 3 = 5,721 (-3%)
 Ward 4 = 5,939 (+1%)



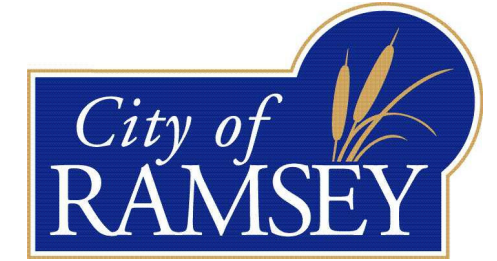
Proposed Ward Redistricting Plan

February 22, 2012



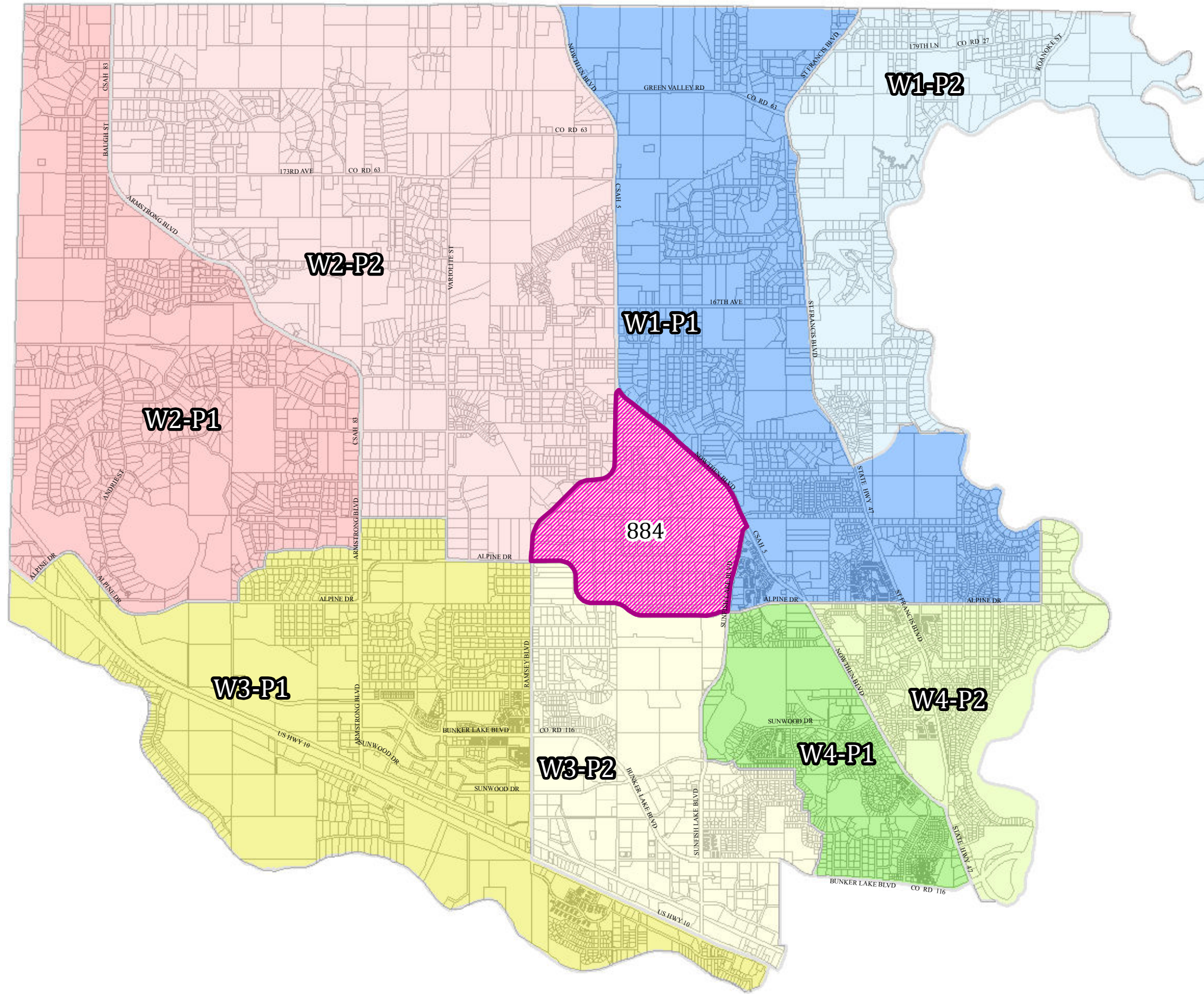
- Parcels
- Polling Locations
- Proposed Precincts
 - W1-P1
 - W1-P2
 - W2-P1
 - W2-P2
 - W3-P1
 - W3-P2
 - W4-P1
 - W4-P2
- Current Precincts
 - Current Precincts

Ward 1 = 6,091 (+3%)
Ward 2 = 5,821 (-1%)
Ward 3 = 5,721 (-3%)
Ward 4 = 5,939 (+1%)



Proposed Ward Redistricting Plan

February 22, 2012



Area of Change

Parcels

Proposed Precincts

W1-P1

W1-P2

W2-P1

W2-P2

W3-P1

W3-P2

W4-P1

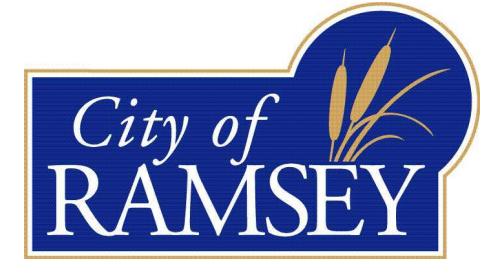
W4-P2

Ward 1 = 6,091 (+3%)

Ward 2 = 5,821 (-1%)

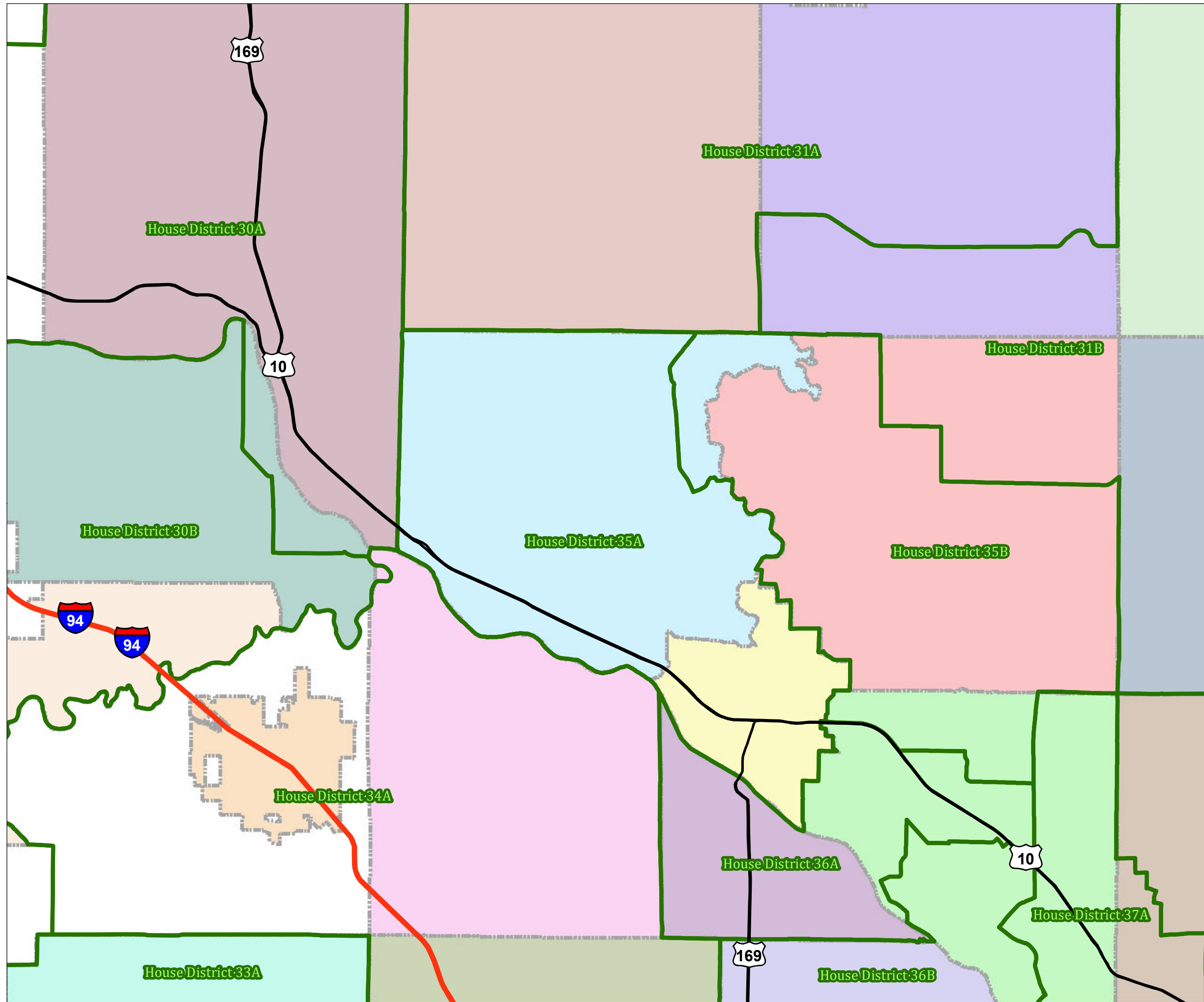
Ward 3 = 5,721 (-3%)

Ward 4 = 5,939 (+1%)

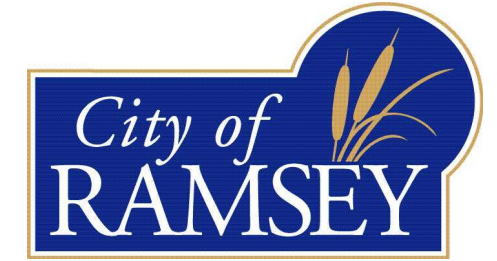


Proposed Ward Redistricting Plan

February 22, 2012

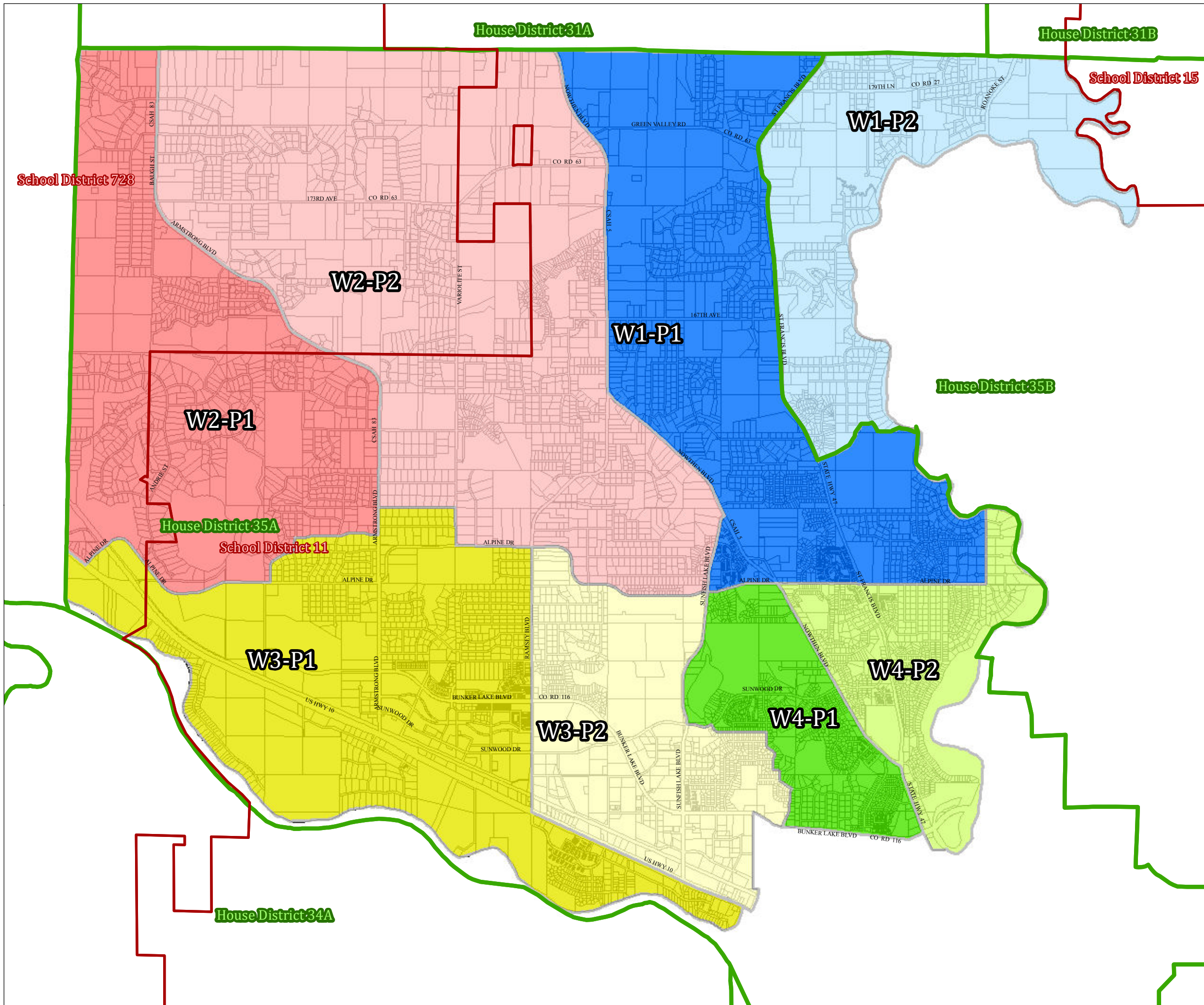


 NEW Legislative Districts



Proposed Ward Redistricting Plan

February 22, 2012



- Parcels
- NEW Legislative Districts
- School Districts

Proposed Precincts

- W1-P1
- W1-P2
- W2-P1
- W2-P2
- W3-P1
- W3-P2
- W4-P1
- W4-P2

Ward 1 = 6,091 (+3%)
Ward 2 = 5,821 (-1%)
Ward 3 = 5,721 (-3%)
Ward 4 = 5,939 (+1%)

Meeting Date: 02/28/2012

By: Tim Gladhill, Community Development

Information

Title:

Adopt Ordinance to Amend City Code Section 117-118 Entitled The COR

Background:

On February 14, 2011, the City Council introduced the ordinance to amend City Code Section 117-118 Entitled The COR, including the revised Development Framework.

Notification:

In accordance with City Code and State Statute, the Public Hearing was properly notified.

Observations:

The revisions attempt to maintain the pedestrian friendly environment, while including allowances for more traditional suburban retail to improve the mix of land uses to match current market conditions. The intent is to provide a land use plan that will help support a more traditional downtown feel in the center of the development. The framework for zoning standards is also a deviation from traditional zoning structure, focusing on the form and function of each street rather than focusing on a single zoning district.

The intent is to include bulk standards for the development within the Design Framework. The Zoning Code itself shall serve as direction for permitted uses and review procedures. Bulk Standards have been designed based on a street hierarchy to define 'build-to lines', pedestrian circulation (sidewalks), streetscape (landscape), and street design in a consolidated location. The Design Framework will better illustrate the interaction of the building with the street. Finally, the revised Design Framework also gives consideration to incorporating certain standards from private covenants that had previously been reviewed by an architectural review committee of the private association, which appears is no longer active in terms of architectural review.

Additional language has been developed regarding the streetscape/landscape element of the Design Framework. The intent was to emphasize both function and form. While landscaping can enhance any development, for it to be successful and attractive, the biological needs must be incorporated into the design at the outset to provide a habitable growing environment for the landscaping, which is what this language attempts to accomplish.

The Design Framework attempts to give additional consideration to internal pedestrian circulation and safety. The Design Framework also includes language requiring certain elements such as bike racks near the entrance of buildings internal to the site as a private site improvement. Furthermore, the City is in the process of plan design for the realignment of Sunwood Drive, which shall include a round-about. As part of that design, consideration will be given to appropriate pedestrian safety. Staff is open to additional suggestions to enhance pedestrian safety and address parking needs in this retail area.

Finally, the ordinance amends the review process for The COR that will now follow the City's normal land use application review schedule, rather than additional site plan reviews previously required for this specific development.

The Planning Commission reviewed the proposed ordinance at their February 2nd meeting. Considerable discussion was given to the placement of structures along roadways and orientation of buildings. Based on that discussion, Staff and consultant will continue to look for language to better highlight the important of the Development Plan as the guide for building placement in development review. Additionally, members of the Planning Commission expressed a concern with expanding the area in which fuel station shall be allowed, although that was not part of

the formal recommendation.

The ordinance was introduced on February 14, 2012 and is now eligible for adoption.

Recommendation:

Staff recommends that the City Council adopt the proposed ordinance.

Funding Source:

Consultant Planning Services.

Council Action:

Motion to waive the City Charter requirement to read the ordinance aloud;

-AND-

Adopt the ordinance to amend City Code Section 117-118.

Roll Call Vote:

Councilmember Strommen
Councilmember Tossey
Councilmember Backous
Councilmember Wise
Councilmember McGlone
Councilmember Elvig
Mayor Ramsey

Attachments

Proposed Ordinance

Proposed Framework

Framework Appendix

Form Review

Inbox	Reviewed By	Date
Heidi Nelson	Heidi Nelson	02/23/2012 01:13 PM
Kurt Ulrich	Jo Thieling	02/23/2012 01:26 PM

Form Started By: Tim Gladhill Started On: 02/21/2012 08:18 AM

Final Approval Date: 02/23/2012

ORDINANCE #12-__

CITY OF RAMSEY
ANOKA COUNTY STATE OF MINNESOTA

AN AMENDMENT TO CHAPTER 117 WHICH IS KNOWN AS THE ZONING AND
SUBDIVISION OF LAND CHAPTER OF THE CITY CODE OF RAMSEY, MINNESOTA.

AN ORDINANCE AMENDING SECTION 117-118 “THE COR DISTRICTS” OF CHAPTER 117
OF THE CITY CODE OF RAMSEY, MINNESOTA.

The City of Ramsey ordains:

SECTION 1. AMENDMENT

Section 117-118 of Ramsey City Code shall be amended as follows:

Sec. 117-118. - ~~Town-Center~~The COR District.

- (a) *Intent.* The primary intent of the ~~Town-Center~~COR District is to create a focal point in the community that embodies the principles of transit-oriented and mixed-use development. The ~~Town-Center~~COR District envisions a distinctly different development pattern, with a more urban structure of streets and blocks, than the suburban and rural patterns that have shaped the community to date. The ~~Ramsey Town-Center~~COR area is comprised of a number of distinct subdistricts intended to define the type and intensity of uses, location of amenities and overall character of development. The ~~Town-Center~~COR District incorporates the ~~Ramsey-Town-Center~~COR ~~Master Plan~~Development Plan and Development ~~Guidelines-Framework~~ by reference to provide necessary building and site design features that are essential to a pedestrian environment.
- (b) *Town-center*The COR subdistrict definition. The ~~Town-Center~~COR District consists of five subdistricts that define the type and intensity of land use.
- (1) ~~COR-1~~*Mixed-Use Core Subdistrict.* The mixed-use core is intended to provide a mix of residential, retail, service, professional, community service, recreational and similar uses on every block near, and within easy walking distance of the transit station. The broadest variety and highest intensity of uses, including high density housing and lodging facilities, are encouraged near the station. Vertically-integrated mixed use projects with retail, restaurant and service uses, especially at corner locations, are strongly encouraged. This district incorporates the highest architectural and design standards to encourage pedestrian mobility and street activity. The majority of the uses within this district will rely on parking structures to accommodate the parking needs of customers and employees. In order to contribute to an active pedestrian environment, each block within the ~~TCOR~~-1 subdistrict shall include at least two of the following uses: commercial, office, civic and/or residential use.
- (2) ~~TCOR-2~~*(COR-2 and 2b) Commercial Subdistrict.* The ~~TCOR~~-2 Commercial Subdistrict is designated to provide a location for retail commercial that has building and/or site designs inconsistent with the ~~TCOR~~-1 Subdistrict, including larger scale retail and other auto-oriented commercial uses. Such uses tend to benefit from direct highway access and good visibility, and may have market areas that extend beyond the community. These commercial and auto-oriented uses shall be clustered in compact identifiable areas and not present the look of typical strip suburban development. Buildings shall be designed with a pedestrian orientation and relationship to the primary street that is compatible with the adjacent ~~TCOR~~-1 subdistrict. The COR-2 subdistrict is further defined by a COR-2b subdistrict that allows for additional flexibility in allowing larger-scale retail that is intended to anchor the development and support the mixed-uses within the

development.

- (3) ~~TCOR-3 and TCOR-3a Workplace Subdistrict.~~ The workplace area is intended to accommodate medical and technology-related office and research uses, as well as other office uses and ancillary retail and service uses designed to support serve employees and office visitors. Uses with high concentrations of employees are most desirable. The ~~TCOR-3~~ subdistrict is further defined by a ~~TCOR-3a~~ subdistrict that allows exclusively schools. Due to the unique design and site layout needs of a school, different standards are in place in the ~~TCOR-3a~~ subdistrict than other development within the ~~TCOR-3~~ subdistrict.
 - (4) ~~TCOR-4 (TCOR-4a, TCOR-4b and TCOR-4c) Neighborhood Subdistrict.~~ The Neighborhood Subdistrict ~~comprises the northern portion of the Town Center District. The subdistrict~~ is intended to include a full range of housing types, from small-lot single-family detached to high-density senior and general apartments, as well as a limited number of small-scale retail and office uses at appropriate locations (i.e., at corners). Neighborhood design incorporates many traditional single-family neighborhood features such as alleys, carriage houses (secondary units), front porches, and traditional street lighting. Neighborhoods shall be designed with suitable transitions between different housing types, and with well-integrated open space and natural amenities within walking distance of all homes. Traditional neighborhood design of streets, sidewalks and paths provide easy pedestrian mobility throughout the subdistrict. Protection of natural areas and corridors that link the natural environment to everyday life is emphasized in this area. The ~~TCOR-4~~ subdistrict is further defined into three categories according to the residential net density:
 - a. The ~~TCOR-4a~~ subdistrict is the lowest density area in the ~~TCOR-4~~ District allowing up to ten dwelling units per acre.
 - b. The ~~TCOR-4b~~ subdistrict is the medium density area in the ~~TCOR-4~~ District allowing up to 15 dwelling units per acre. This area is located along higher volume roadways within the ~~Town CenterCOR~~ and along its perimeter.
 - c. The ~~TCOR-4c~~ subdistrict shall provide the highest densities in the ~~TCOR-4~~ District requiring a minimum of 15 dwelling units per acre. This area is adjacent to the mixed-use core.
 - (5) ~~TCOR-5 Park and Open Space Subdistrict.~~ The Park And Open Space Subdistrict is intended to preserve environmental features, provide amenities and create focal points and community gathering places within easy access of all areas of the ~~Town CenterCOR~~. ~~A minimum of ten percent of the gross acreage of the Town Center shall consist of open space that is improved for public use as guided by the master plan and any other subsequent agreements between the city and developer. Areas designated within the TC-5 subdistrict, however, are restricted from other types of development, with the exception of certain civic uses, as shown in Table 1.~~
- (c) ~~Town Center~~The COR development regulations.
- (1) Uses. Table 1 specifies permitted and conditional uses within each subdistrict of the ~~Town CenterCOR~~ District. Any use may be combined within buildings (vertically) or in separate buildings (horizontally), unless otherwise specified.

Table 1: Permitted, Conditional and Prohibited Uses

Use List	CORTC-1	CORTC-2		CORTC-3 and 3a		TCOR-4a, b and c			CORTC-5
		<u>2</u>	<u>2b</u>	3	3a	a	b	c	
RESIDENTIAL									
Single-family detached	N	N	<u>N</u>	N	N	P	N	N	N
Twinhomes	N	N	<u>N</u>	N	N	P	N	N	N
Duplexes	N	N	<u>N</u>	N	N	P	N	N	N

Row houses/townhouse	P	N	<u>N</u>	N	N	P	P	P	N
Multistory apartments/condominiums	P	N	<u>N</u>	N	N	N	P	P	N
Secondary units	N	N	<u>N</u>	N	N	P	N	N	N
Live-work units	P	C <u>N</u>	<u>N</u>	P	N	P	P	H	N
PERSONAL SERVICES such as laundry, barbershops and beauty shops									
:lt;2,500 sq. ft.	P	P	<u>P</u>	P	N	H			N
:gt;2,500 sq. ft.	P	P	<u>P</u>	P	N	N			N
PROFESSIONAL AND MEDICAL OFFICES AND CLINICS									
:lt;5,000 sq. ft.	P	P	<u>P</u>	P	N	H			N
:gt;5,000 sq. ft.	P	P	<u>P</u>	P	N	N			N
GENERAL OFFICES									
:lt;5,000 sq. ft.	P	P	<u>P</u>	P	N	C			N
5,000 - 35,000 sq. ft.	P	P	<u>P</u>	P	N	N			N
:gt;35,000 sq. ft.	N	P	<u>P</u>	P	N	N			N
ACCOMMODATION AND FOOD SERVICE USES									
Bed and breakfast residence	P	P	<u>P</u>	N	N	H			N
Lodging facilities	P	P	<u>P</u>	C	N	N			N
Restaurant, café (including seasonal)	P(a)	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>C</u>	<u>C</u>	<u>C</u> :lt;2,500 sq. ft.
Tavern, bar						<u>P</u>	<u>P</u>	<u>P</u>	
Outdoor Seating for food services uses meeting the requirements in "d" below.	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>
ENTERTAINMENT AND RECREATION USES									
Theater, cinema	P	P	<u>P</u>	C	N	N	N	N	N
Health club, fitness center	P	P	<u>P</u>	P	N	N			N
Health club, fitness center :lt;5,000 sq. ft.	P	P	<u>P</u>	P	N	N			N
GENERAL RETAIL AND SERVICES (including grocery, etc.)									
:lt;2,500 sq. ft.	P	P	<u>P</u>	P	N	C	C	P	N
:lt;35,000 sq. ft.	P	P	<u>P</u>	C	N	N			N
:gt;35,000 sq. ft.	C	C	<u>P</u>	C	N	N			N
Uses with drive-thrus	<u>N</u>	<u>P</u> (e)	<u>P</u> (e)	<u>P</u> (e)	<u>N</u>	<u>N</u>			<u>N</u>
Accessory car washes	<u>N</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>N</u>	<u>N</u>			<u>N</u>
Gas stations	<u>N</u>	<u>A</u> (b)	<u>C</u> (c)	<u>C</u>	<u>N</u>	<u>N</u>			<u>N</u>
RESTRICTED USES									
Private clubs and lodges	N	N	<u>N</u>	N	N	N			N
Motor vehicle implement, and recreation equipment sales and service	N	N	<u>N</u>	N	N	N			N
Adult uses - principal principle and accessory	N	N	<u>N</u>	N	N	N			N
Uses with drive-thrus	<u>N</u>	<u>C</u> (e)	<u>P</u> (e)	<u>P</u> (e)	<u>N</u>	<u>N</u>			<u>N</u>
Accessory car washes	<u>N</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>			<u>N</u>
Gas stations	<u>N</u>	<u>N</u> (b)	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>			<u>N</u>

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Convenience Store with Motor Fuel Sales	N	N	C (e)	N	N	N	N
Open and outdoor services, sales, display or rental	N	N	N	N	N	N	N
PUBLIC USES AND SERVICES							
Municipal buildings	P	N	N	N	N	N	C
Post office - service no distribution facility	P	N	N	N	N	N	N
Museums/cultural centers	C	N	N	N	N	N	C
Religious institutions	C	PE	P	C	N	C	N
Commercial day care centers	P	P	P	P	N	C	N
Hospitals	N	C	P	P	N	N	N
Libraries	P	P	P	P	N	C	N
Educational facilities (excludes daycares)	N	N	N	N	C	N	N
Essential public services	P	P	P	P	P	P	P
INDUSTRIAL							
Manufacturing	N	N	N	N	N	N	N
Warehousing	N	N	N	N	N	N	N
Outside storage	N	N	N	N	N	N	N

Key:
P - Permitted Use
C - Conditionally Permitted Use
A- Permitted Accessory Use
N - Use Not Permitted
H - Permitted with home occupation permit

- a. In the ~~TECOR~~-1 subdistrict, one story restaurants are allowed when the facade cornice height is a minimum of 22 feet in height.
- b. In the ~~TECOR~~-2 subdistrict, accessory gas uses are allowed under the following conditions:
 1. Gas operations that are accessory to a permitted ~~principal~~ principle use.
 2. Gas and convenience item sales shall not comprise more than 25 percent of the gross receipts of the ~~principal~~ principle use business.
 3. Payment for sale of gas must be paid at the pump or inside the ~~principal~~ principle building. No accessory structures are allowed as part of the gas operations.
 4. No more than five percent of the square footage of the ~~principal~~ principle use building may be dedicated for the gas operations and convenience item sales.
 5. No franchise food operations can be contained in the area designated within the ~~principal~~ principle building for gas operation and convenience item sales
 6. Gas operations located in the side or rear of the ~~principal~~ principle use building.
 7. Gas operations are located within 100 feet of ~~principal~~ principle use building
 8. Gas islands and canopy are architecturally harmonious and contain the same exterior building materials as the ~~principal~~ principle use building.

dispensers.

9. Gas operations shall constitute no more than four islands with a limit of eight individual

standards:

(i) Double walled storage tanks with corrosion protection.

(ii) Spill protection to catch spills that may occur during delivery of products.

valves or approved equal.

(iv) Leak detection, including interstitial monitoring of the double walled tank.

(v) Product release monitoring, including installation of groundwater monitoring wells and monthly monitoring of these wells will be required only after a reportable leak or spill has been detected.

(vi) Tank tightness testing on an annual basis.

tank tightness testing.

c. In the FCOR-2b subdistrict, convenience store with motor fuel sales/car wash are a conditional use under the following conditions:

1. Convenience/deli food is of the take out type only and that no provision for seating or consumption on the premises is provided. Furthermore, that the enclosed area devoted to such activity shall not exceed fifteen (15) percent of the gross floor area.

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2. The storage, preparation and serving of food items are subject to the approval of the Zoning Administrator who shall provide specific written sanitary requirements based upon the applicable State and County regulations.

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3. Gas operations shall constitute no more than four islands with a limit of eight individual dispensers.

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4. Canopy Height. The total height of any overhead canopy or weather protection shall not exceed twenty feet (20') in height. All canopies shall be architecturally harmonious and contain the same exterior building materials as the principle use.

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5. Goods For Sale: All goods for sale by a motor fuel station convenience store other than commercial freezers for ice and petroleum based products required for the operation and maintenance of motor vehicles shall be displayed within the principle motor fuel structure. No displays shall be permitted in required parking or driveway areas, landscape areas, required setback areas, or any right of way or other public property. Displays may be permitted on sidewalks, only if they leave at least four feet (4') of sidewalk width available to pedestrians.

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6. Motor Fuel Dispenser Location: Motor fuel dispensers shall be located at least thirty feet (30') from a property line, and one hundred feet (100') from a residential structure.

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7. The off-street loading space(s) and building access for delivery of goods shall be separate from customer parking and entrances and shall not cause conflicts with customer vehicles and pedestrian movements.

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8. The hours of operation shall be limited to 6:00 AM to 11:00 PM, unless extended by the Council as part of the conditional use permit.

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9. Accessory car wash uses shall be allowed subject to the following requirements:

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(i). Car wash stacking spaces shall accommodate a minimum of three waiting vehicles.

(ii). No more than one car wash shall be permitted.

(iii) The car wash shall be designed to be an integral part of the principle building or if freestanding shall be designed with the same materials as the principle structure.-

(iv) Neither the car wash or accessory vacuum shall be located within three hundred feet (300') of any residential use unless completely screened or located across an arterial or major collector roadway from the residential use.

9. Gas stations are only permitted by conditional use on parcels that are located at intersections of both Destination and Arterial roadways as defined by the Development Framework.

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d. Outdoor Seating for Food Service Uses are an accessory use under the following conditions:

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1. The seating shall be located on private property (or could allow on joint/abutting open space/plaza area owned and managed by association).

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2. The seating shall be of good patio or café type furniture that enhances the appearance of the business.

3. The outdoor seating area shall be defined with the use of landscaping, temporary fencing or other means that contains the tables and chairs for the use as demonstrated on a site plan and approved by city staff.

4. No alcoholic beverages or food shall be served to persons outside of the designated outdoor seating area. Signage shall be posted that restricts consumption on alcohol outside of the designated outdoor seating area as approved by staff.

5. Patrons shall access the outdoor seating area through the main entrance or host station and shall be seating by a staff person.

6. Seating shall be located so as not to compromise safety. Seating shall not obstruct the entrance or any required exits or be located on landscaping or parking areas. If located on private sidewalks or walkways, it shall be located so as to leave a minimum of a four foot (4') wide passageway for pedestrians.

7. No additional parking is required for thirty (30) seats or less. If public parking is available either in a ramp or adjacent on street, then no additional parking is required. Any additional seating over thirty (30) seats shall provide required parking based on one space per three (3) seats. Shared parking will be considered and may be approved by city staff.

8. Any proposed outdoor seating plan over fifty (50) or more seats shall be by conditional use permit.

9. All exterior sound equipment shall be shut off at ten o'clock (10:00) P.M.

10. Lighting shall be permitted provided it only illuminates the designated area. Lighting cannot shine or cause a glare upon other public or private property outside the designated area.

(e) Drive-thrus serving permitted and conditional uses are a permitted use under the following conditions:

1. Drive-thru lands are not permitted in the front yard or within the front build-to-line.

2. Adequate stacking distance of not less than five (5) vehicles shall be provided. A site plan shall be prepared to demonstrate provision for stacking space does not interfere with other drive areas, parking spaces, sidewalks or pedestrian access to the main entry of the building.

3. Electronic speaker devices, if used, shall not be audible beyond the property being served and shall not be operated between the hours of ten o'clock (10:00) PM and seven o'clock (7:00) AM.

4. Screening shall be provided of automobile headlights in the drive-thru land to windows and doors of adjacent uses. Such screen shall be at least three feet (3') in height at installation and fully opaque, consisting of a wall, fence, dense vegetation, berm or grade change.

5. A bypass lane shall be provided for each drive-thru use, allowing cars to leave the drive-thru land from the stacking area.

6. Within the TCCOR-2 and TCCOR-3 subdistricts there shall be no more than one drive-thru land serving a given use.

7. Within the TCCOR-2b subdistrict there shall be no more than two (2) drive-thru lands serving a given use.

(2) Development standards.

Development Standard	TC-1	TC-2	TC-3 and 3a		TC-4a, b and e	TC-5
Minimum lot size	None	None	None	None	None	0.5-acre
Minimum lot width (if lotted)	20 feet	80 feet	40 feet	40 feet	20 feet	n/a
Minimum lot depth (if lotted)	80 feet	100 feet	80 feet	80 feet	80 feet	n/a
Allowable residential density in dwelling units per acre ⁽⁶⁹⁾	>gt;15 DU/AC	>gt;15 DU/AC	None	None	4a—up to 10 4b—up to 15 4c—min. of 15	n/a
Minimum floor area ratio (FAR) for nonresidential uses/vertically mixed buildings/sites	.75	.25	.25	.25	n/a	n/a
Setbacks/Build to Line						
Front yard (min.—max)	0—5 feet as measured from building front to right of way ⁽⁷¹⁾ (60% of front facade w/in max.)	0—15 feet as measured from building front to right of way ⁽⁶⁹⁾	0—15 feet as measured from building front to right of way ⁽⁶⁹⁾	30 feet min., 60 feet max as measured from building front to right of way ⁽⁶⁹⁾	0—25 feet ⁽⁷⁰⁾	n/a
Side yard	no req.	10 feet if separate bldgs.	10 feet if separate bldgs.	10 feet if separate bldgs.	no req. unless req. by Building Code	n/a
Rear yard	no req.	no req.	no req.	30 feet minimum	no req. unless req. by Building Code	n/a
Driveway length (minimum)	2 feet for residential units	20 feet for residential units	20 feet for residential units	20 feet for residential units	20 feet for residential units	n/a
Building height	2—5	1—4	2—4	2—4	1—4	1—2

Comment [GTE1]: Consider establishing build to line/ setbacks in the 2b subdistrict based on streets in which buildings are located and on the district they are located. For instance allow greater setback on certain areas of Ramsey Pkwy to allow the big box but maintain build to line on Zeolite Street. Also need build to line/setback for parking areas.

(min.—max.)	stories	stories	stories	stories	stories	stories
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Comment [GTE2]: Consider a percentage of the building in 2-b meeting at least 2 stories.

- ~~a. Residential density is based on the net area of the parcel in question for parcels. In the event that public open space that is not dedicated to the city is developed independently of any particular residential project, the land area of the open space shall be divided equally among those abutting projects for purposes of density calculations.~~
- ~~b. Setbacks for residential units located within the TC 1 Zoning District shall be measured from building front to edge of right of way, or edge of sidewalk easement as defined by the City and said sidewalk must be encumbered by a sidewalk easement recorded with the office of the Anoka County Recorder. Setbacks for residential units located within the TC 4 Zoning District shall be measured from building front to edge of sidewalk, edge of right of way, or to back of street curb, whichever is appropriate.~~

Comment [GTE3]: Need to set as a setback minimum based on current development plan.

(d) *General development standards.* All development within the ~~Town Center~~**COR** District shall meet the ~~Ramsey Town Center~~**COR** Development ~~Guidelines Framework~~ that ~~are is~~ incorporated into this chapter by reference. These standards will be used by the city as the minimum requirements for evaluating development proposals and site plans. However, the standards are not intended to restrict creativity in design. An applicant may request modification or waiver of any standard in favor of an alternate approach that will achieve the same design objective.

(e) *Parking standards.* ~~Parking in the Town Center District is intended to be shared to the greatest extent practicable in all mixed-use areas. The parking standards are intended to provide a practical basis for providing adequate parking within the Town Center District through a careful analysis of uses, shared parking arrangements, use of public street parking and reduction allowances for the proximity to the transit station. A parking plan shall be prepared as part of the development plan to address the number, location, sharing arrangements, and public use when applicable. The parking plan shall also attempt to anticipate to the extent possible, how to address longer term parking arrangements if the possibility of use conversion or building expansion exists. Parking shall be provided under any of the following arrangements:~~

- ~~(1) Off street parking in the TC 1 and TC 2 subdistricts shall be secured for public use through parking easements and other appropriate conveyances. Shared parking arrangements between nearby uses are encouraged in both subdistricts.~~
- ~~(2) On street parking adjacent to buildings may be used for the purposes of calculating parking requirements for street level, nonresidential uses.~~
- ~~(3) Within the TC 4 subdistrict, parking on individual parcels serving individual uses may be provided if designated and approved as part of the master plan.~~

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~~In order to ensure the pedestrian orientation of the Town Center Districts, maximum parking standards are set based on the following:~~

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Comment [GTE4]: I agree we need minimum on site parking requirement, let's see what the capacity ratio is on the street to building development to help establish the minimums. This might vary by use/subdistrict.

Retail	4 per 1,000 sq. ft.
Restaurants	5 per 1,000 sq. ft.
Offices	3 per 1,000 sq. ft.
Medical offices, clinics	4 per 1,000 sq. ft.
Health clubs	3 per 1,000 sq. ft.
Theaters, places of assembly	1 per 4 seats
Residential	
	Attached or detached Required: 2 per unit
	Multifamily units Required: 2 per unit

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- ~~(4) Maximum required parking. If a parking structure is provided on site, maximum parking stalls do not apply. If additional parking is sought that does not meet these maximum requirements, a conditional use permit can be sought to increase maximums up to 25 percent.~~

~~(5) The city may require payment of an amount equal to the value of the required parking on a per-stall price basis. Funds collected by the city shall be deposited in a special fund used only to acquire and/or develop off-street parking facilities for the Town Center. The city will determine the appropriate contribution.~~

~~(6) A development agreement is completed that specifies that each property in the Town Center shall be financially responsible for its proportionate share of a shared parking facility. The proportionate share shall be determined on the basis of the property's off-street parking needs, as determined by the parking study. Financial responsibility shall cover the construction and continuing maintenance of the parking facility. The parking facility may be constructed and maintained by the city or by a private management entity acceptable to the city.~~

~~(f) Signage. Signage in this district is allowed as prescribed in this subdivision. Signage as prescribed by other sections of this Code is not applicable.~~

~~(1) Permitted signs for personal and professional services, retail commercial, and public uses and services in TC 1, TC 3, TC 4 and TC 5 districts:~~

~~a. Wall-mounted or painted signs, provided the following standards are met:~~

~~1. The sign shall be affixed to the front facade of the building, and shall project outward from the wall to which it is attached no more than six inches.~~

~~2. The area of the signboard shall not exceed five percent of the ground floor building facade area or 24 square feet, whichever is less.~~

~~3. The height of the lettering, numbers, or graphics shall not exceed 12 inches.~~

~~4. The sign shall be granted to commercial uses occupying the ground floor of buildings facing public streets only and shall not be allocated to other uses.~~

~~5. Limited to one sign per business.~~

~~b. The area of signboard shall not exceed five percent of the ground floor building facade area.~~

~~c. Wall-mounted building directory signs identifying the occupants of a commercial building, including upper story business uses, provided the following standards are met:~~

~~1. The sign is located next to the entrance.~~

~~2. The sign shall project outward from the wall to which it is attached no more than six inches.~~

~~3. The sign shall not extend above the parapet, eave, or building facade.~~

~~4. The area of the signboard shall not exceed three square feet, with each tenant limited to one square foot.~~

~~5. The height of the lettering, numbers, or graphics shall not exceed four inches.~~

~~6. One such sign is allowed per public building entrance.~~

~~d. Applied letters may substitute for wall-mounted signs, if constructed of painted wood, painted east metal, bronze, brass, acrylic or black anodized aluminum. The height of applied letters shall not exceed 12 inches.~~

Comment [GTE5]: If we are able to establish minimum parking standards for uses then couldn't the ability to not provide for minimum be the trigger for the parking ramp.

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Comment [GTE6]: Let's look at the totals allowed to date via variance and base changes on that to allow for incremental increase.

~~e. Projecting signs, including graphics or icon signs, mounted perpendicular to the building wall, provided the following standards are met:—~~

~~1. The signboard shall not exceed an area of six square feet.~~

~~2. The distance from the ground to the lower edge of the signboard shall be ten feet or greater.~~

~~3. The height of the top edge of the signboard shall not exceed the height of the wall from which the sign projects, if attached to a single story building, or the height of the sill or bottom of any second story window, if attached to a multistory building.~~

~~4. The distance from the building wall to the signboard shall not exceed six inches.~~

~~5. The width of the signboard shall not exceed three feet.~~

~~6. Limited to one sign per business. Projecting signs are not permitted in conjunction with wall-mounted, free-standing, or applied letter signs.~~

~~7. Granted to ground floor commercial uses only.~~

~~f. Awning signs, for ground floor uses only, provided that the following standards are met:~~

~~1. If acting as the main business sign, it shall not exceed 24 square feet in area, and the height of the lettering, numbers, or graphics shall not exceed 12 inches.~~

~~2. If acting as an auxiliary business sign, it shall be located on the valance only, shall not exceed four square feet in area, and the height of the lettering, numbers, or graphics shall not exceed four inches.~~

~~3. Limited to two such signs per business.~~

~~4. If acting as the main business sign, it shall not be in addition to a wall-mounted or applied letter sign.~~

~~g. Window or door signs, provided that the following standards are met:~~

~~1. The sign shall not exceed ten percent of the window or door area or four square feet, whichever is less.~~

~~2. The sign shall be silk screened, hand painted, applied letters/graphics, neon tubing or other sign technologies that meet these standards.~~

~~3. Limited to one sign per business, applied on either the window or the door, but not on both.~~

~~4. The sign shall not have an opaque backing of any type although smoked glass is allowed.~~

~~5. May be in addition to only one of the following: a wall-mounted sign, a freestanding sign, an applied letter sign, a projecting sign or a valance awning sign.~~

~~h. One freestanding sign, provided that the following standards are met:~~

~~1. The building in which the advertising business is located, shall be set back a minimum of six feet from a public street right-of-way.~~

~~2. The area of each face of the signboard shall not exceed six square feet and the signboard shall not have more than two readable faces.~~

~~3. The height of the top of the signboard, or of any posts, brackets, or other supporting elements shall not exceed six feet from the ground.~~

~~4. The signboard shall be constructed of wood, acrylic, aluminum or metal and shall be architecturally compatible with the style, composition, materials, colors and details of the building.~~

~~5. No part of the sign shall encroach on the right-of-way and its location shall not interfere with pedestrian or vehicular circulation.~~

~~6. Limited to one sign per building and shall not be in addition to wall-mounted, applied letter or projecting signs.~~

~~7. The readable faces of the sign shall be perpendicular to the adjacent street.~~

~~i. Businesses with frontage on more than one public street are allowed the permitted sign criteria for each street frontage.~~

~~j. Businesses with service entrances may identify these with one wall-mounted or applied letter sign not exceeding two square feet.~~

~~k. One directional sign, facing a rear parking lot. This sign may be any type of permitted sign other than a freestanding sign, but shall be limited to three square feet in area.~~

~~l. In addition to other signage, restaurants and cafes shall be permitted one wall-mounted display featuring the actual menu as used at the dining table, to be contained within a shallow wood or metal case and clearly visible through a glass front. The display case shall be attached to the building wall, next to the main entrance, at a height of approximately five feet, shall not exceed a total area of two square feet, and may be lighted.~~

~~(2) Permitted signs for personal and professional services, retail commercial, and public uses and services in TC-2 districts:~~

~~a. Wall, canopy or marquee sign. Total sign area may not exceed 15 percent of the front building facade. At least 50 percent of the signage area must be placed on the measured wall with remaining signage area, if desired, distributed on any other wall. Sign height shall not exceed the top of the parapet wall or, if no parapet wall, sign height shall not exceed the height of the eaves. The gross surface area of a wall, canopy or marquee sign may be increased by ten percent if such wall sign:~~

~~1. Consists only of individual, outlined alphabetic, numeric and/or symbolic characters without background except that provided by the building surface to which the sign is to be affixed;~~

~~2. Illumination, if any, is achieved through shielded illumination, shielded silhouette lighting, or shielded spot lighting but not any lighting where the light source is visible or exposed on the face or sides of the characters; and~~

~~3. A wall, canopy or marquee sign may be located on the outermost wall of any principal principle building but shall not project more than 16 inches from the wall to which the sign is to be affixed. A wall sign shall not project higher than the parapet line of the wall to which the sign is to be affixed.~~

~~b. Ground sign. There shall not be more than one ground sign for each parcel. The gross surface area of a ground sign shall not exceed 100 square feet for each exposed face nor exceed an aggregate gross surface area of 200 square feet.~~

~~c. Menu board. One on-site menu board per drive-up or walk-up lane of a drive-in restaurant up to a maximum of 32 square feet each. Menu boards are allowed a message on one side only and cannot contain~~

~~an advertising message.~~

~~d. Directional signs.~~

~~1. Directional or instructional signs are permitted in accordance with section 117-463(1).~~

~~2. Parking lot directional signs designating parking area entrances and exits are limited to one sign for each entrance and/or exit and shall not exceed four square feet for each exposed face. Parking lot directional signs shall not project higher than five feet in height, as measured from the established grade of the parking area to which such signs are accessory.~~

~~3. Parking lot instructional signs designating the conditions of use or identification parking areas shall not exceed eight square feet and shall not project higher than ten feet in height for wall signs and seven feet in height for ground signs, as measured from the established grade of the parking area to which such signs are accessory.~~

~~4. Window signs are restricted to 30 percent of the area of the window in which the sign is to be displayed.~~

~~(3) Prohibited signs (except as allowed in subsection (f)(2) of this section):~~

~~a. Signs employing mercury vapor, low pressure and high pressure sodium and metal halide lighting; plastic panel rear lighted signs.~~

~~b. Signs on roofs, dormers, and balconies.~~

~~c. Billboards.~~

~~d. Signs painted or mounted upon the exterior side or rear walls on any principle or accessory building or structure, except as otherwise permitted hereunder.~~

~~e. Free standing pylon signs over six feet in height.~~

~~f. Back lit awnings.~~

~~g. Interchangeable letter boards or panels.~~

~~h. Flashing signs.~~

~~i. Off-premises signs.~~

~~(4) Real estate signage. Real estate signs advertising that a particular property is for sale, rent, or lease are limited to one sign per property.~~

~~(g) Development review process within The COR District. The review process for The COR shall follow the standard review process for site plan review and subdivision found in this Chapter and shall include subdivision and site plan review. Development review process within Town Center Districts. Development within the Town Center will generally consist of a subdivision and site plan. In these cases, the applicant will follow the normal subdivision and site plan requirements of the city subject to the submittal requirements contained herein. For subdivisions, the review process will include sketch plan review, preliminary plat, and final plat. For site plans, the review process will include a preliminary site plan and final site plan.~~

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~~(1) Sketch plan review.~~

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~~a. Pre-meeting with city staff. Prior to making an official subdivision application to the city for development of a parcel within the Town Center District, the applicant shall meet with city staff to present the~~

~~proposed development. City staff shall review the development with all relevant ordinances and ensure compatibility with the Town Center District intent, master plan and development guidelines Design Framework for the town center.~~

~~b. A sketch plan shall be prepared in accordance with the regulations of this chapter and the applicant shall submit the plan to the zoning administrator for review and comment, to ensure compliance with the town center master plan and development guidelines Design Framework, the Town Center District and other city codes and regulations.~~

~~c. The sketch plan shall be submitted to the town center review board for its review and comment. The town center review board shall review the proposed project for its compatibility with the town center master plan and development guidelines and make a recommendation to the planning commission and city regarding the proposed development.~~

~~d. The planning commission shall review the sketch plan for its consistency with the town center master plan and development guidelines Design Framework and make a recommendation to the city council as to the appropriateness of the sketch plan.~~

~~e. The sketch plan shall be scheduled for a council meeting within 30 days after the submittal of the planning commission meeting.~~

~~f. The city council shall approve, postpone, or disapprove the sketch plan.~~

~~(2) *Preliminary plat and site plan.*~~

~~a. *Requirements for preliminary plans.*~~

~~1. *Preliminary site plan.* The preliminary site plan shall be drawn at a scale of one inch equals 50 feet, 100 feet, or 200 feet. The submission may be composed of one or more sheets and drawings and shall include:~~

~~(i) Location of all proposed buildings and their proposed uses;~~

~~(ii) Location of driveways and parking areas (all driveways and parking areas must include curbing);~~

~~(iii) Indicate front, side and rear yard setbacks proposed;~~

~~(iv) Indicate square footage and dimensions of all proposed lots; and~~

~~(v) Location of all easements, width and purpose.~~

~~2. *Landscape plan.* The landscape plan shall be prepared at a scale of one inch equals 50 feet and shall contain the following information:~~

~~(i) Indicate areas for berming and sodding;~~

~~(ii) Indicate the location of proposed plantings, identify plant materials;~~

~~(iii) Indicate any existing vegetation; and~~

~~(iv) Indicate any trees to be removed.~~

~~3. *Grading and drainage plan.* The grading and drainage plan shall be drawn at a scale of one inch equals 50 feet, 100 feet or 200 feet and shall contain the following information:~~

~~(i) Existing and proposed grades with a minimum of two-foot contour intervals to a known sea level datum;~~

~~(ii) Sufficient spot elevations on all proposed hard surface areas;~~

~~(iii) Estimated runoff of the area based on ten- and 100-year storm events;~~

~~(iv) Provisions to carry runoff to the nearest adequate outlet, such as storm drain, natural drainageway, or street;~~

~~(v) Location of proposed ponding areas, indicating the size and depth of the pond and amount of acre feet of water to be stored;~~

~~(vi) Finished floor elevations of all buildings;~~

~~(vii) Identify soils by type and location, including identification of the water table, and suitability of soil for the proposed development; and~~

~~(viii) Identify any areas located in a flood hazard zone as identified by the department of natural resources.~~

~~4. *Topographic map.* The topographic map shall be drawn at a scale of one inch equals 100 feet and shall contain the following information:~~

~~(i) Two-foot contour intervals;~~

~~(ii) Indicate watercourses, rock outcroppings, and other significant land features; and~~

~~(iii) Use U.S. Geological Service datum for mapping.~~

~~5. *Floor plans and elevations.* All floor plans and elevations shall be drawn to a legible scale and include the following information:~~

~~(i) Floor plans indicating square footage and dimensions of all proposed rooms and areas within the structures; and~~

~~(ii) Elevations of the proposed building, identifying exterior treatment, materials to be used, and paint color.~~

~~6. *Preliminary plat.* If a subdivision is required, the preliminary plat shall be prepared in accordance with article III of this chapter.~~

~~b. *Preliminary plat and site plan review process.*~~

~~1. *Pre-meeting with city staff.* Prior to making an official application to the city, the applicant shall meet with city staff. City staff shall review the development with all relevant ordinances and ensure compatibility with the town center master plan and development guidelines Design Framework.~~

~~2. *Preliminary plat and site plan.* A preliminary plat and site plan shall be prepared in accordance with the regulations of this chapter and shall submit the plan to the zoning administrator 30 days prior to the public hearing.~~

~~3. *City staff review.* The preliminary plat and site plan shall be submitted to the city staff for review and comment, to ensure compliance with other city codes and regulations.~~

~~4. *Town center review board.* The preliminary plat and site plan shall be submitted to the town center review board for its review and comment. The town center review board shall review the proposed project for its compatibility~~

~~with the town center master plan and development guidelines and make a recommendation to the planning commission and city regarding the proposed development.~~

~~5. The planning commission shall hold a public hearing on the preliminary plat and site plan. The notice for public hearing shall be published in the official newspaper at least ten days, but not more than 30 days, prior to the public hearing, at which time the item will be heard. Notices will also be sent to property owners within 350 feet of the subject property.~~

~~6. A written evaluation from the city staff shall be forwarded to the planning commission and the applicant prior to the public hearing.~~

~~7. The planning commission shall simultaneously hold a public hearing on the preliminary plat and site plan. Following the public hearing, the planning commission shall submit in writing to the city council its recommendation as to the appropriateness of the preliminary plat and site plan in relation to the town center master plan and development guidelines. Design Framework.~~

~~8. The preliminary plat and site plan shall be scheduled for a council meeting within 30 days after the submittal of the planning commission meeting.~~

~~9. The city council shall approve, postpone, or disapprove the preliminary plat and site plan.~~

~~(3) *Final plat and site plan.*~~

~~a. *Requirements for final plan.*~~

~~1. *Final site plan.* The final site plan shall be prepared at a scale of one inch equals 50 feet, 100 feet or 200 feet, and shall contain the following information:-~~

~~(i) Location of proposed structures;~~

~~(ii) Location of proposed driveways and parking areas (all driveways and parking must have curbing);~~

~~(iii) Indicate front, rear and side yard setbacks.~~

~~2. *Final landscape plan.* The final landscape plan shall be drawn at a scale of one inch equals 50 feet and shall contain the following information:-~~

~~(i) Plant types (botanical and common names), number, location, and size;~~

~~(ii) Areas to be sodded;~~

~~(iii) Indicate existing vegetation; and~~

~~(iv) Indicate trees to be removed.~~

~~3. *Final grading and drainage plan.* The grading and drainage plan shall be drawn at a scale of one inch equals 50 feet, 100 feet or 200 feet and shall contain the following information:-~~

~~(i) Existing and proposed grades with a minimum of two foot contour intervals to a known sea level datum;~~

~~(ii) Sufficient spot elevations on all proposed hard surface areas;~~

~~(iii) Estimated runoff of the area based on ten and 100 year storm events;~~

~~(iv) Provisions to carry runoff to the nearest adequate outlet;~~

~~(v) Location of any proposed ponding areas, indicating the size and depth of the pond and amount of acre feet of water to be stored;~~

~~(vi) Finish floor elevations of all buildings;~~

~~(vii) Identify soils by type and location, including identification of the water table, and suitability of soil for the proposed development; and~~

~~(viii) Identify any areas located in a flood hazard zone as identified by the department of natural resources.~~

~~4. *Floor plans and elevations.* All floor plans and elevations shall be drawn to a legible scale and shall include the following information:-~~

~~(i) Floor plans indicating square footage and dimensions of all proposed rooms; and~~

~~(ii) Elevations of the proposed building, identifying exterior treatment, material, and paint color.~~

~~5. *Final plat.* If a subdivision is required, the final plat shall be prepared in accordance with this Code. With the final plans, the developer shall submit, for approval by the city, a development schedule for construction of all structures, open space, and recreational facilities.~~

~~b. *Final plat and site plan review process.*~~

~~1. Upon approval of the preliminary plat and site plan, a final plat and site plan shall be prepared in accordance with the regulations of this chapter and submit it to the zoning administrator 30 days prior to the public hearing.~~

~~2. The final plat and site plan shall be submitted to the city staff for review and comment, to ensure compliance with the preliminary plan, site plan and other city codes and regulations.~~

~~3. The final plat and site plan shall be submitted to the town center review board for its review and comment. The town center review board shall review the proposed project for its compatibility with the preliminary plat, site plan, town center master plan and development guidelines Design Framework and make a recommendation to the city council regarding the proposed final plat and final site plan.~~

~~The city council shall approve, postpone, or disapprove the final plat and site plan based on its appropriateness and conformance with the preliminary plat and site plan and the town center master plan and development guidelines Design Framework.~~

~~4. *Major changes.* If the applicant proposes major changes in the final site plan that are inconsistent with the preliminary site plan, these changes can only be made by re-submission of a new preliminary site plan and rezoning application to the zoning administrator, and re-scheduling of a new public hearing before the planning commission and review again by the council. The following constitute major changes:-~~

~~(i) Increase in density;~~

~~(ii) Change in architectural design or style;~~

~~(iii) Change in type of ownership, private, condominium, or rental;~~

~~(iv) Change of more than ten percent in total floor area;~~

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~~(v) Increase in height of any building;~~

~~(vi) Major modification in the landscape plan;~~

~~(vii) Reduction in the proposed open space;~~

~~(viii) Change in the development schedule;~~

~~(ix) Change in the road location or standards; and~~

~~(x) Any changes determined to be major by the council.~~

~~5. Minor changes. The council may, in its discretion, permit minor deviations from the preliminary site plan which do not change the concept or intent of the proposed development as previously approved.~~

~~6. Denial. The council shall deny any application if it finds the final plans do not substantially conform to the preliminary plat and site plan as previously approved by the council as well as the town center master plan and development guidelines Design Framework. If the final plans are subsequently modified to conform to the approved preliminary plan, the applicant may resubmit said final plans to the council for approval.~~

~~7. No development shall occur nor shall any building permits be issued for any construction that is not in accord with the approved final plans.~~

(h) *Relationship to other Code sections.* The ~~Town Center~~COR District is structured to establish a regulatory framework intended to be administered separate from certain sections of this chapter. In order to prevent overlapping development regulations, the following portions of this chapter are not applicable to the ~~Town Center-COR~~ District: article II, divisions 3 (Zoning Districts), 6 (Performance Standards), and 8 (Signs), unless it is determined by the city that provisions from these sections are better suited to address any particular aspect of a development proposal. The provisions contained in article III of this chapter shall regulate land subdivision of ~~the Town Center~~The COR District.

SECTION 2. SUMMARY

The following official summary of Ordinance #12-__ has been approved by the City Council of the City of Ramsey as clearly informing the public of the intent and effect of the Ordinance.

It is the intent of this Ordinance to amend the standards in Section 111-118 of Chapter 117 of the Ramsey City Code to amend architectural standards for all structures constructed within The COR District, amend the framework and standards for bulk standards including, but not limited to, setbacks and build-to lines, establish a hierarchy of street classifications to base bulk standards, clarify street and sidewalk design standards, and amend permitted, accessory, and conditional uses within The COR District. The intent of this Ordinance is also to relocate bulk standard requirements for The COR District from the Zoning Code to the Design Framework, which is adopted by reference as part of Section 117-118 of the City Code and shall have the effect of being part of the Zoning Code.

SECTION 3. EFFECTIVE DATE

The effective date of this ordinance is thirty (30) days after its passage and publication, subject to City Charter Section 3.9.

Adopted by the Ramsey City Council the ___ day of _____, 2012.

|

Mayor

ATTEST:

City Administrator

Introduction Date: _____

Posting Dates: _____

Adoption Date: _____

Publication Date: _____

Effective Date: _____

DRAFT

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Appendix A: Specifications and Details

Design Framework – The COR

Purpose

The primary purpose of Design Framework is to set basic parameters, describe preferences and illustrate design intent. These framework standards serve as a framework within which creative design can and should occur – there is no one solution, but many options that meet the basic requirements of this document.

Application

The format and content of this framework are specifically tailored for use as a supplement to the Zoning Ordinance. This document is organized into two sections. The first section outlines issues and recommendations that apply to the entire COR. The second section highlights specific framework that apply to each sub-district within The COR. The City of Ramsey has adopted Development Plan 5.03 as the Master Plan for The COR. This master plan provides illustrative guidance for building locations and orientation. Any changes to this approved master plan must be reviewed and approved by the City Council as part of the development application. This Development Plan will be updated by the City as changes are approved.

Implied Responsibility

All participants in the development of The COR recognize the local and regional impacts of this project and the various systems that play an important role. Each parcel and each building must fit within the context of the entire plan. Individual projects must complement, not compete with, adjacent development in terms of public green space, walk and trail connections, stormwater management solutions, street layout, parking strategies, land use mix and building design.

Part One: Overall Framework

There are a number of framework standards that apply to the entire COR, including recommendations for stormwater management, parks, streets, land use, parking, transit and other development components. Many of these overall COR framework standards overlap, or are integrated with one another. For ease of discussion they are categorized according to the same list of 'layers' that formed the basic structure for the Master Framework:

- Context – local, city, regional
- Street Hierarchy--access, circulation, arrangement
- Streetscape—preferred design, location
- Parking -- quantity, location, type
- Building Design-- preferred uses, horizontal/vertical mixed use, built form, character of development
- Signage—design, location, quantity, type
- Stormwater Management-- surface water features, stormwater management
- Parks/Public Spaces – parks, trails and open space

It is essential that proposed design solutions for development projects and other improvements within The COR demonstrate an understanding of the interplay between these layers.

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Overall Framework - Context

Overview

The COR is a unique area within the City; but it is a part of, and connected with, a variety of local, city-wide and regional systems (See Figure 1: Development Master Plan 5.03). Each development project, whether a single building, one lot, or a series of blocks, must provide reasonable links to these systems as a primary design objective.

Guideline Recommendations

To ensure that The COR takes full advantage of local and regional systems, development should:

- Provide safe, easily recognized connections to city, county and state trail corridors
- Make provisions for city and regional transit service and amenities (including the Northstar Line) and encourage their use
- Tie into, and improve, the Ramsey utility network
- Integrate with and complement the existing (and future) street framework
- Become an integral part of the city and county drainage/stormwater management plan

Objectives

- Overall COR design (and all new private development within The COR) will accommodate stormwater from new projects and from off-site, and highlight stormwater features as an amenity
- Bikeways and pedestrian routes into The COR from adjacent neighborhoods must be designed for safety and ease of access, suggesting that a person on a bicycle has an equally accessible route to downtown.
- Parks and open space will be easily accessible to all COR residents, visitors, people who work here and also for the citizens of Ramsey and the surrounding area. This connected green system is reminiscent of the world renowned 'Grand Rounds' of Minneapolis.

THE COR AT RAMSEY

- LAND DESIGNATION**
 - PARK/PUBLIC SPACES
 - PARCELS FOR SALE
 - PARCELS OWNED BY OTHERS
- DEVELOPMENT STATUS**
 - EXISTING DEVELOPMENT
 - PROPOSED DEVELOPMENT
 - ACTIVE DEALS
 - UNDER CONTRACT
 - ACCESS
- TRAFFIC INFORMATION**
 - EXISTING SIGNALIZED INTERSECTION
 - FUTURE SIGNALIZED INTERSECTION
 - FULL INTERSECTION
 - NO LEFT OUTBOUND MOVEMENTS
 - PARKING RAMP
- ADDITIONAL INFORMATION**
 - ADT INFORMATION TAKEN FROM 2009 TRAFFIC CENSUS AND 2030 PROJECTED VOLUMES
 - Scale: 0, 300, 600
 - NORTH
 - LANDFORM
 - From Site to Field



Development Plan
Version 5.03
2/1/2012

Figure 1: Development Master Plan 5.03

Overall Framework – Street Hierarchy

Overview

The Development Master Plan defines a specific strategy for the layout of streets and blocks within, and around The COR. The size, type and configuration of this street hierarchy (See Figure 2: Street Hierarchy) is based on a combination of projected traffic volume, level of service at intersections, proposed adjacent land use (destination commercial, residential, civic, recreation, etc.) and desired aesthetic character.

Great streets are essential components of an attractive and inviting public realm. These guidelines promote a street system that balances pedestrian and vehicular use. Providing streets that support traffic flow is important, but also creating ample space for street-side activities, strolling promenades, pockets of green and other amenities is critical to the success of The COR. Streets will promote convenient access by car – to storefronts, to parking lots and ramps, to entertainment attractions – but will also encourage foot traffic as a primary way to move about and conduct business in the core area.

Guideline Recommendations

The proposed street and block pattern reflects a compact urban character, not allowing dead end streets or cul-de-sacs, in favor of a traditional grid pattern and connected streets including the following:

- Provide a street network that distributes pedestrian and vehicular traffic throughout the various districts in The COR and encourages a more dispersed and less congested traffic flow (many choices or travel paths).
- Provide a clear hierarchy of streets resulting in a simple and understandable system for movement – easy access and convenient circulation throughout The COR.
- Work with Anoka County to convert primary perimeter streets (arterials such as Ramsey, Armstrong and Bunker Lake Boulevards) to urban street sections, providing sidewalks and street trees to replace roadside ditches.
- Promote improvements that invite pedestrian and bicycle use including wide sidewalks, streetscape amenities and designated bicycle trails (both on and off-street).



Objectives

Creative design solutions for public realm improvements should reflect these basic street classifications (street hierarchy) including:

- Arterial street – these streets provide the boundary of The COR and all access into The COR will be from one of these three streets:
 - Bunker Lake Boulevard
 - Armstrong Boulevard
 - Ramsey Boulevard
- Destination street – signature addresses for shopping, entertainment, services, work place and other primary amenities
 - Sunwood Drive



- Parkway – premier ‘green streets’ adjacent to primary public park / green space, with more landscaping than other streets in The COR
 - Ramsey Parkway
 - Center Street (north of the roundabout)
- Connector street – primary routes that link various districts within The COR, usually providing the most direct means of getting from point A to point B
 - Rhinestone Street
 - Zeolite Street
 - Veterans Drive
- Downtown street – the most urban of street sections where high pedestrian traffic is intended and traffic calming measures such as on street parking, bump outs and other methods will be employed
 - Center Street (south of the roundabout)
 - Sapphire Street (north of Sunwood)
 - Other streets as shown on the Street Hierarchy Map
- Local street – neither destination nor primary connector routes, these streets provide much of the rest of the street grid throughout The COR.



These street hierarchy classifications are intended to provide guidance regarding the streetscape, but it should be noted that within a street classification, there may be construction or design distinctions, based on the sub-district classification. For example, Sunwood Drive is defined as a destination street throughout The COR, but the design may be different between the COR1 and COR2 sub-districts. The Master Streetscape Map will provide design direction.

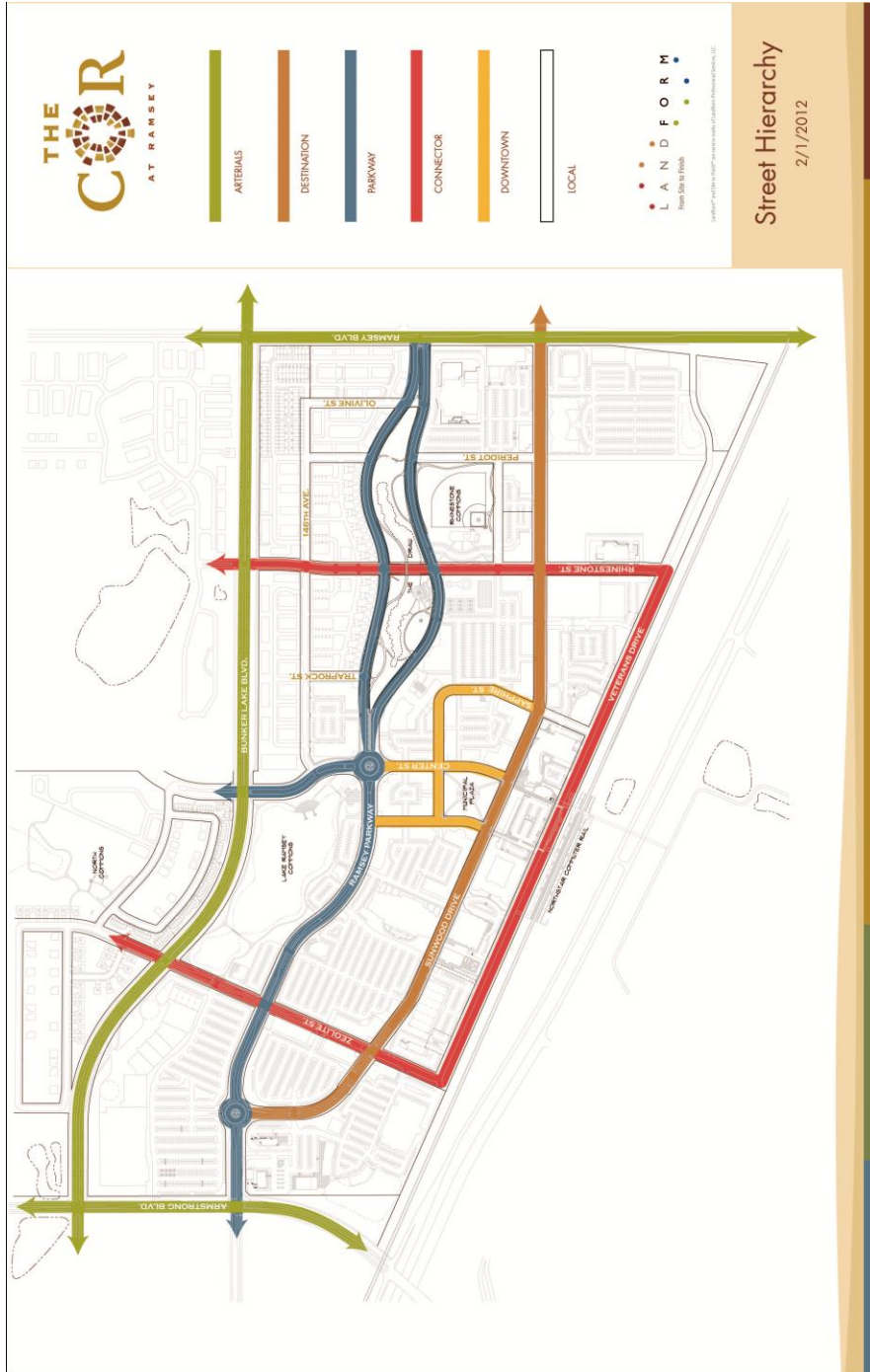


Figure 2: Street Hierarchy Map

Transit Overview

The COR is designed to be a Transit Oriented Development (TOD) in a variety of ways that go beyond providing a walkable public realm and connected street grid. The Master Plan also includes a multimodal transit station, with dedicated commuter parking, integrated with other uses at the heart of the retail, restaurant and entertainment district. This station functions as a hub where local circulator transit comes together with regional transit service and the Northstar Corridor. The COR is the Twin Cities' first and only transit-oriented development along the new Northstar Commuter Rail Line. Ramsey Station at The COR will open for riders boarding the train in November 2012. As Northstar's most visible station, The COR will immediately bolster the ridership on the line and continue to build recognition for this regional service.



Transit components include the following:

- Ramsey Star Express service provides peak period, peak direction bus service between downtown Minneapolis and Ramsey until the Northstar Commuter Rail station stop is complete
- Northstar Commuter Rail provides train service between Big Lake and downtown Minneapolis
- 350 park and ride parking spaces are provided for commuters adjacent to the transit station
- Pedestrian and bicycle connections are emphasized in the Master Plan as major links between the transit station, various districts within The COR and into the surrounding neighborhoods
- The COR can accommodate Metro Mobility, citywide circulator bus or town trolley connections as part of local and regional service to the transit station



The COR also encourages developers to participate in a Travel Demand Management (TDM) program to both assist and encourage residents and visitors to take advantage of the various modes available for their commuting and travel needs. The TDM program draws from incentives and services available through Anoka County and Metro Commuter Services that match riders with carpools and vanpools, provide discounted transit passes and manage work hours among other functions.

- Developers shall submit a TDM plan with their site plan application for new development and work with the City to implement their plans.

Transit Guideline Recommendations

Transit is an important component of the overall plan, with expectations for more ridership, using a greater range of transit options as they become available. More people, together with the mix of activities and amenities in The COR, encourages better designed, better connected transit service. It is a shared responsibility between city, county and developer to promote transit use, with both policy and bricks-and-mortar attention to the following framework:

- Understand and take advantage of opportunities to use existing and proposed transit components

- Provide transit related facilities specifically linked to uses and character within each COR district, including signage and lighting for way-finding and bicycle amenities
- Building future Northstar Commuter Rail riders through the Ramsey Star Express bus service

Transit Objectives

The primary objective is to provide a balance of transit service, bicycle and pedestrian connections and lanes to move traffic. The framework for The COR promotes public transportation as part of the solution and suggests a variety of street improvements and other amenities to invite increased use. Photographs throughout the framework suggest some of the many possibilities.

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Overall Framework - Streetscape

Overview

The Master Plan defines a specific strategy for the layout of streets and blocks within and around The COR. The amenities within the public right-of-way -and immediately adjacent -play an important role in the aesthetics of The COR. Great streets are essential components of an attractive and inviting public realm. Developing a streetscape that is comfortable and inviting to pedestrians is important to realizing the vision for The COR. The framework will encourage interesting and inviting places for the public.

The Streetscape framework defines the visual character and physical improvements for all public spaces within The COR. The document also provides the general framework and examples for design of proposed quasi-public and private space located within each development parcel.

Public realm/streetscape framework focus on the following elements:

- Parks, plazas and other public gathering spaces
- Street/sidewalk character and streetscape elements
- Bicycle/pedestrian connections (on-street and off-street)
- Residential courts, pocket parks and other private green space



The goal is to foster a safe and interesting public realm that will invite pedestrian activity, promote traffic calming, increase transit use and encourage community gathering. Street trees, lighting and decorative fencing provide the backbone for streetscape improvements. Added detail, such as special pavements, street furniture, public art and layered plantings will highlight specific nodes or uses. The City has developed a series of street cross-sections to illustrate these design expectations. Typical street sections are provided in Appendix A as a reference.

Destination and Connector streets must balance a high level of service for the automobile with attractive and inviting amenities for the pedestrian including:

- Provide gracious sidewalk width to support intensity of pedestrian traffic in the core
- Install street trees to frame the street and provide shade
- Provide street lighting that meets all safety standards and design criteria, while creating a signature character for this district
- Explore a range of options for streetscape improvements including special pavements, interesting concrete tinting or scoring patterns, additional plantings, ornamental fencing and other features (note, however, that simpler is better and too much clutter is a negative)



The COR includes a network of bicycle/pedestrian trails and walkways (both on and off-street) that connect adjacent sub-districts to the Mixed Use Core. As you approach the core, these connections tend to become part of the shared right of way along the major streets, or become part of the urban park spaces. Bicycle riders may choose to share the street with vehicular traffic, or dismount and walk their bicycles along with the other pedestrians using the sidewalks. Providing and maintaining these bicycle and pedestrian connections should be a key component for all development projects in the core.

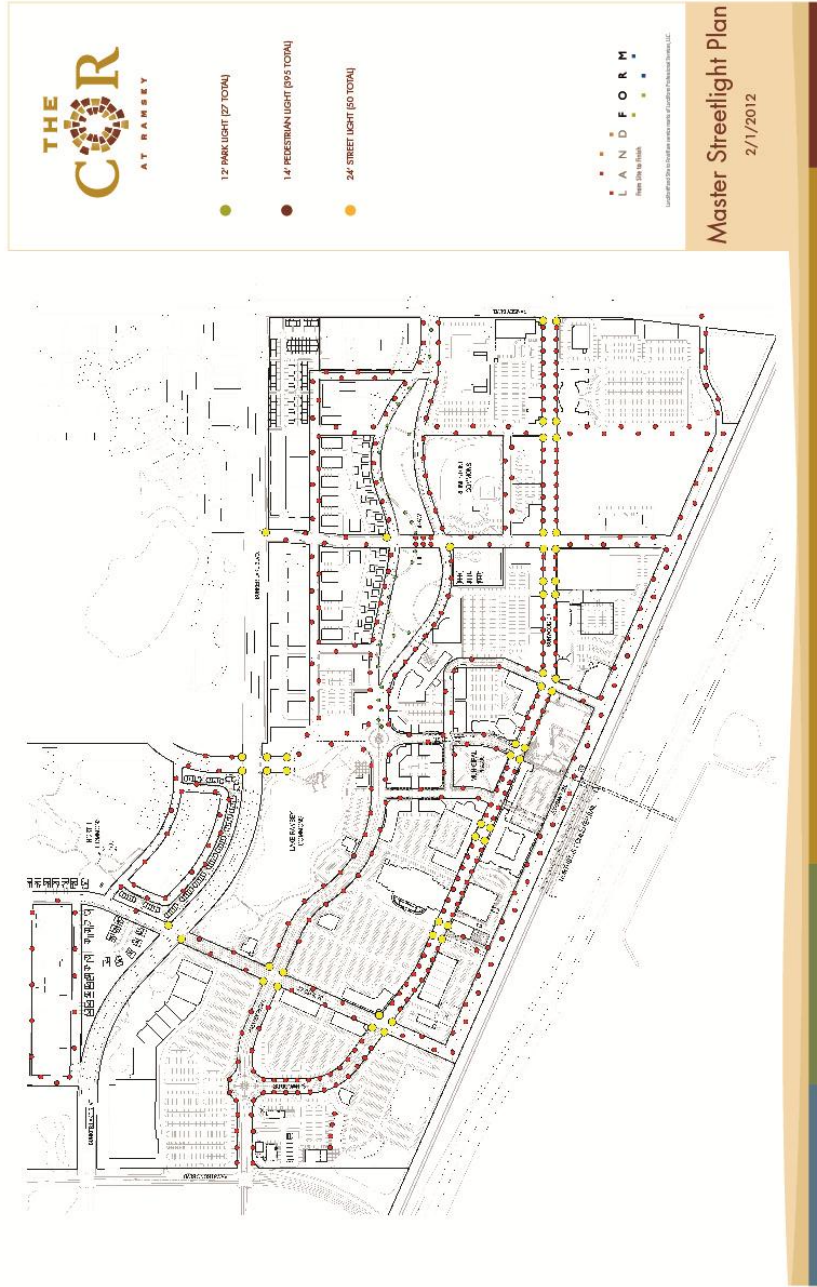


Figure 3: Master Lighting Plan

Guideline Recommendations

The proposed street and block pattern reflects a compact urban character, including the following:

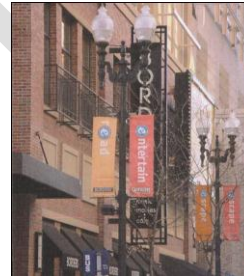
- Bike racks interspersed throughout The COR to encourage cycling as an alternative mode of transportation.
- Benches on the public sidewalks to encourage people to linger in The COR
- Trees and planters along the streets to create an inviting space
- Wide sidewalks and both on- and off-street bicycle trails
- Kiosks and other way finding tools for visitors and residents in The COR
- Outdoor dining is encouraged on the street side of buildings within all districts.
- Public plaza space is strongly encouraged to be located adjacent to the streets



Objectives

Creative design solutions for streetscape improvements should include:

- Streetscape improvements that provide traffic calming, particularly along Destination and Downtown streets
- Inviting streets that draw you into and through The COR
- A marriage of building design and streetscape design that encourages active spaces near the streets



Street Trees and Plantings

Street trees and planter boxes are a critical element in the unique character of The COR and will be used to help distinguish between different street types and sub-districts within The COR. However, there may be variety within the same street when the street crosses into sub-districts.

- Street trees will be chosen to ensure that the species allow for clear pedestrian access along the streets and require minimal maintenance.
- Along Destination, Downtown, Parkway and Local streets, where regularly spaced blocks exists, one (1) tree species shall be provided per block. In order to provide variety and protect against disease, adjacent blocks shall not be allowed the same street tree. Initial development along a block shall establish the tree species for that block, subject to City review and approval.
- Along streets without regular block space or longer blocks, such as Connector and Arterial streets, the City may approve groupings of 3-6 trees of one (1) species in lieu of the regular block spacing.
- Alternatives to the above mentioned planting plan shall be subject to review and approval by the City Council.

Destination Street Trees:

- Autumn Blaze Maple (*Acer x freemanii* 'Jeffersed')
- Bicolor Oak (*Quercus bicolor*)
- Sienna Glenn Maple (*Acer x freemanii* 'Sienna')
- Skyline Honeylocust (*Gleditsia triacanthos var. inermis* 'Skyline')
- Ginko (*Ginkgo biloba*)
- Accolade Elm (*Ulmus x 'Accolade'*)

Parkway Street Trees:

- Valley Forge Elm (*Ulmus americana* 'Valley Forge')
- Bitternut Hickory (*Carya cordiformis*)
- Siouxland Poplar (*Populus deltoides* 'Siouxland')
- Sienna Glen Maple (*Acer x freemanii* 'Sienna')
- Boulevard Linden (*Tilia americana* 'Boulevard')
- Northern Catalpa (*Catalpa speciosa*)
- [Spring Snow Crabapple \(*Malus* 'Spring Snow'\)](#)
- [Kelsey Crabapple \(*Malus* 'Kelsey'\)](#)
- ~~[Donald Wyman Crabapple \(*Malus* 'Donald Wyman'\)](#)~~
- ~~[Adams Crabapple \(*Malus* 'Adams'\)](#)~~
- Korean Mountain Ash (*Sorbus alnifolia*)
- Ohio Buckeye (*Aesculus glabra*)
- Ginkgo (*Ginkgo biloba*)

Connector Street Trees:

- Bicolor Oak (*Quercus bicolor*)
- Northern Red Oak (*Quercus rubra*)
- Princeton Elm (*Ulmus americana* 'Princeton')
- Accolade Elm (*Ulmus* x 'Accolade')
- Autumn Blaze Maple (*Acer x freemanii* 'Jeffers')
- Skyline Honeylocust (*Gleditsia triacanthos* var. *inermis* 'Skyline')
- Kentucky Coffeytree (male) (*Gymnocladus dioicus*)
- River Birch (single stem) (*Betula nigra*)
- Black Alder (*Alnus glutinosa*)
- Black Cherry (*Prunus serotina*)
- Spring Snow Crabapple (*Malus* 'Spring Snow')
- Kelsey Crabapple (*Malus* 'Kelsey')
- Japanese Tree Lilac (*Syringa reticulata*)
- Thornless Cockspur Hawthorne (*Crataegus crus-galli* var. *inermis*)

Downtown Street Trees:

- Princeton Elm (*Ulmus americana* 'Princeton')
- Accolade Elm (*Ulmus* x 'Accolade')
- Autumn Blaze Maple (*Acer x freemanii* 'Jeffers')
- Skyline Honeylocust (*Gleditsia triacanthos* var. *inermis* 'Skyline')
- Kentucky Coffeytree (male) (*Gymnocladus dioicus*)
- River Birch (single stem) (*Betula nigra*)
- Black Alder (*Alnus glutinosa*)
- Black Cherry (*Prunus serotina*)
- Spring Snow Crabapple (*Malus* 'Spring Snow')
- Kelsey Crabapple (*Malus* 'Kelsey')
- Japanese Tree Lilac (*Syringa reticulata*)
- Thornless Cockspur Hawthorne (*Crataegus crus-galli* var. *inermis*)

Local and Arterial Street Trees:

Local and Arterial Street trees may be chosen from any species on the above lists.

Planter Beds/Boxes/Tree Grates

- ~~Planter beds, tree grates and planters shall be as shown on the Streetscape Master Plan. Details and specification shall be added to Appendix A as developed and approved by the City. Appendix A shall be amended as needed. In the downtown area, what about using above ground planting beds (these are typically 3-4 feet in height and may contain perennials, showy shrubs, or possibly even very small trees)? Essentially industrial size flower pots...~~
- ~~For Downtown Street type, tree grates should be of same design, but do we want to specify a particular one, manufacturer, or simply state that they're required and are subject to approval by staff/council? Although probably very expensive, could even explore custom grates that show the COR logo, although not sure if they would be 'expandable' as trees grow in girth.~~
- Irrigation shall be provided to ensure survival of plant materials. The City shall provide irrigation systems along the Parkway and Destination streets. Unless otherwise approved, all other irrigation shall be the responsibility of the landowner.

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Street Furniture

Bike racks, trash enclosures and benches are encouraged on all streets, but will be required on Destination, Connector and Parkways and other streets as shown conceptually on the Streetscape Master Plan.



Bike racks shall be the standard bike rack (see Appendix A for specifications).

Trash enclosures shall be the standard trash enclosures (see Appendix A for specifications).



Benches shall be the standard bench (See Appendix A for specifications).

Benches shall be grouped in twos that face each other and provide an opportunity for an outdoor conversation space.

Alternative bike rack, trash enclosures and bench designs will be considered on a case-by-case basis.

The City will review alternative designs as part of the site plan review and will evaluate these alternatives based on the following:

- Does the design maintain the character of the district?
- Does the alternative design maintain the quality of the standard feature?
- Does the design provide a relationship between the public elements of the streetscape and the building that would not otherwise be possible?

Sidewalks and Boulevard

In the design framework, the term "boulevard" is defined as "the space between the sidewalk and the curb." The boulevard area provides the required space for public features such as street lights, benches, fire hydrants, street signs, etc. The boulevard will have different characteristics based on the street hierarchy.

The street width and layout within different zones may affect the ability of a particular development to provide the minimum boulevard width and the minimum sidewalk width within the existing public right-of-way. In those cases, the landowner shall provide a permanent public easement over the portion of the sidewalk that is located on private property.

Street Lights

Street lights are owned and installed by Connexus Energy. The streetlight design was developed in conjunction with the City of Ramsey and Connexus (See Figure 3: Master Lighting Plan). The standard street lights are designed to accommodate banner arms should banner signage be desired. The banner arms should be the manufacturer's standard break-away banner arms to ensure safety and minimize maintenance costs. Connexus provides street light maintenance for the City. Connexus bills the City of Ramsey for the cost of installation and maintenance.

The choice of street light was intended to emphasize the pedestrian scale of The COR. Light poles within the public right-of-way should be planned to accommodate banners, flowers, hanging artwork and electrical outlets.



There are three (3) different streetlight types within The COR:

- 24-foot high poles at intersections
- 14-foot high poles at mid-block
- 12-foot high poles at The Draw

The City will ensure that the appropriate streetlights are installed on all public streets as described by the Design Framework. Private developers shall provide parking lot or other project lighting that retains these design objectives. All lighting shall comply with City Code performance standards for lighting. All lighting shall be reviewed by City staff to ensure compliance with the Design Framework and City Code standards described above.

Standards for Outdoor Dining.

Outdoor dining is encouraged as an attractive addition to a pedestrian- and retail-friendly, vital COR. Such dining is encouraged subject to the standards in Section 117-118 of the Zoning Ordinance.

Overall Framework - Parking

Overview

Balancing the realities of car-related necessities (streets, parking and so on) with future transit service and the desired character of The COR is a significant challenge. The goal is to provide adequate parking; both quantity and location, while promoting new strategies that support the overall needs of The COR. Parking will be provided through a combination of on street spaces, off-street surface lots, underground lots and structured ramps to support the mix of uses at the core.

Parking structures should contribute to the overall character and image of The COR. Ramp design should include elements, colors and materials that reflect, or complement surrounding buildings. Liner stores or other street level uses should be integrated into ramp design along important street frontages. The City also encourages developers to wrap the ramp with multi-story uses that will provide commercial and residential opportunities and help to define the street edge.

Guideline Recommendations

Parking guidelines encourage the following:

- Locate surface parking lots away from the major streets, either behind or to the side of primary buildings; surface parking lots along major street frontage are not allowed in the core area
- Minimize surface parking lots in favor of other solutions including underground parking to serve residential buildings, on-street parking to serve retail shops and parking ramps
- Provide a combination of fencing, landscaping and landform to screen parking areas from major streets and important views, soften parking area edges, provide shade, integrate native plantings, offset islands and reduce to 'sea of parking' image
- Create strategies for shared parking between adjacent uses, taking advantage of peak and off-peak cycles, business hours, nighttime activities, special events and other needs
- Provide alternative surfaces for secondary (less frequently used) parking areas including porous pavements, green pavements and so on
- Provide facilities or services that respond to and connect with future transit to reduce required parking, including shuttle/circulator bus, bicycle lockers
- Provide flexibility including hours for on-street parking, security and enforcement practices, permit or metering
- Provide parallel parking on both public and private streets throughout The COR, to add parking and create a traffic calming, pedestrian buffer; Bumpouts are encouraged as a traffic calming measure on all streets within the COR.
- Explore options to integrate stormwater management requirements into parking area design
- Provide parking spaces for typical daily use, satisfying both quantity and location needs through a mix of on street, small surface lot, underground and ramped parking solutions
- Provide options for additional/overflow parking to support holiday traffic and special events including porous pavements, turf parking areas (Netlon and other soil amendments) or shuttle service from nearby parking areas
- Encourage shared parking solutions that target around the clock shifts in destination, audience or take advantage of peak/off-peak hours of operation for various uses within the core area

- Promote municipal parking ramps as the primary facility to meet public parking needs within the core area
- Discourage driveway access to parking facilities along Arterial, Destination and Parkway streets, in favor of side streets.

Objectives

The primary objective is to provide a balance of surface lots, on-street and structured parking, with ample quantities and close proximity to serve the mix of uses in The COR. The Design Framework anticipates the construction of a total of 3 parking structures in COR1 to serve the needs of the area by providing structured parking that can be shared among users, allow developers to maximize the development on each individual lot.

As discussed later in this section, sizing and timing of the structured parking will be finalized as the area develops and parking demand grows. In addition to providing adequate space, excellent design is a major factor as well. The framework for The COR encourages creativity, innovation, quality and attention to detail in every aspect of project development, including parking solutions. Photographs throughout the Design Framework suggest some of the many possibilities.





Figure 4: Streetscape Master Plan

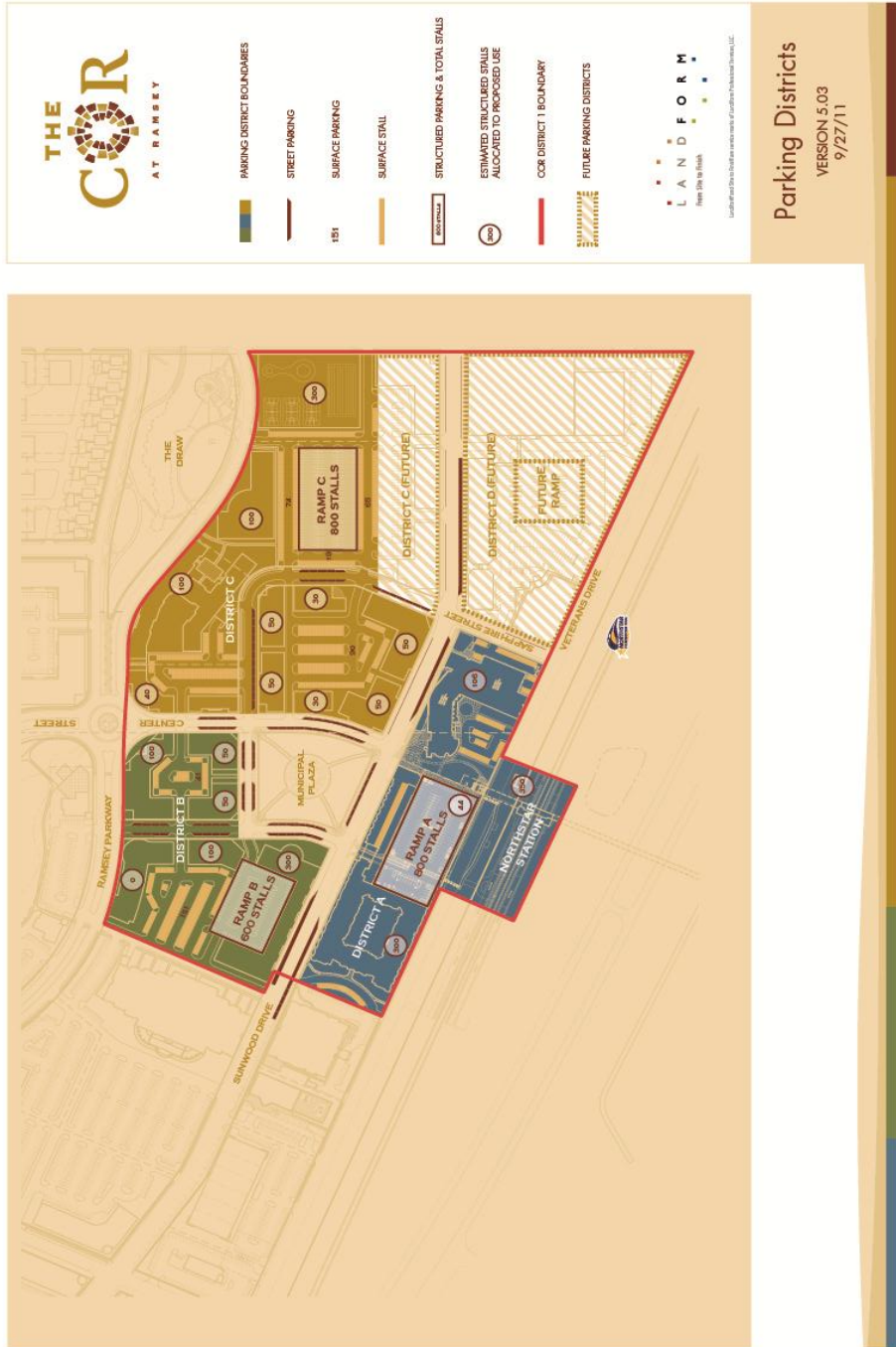
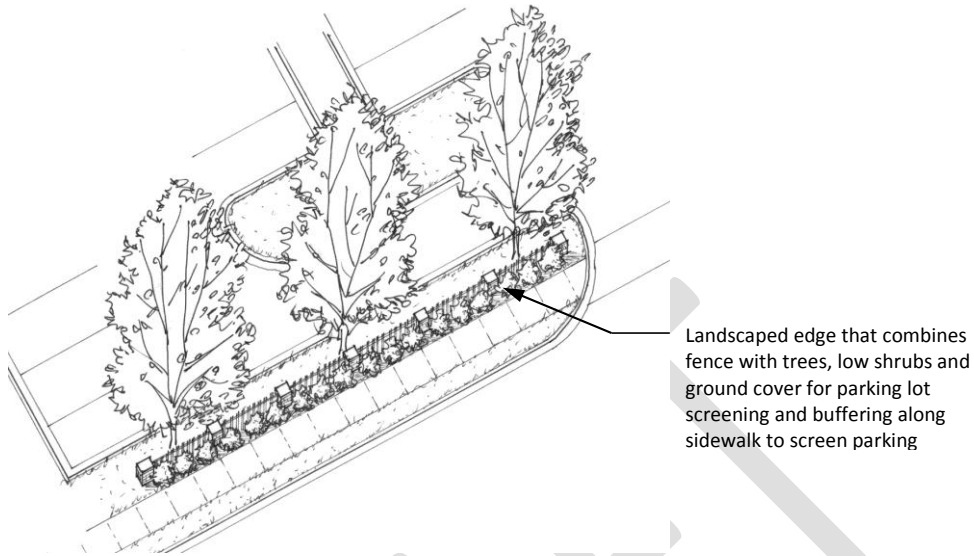


Figure 5: Parking District Map

Minimum Standards

Parking in The COR is intended to be shared to the greatest extent practicable in all mixed-use areas. The parking standards are intended to provide a practical basis for providing adequate parking within the COR District through a careful analysis of uses, shared parking arrangements, use of public street parking and reduction allowances for the proximity to the transit station. A parking plan has been prepared to identify the planned number, location, sharing arrangements and public use (see [Figure 4: Streetscape Master Plan](#) [Figure 4: Street Parking Plan](#) and Figure 5: Parking District Map). The parking plan provides information that can be used to help address longer term parking arrangements where the possibility of use conversion or building expansion exists. Parking shall be provided under any of the following arrangements:

- A. No parking shall be located between the front of the principal structure and the street on parcels abutting Destination and Downtown streets in COR1.
- B. Not more than fifty (50%) percent of the parking shall be located in front of the principal structure and the street on parcels abutting Arterial, Parkway, Connector and Local streets.
 - 1. In the COR2 district, developments may be allowed more than fifty (50%) percent parking in the front yard, provided all other design standards have been met, including the use of a wall, railing, hedge or combination to create a street edge and screen parking.
- C. Wherever a surface parking area faces a street frontage, such frontage shall be screened with a decorative wall, railing, hedge, or a combination of these elements, to a minimum height of three feet (3') and a maximum height of four and one-half feet (4¹/₂') above the level of the parking lot, at the build-to line required for the property. The amount of required screening may vary by sub-district and street frontage and is described in Part Two of this document.



- D. No parking spaces shall be located on corner lots at the point of street intersections.
- E. Shared parking in COR1 will be accomplished through a Parking Use and Maintenance Agreement (PUMA).
- F. Off-street parking in the COR2 and COR3 sub-districts shall be secured for public use through parking easements and other appropriate conveyances. Shared parking arrangements between nearby uses are encouraged in both sub-districts.
 - 1. The City may approve joint parking for one or more businesses where the total number of parking stalls provided for joint use is less than the sum of the total required for each business should they provide them separately. The applicant must demonstrate the feasibility of the arrangement in a written report. Such a permit shall not be granted except when the following conditions are found to exist:
 - i. Proximity. The building or use for which application is being made to utilize the off-street parking facilities provided by another building or use shall be located within three hundred (300') feet of such parking facilities, excluding public rights-of-way.
 - ii. Conflict in Hours. The applicant shall demonstrate in documented fashion that there is no substantial conflict in the principal operating hours of the two (2) buildings or uses for which joint use of off-street parking facilities is proposed.
 - iii. Written Consent and Agreement. A legally binding instrument, executed by the parties concerned, for joint use of off-street parking facilities, duly approved as

to title of grantors or lessors, and in a form and manner of execution approved by the City Attorney, shall be filed with the City Clerk and recorded with the Anoka County Recorder or Registrar of Titles, and a certified copy of the recorded document shall be filed with the City within sixty (60) days after approval of the joint parking use by the City or the interim use permit shall be considered null and void.

- G. On-street parking adjacent to buildings shall not be used for the purposes of calculating parking requirements.
- H. Within the COR-4 sub-district, parking on individual parcels serving individual uses may be provided if designated and approved as part of the master plan.
- I. Within all sub-districts, a minimum driveway length of twenty-five (25') feet is required to limit conflicts between vehicles parked in the driveway and street or sidewalk users.
- J. In order to ensure the pedestrian orientation of the COR Districts, minimum/maximum on-site parking standards are set based on the following table:

Table 1

Use	Minimum number of parking stalls	Maximum number of parking stalls*
Retail	2 per 1,000 sq. ft.	4 per 1,000 sq. ft.
Restaurants	3 per 1,000 sq. ft.	5 per 1,000 sq. ft.
Offices	2 per 1,000 sq. ft.	3 per 1,000 sq. ft.
Medical offices, clinics	2 per 1,000 sq. ft.	4 per 1,000 sq. ft.
Health clubs	3 per 1,000 sq. ft.	5 per 1,000 sq. ft.
Theaters, places of assembly	1 per 5 seats	1 per 3 seats
Residential		
Attached or detached	1 per unit	2 per unit
Multifamily units	1 per unit	2 per unit

*If a parking structure is provided on site, maximum parking stalls do not apply.

- K. Non-Specified Uses. For uses not specifically listed above, off-street parking requirements shall be computed by the Zoning Administrator on the same basis as required for the most similar listed uses. In such cases, the Zoning Administrator shall also consult off-street parking reference materials including, but not limited to, manuals prepared by the American Planning Association and Institute of Transportation Engineers.
- L. Handicap Parking. The size, number, and location of stalls reserved for handicapped parking shall be provided and identified as required by applicable regulations. These spaces are included in the computation for the minimum parking space requirement.
- M. Change in Land Use. When the site intensity or use of a building and/or property is increased with consequential effect upon the parking requirements as prescribed in this Section, the

parking requirements as prescribed herein shall be used to provide for such increase in the site intensity and/or use.

- N. Use of required parking spaces. Required parking spaces must be available for the use of residents, customers or employees of the use. Fees may be charged for the use of required parking spaces. Required parking spaces may not be assigned in any way to a use on another site, except for joint parking situations. Also, required parking spaces may not be used for the parking of equipment or storage of goods or inoperable vehicles.
- O. Transit Service Reduction. The minimum number of parking stalls required on site may be reduced by 10% for any parcel located within ¼ mile of a transit stop. To qualify for this reduction, the transit stop must provide regular service on all days of the week and direct pedestrian access must be provided between the building and the transit stop.
- P. Bike Racks. In addition to the bike racks provided as part of the streetscape, individual businesses are encouraged to provide bike racks for customers. Bike rack locations will be reviewed and approved by the City as part of the site plan review.
- Q. Increase to Maximum Required Parking. If additional parking is sought to exceed these maximum requirements, a conditional use permit can be sought to increase maximums up to twenty-five (25%) percent.
 - 1. In the COR-2 sub-district, an increase of twenty-five (25%) percent in the maximum number of parking stalls is permitted without the issuance of a conditional use permit if approved as part of the site plan.
- R. In the COR1 sub-district, a PUMA (Parking Use and Maintenance Agreement) shall be applied to all development as follows:
 - 1. It is the City's intent to maximize development on individual lots. In order to help landowners accomplish this goal, the City will develop public parking ramps, which will be available for public parking within The COR. In order to minimize the amount of the site required for parking, the landowner may choose to enter into the PUMA for utilization of the public parking ramps to meet all or a portion of their minimum parking requirements.
 - 2. Each development shall be subject to a PUMA that specifies that each property in the COR1 shall be financially responsible for its proportionate share of a shared parking facility. The proportionate share shall be determined on the basis of the property's off-street parking needs, as determined by the parking requirements of Item J above.

3. The City shall establish fees by ordinance. The developer shall be responsible for payment in an amount equal to the value of the required parking on a per-stall price basis for ramp parking through the PUMA. The City will determine the appropriate contribution.
4. Funds collected by the City shall be deposited in a special fund used only to acquire and/or develop off-street parking facilities for the COR. Financial responsibility shall cover the construction and continuing maintenance of the parking facility.
5. The parking facility may be constructed and maintained by the City or by a private management entity acceptable to the City.

Private Streets

Private streets may be allowed within residential subdivisions, subject to the standards in Section 117-112 (e)3.b. of the Zoning Ordinance.

Loading Areas

- A. Loading areas and docks shall be located in the rear of the building.
- B. Loading areas shall not be located in the front yard and shall be fully screened from public streets, public parks and residential areas through landscaping and building design measures.



Overall Framework – Building Design

Overview

The COR Development Plan 5.03 identifies the preferred mix and approximate location of a variety of land use types. Together with the Zoning Code, this Design Framework focuses on the following overall objectives:

- Promote vertical and horizontal mixed use (within a building, within a block, within a district)
- Provide a variety of housing types, styles, pricing
- Encourage increased density in and around the central core area
- Promote an interesting mix of building styles, scales and massing for each sub-district
- Support creative, innovative, high quality design solutions as the benchmark for success
- Integrate mix of uses with public green space within each district
- Provide a variety of commercial types
- Mix residential and commercial uses to promote street-level activity throughout the day

Guideline Recommendations

The mix of land uses in The COR will encourage activity during the day and into the evening and nighttime hours. As a focus of commerce, employment, recreation and housing, The COR resembles a small to medium size Midwestern downtown in scale and character. Land uses are intentionally mixed, to bring shoppers and workers into the area during the day and attract new residents and visitors to entertainment venues in the evening.

The civic component of The COR, anchored by City Hall, Police Station and variety of public spaces and squares, adds an important element to the land use mix and brings a level of authenticity to the district.

Objectives

- Encourage vertical mixed-use in the core with housing and office space over retail uses along the street, particularly in the center of the district.
- In residential districts, particularly closer to the core, a limited amount of retail uses will be encouraged to service residents and provide nearby places to gather.
- Promote innovative models for housing that include a mix of townhomes, flats and lofts within single buildings or on the same block.
- Accommodate larger, 'big box' retailing and auto-oriented uses within the COR2 sub-district only if innovative design approaches are used including two story buildings, use of liner stores facing the street, minimal blank walls, creative parking strategies, etc.
- Where similar uses create a 'family' or campus of buildings (e.g. medical campus), buildings should reinforce the street edge and parking should be set within the core of the block.
- Uses shall promote pedestrian friendly streets, contributing to street level activities and overall visual character of each district.
- All uses should reinforce the street edge.



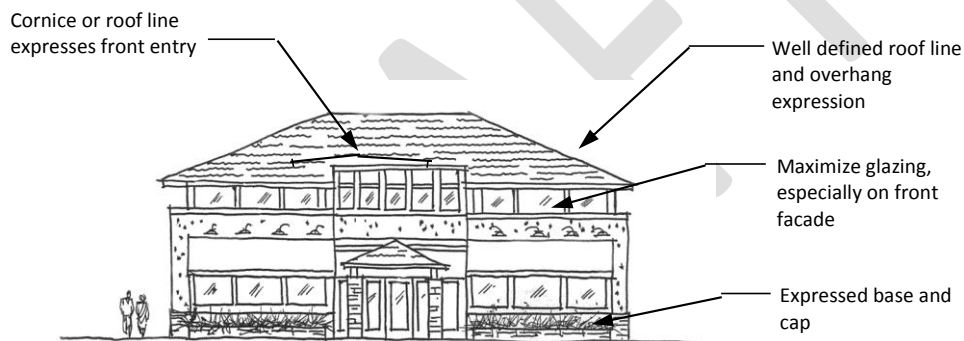
Architectural Overview

High quality architecture is an essential component in fulfilling the objectives of the Design Framework. Rather than prescribing a particular style, these architectural guidelines are intended to encourage an integration of both traditional and contemporary design. Architectural designs should provide a consistent quality, measured, to a great degree, by the pedestrian experience along the street and by an architectural expression that provides character without being thematic, obtrusive, or artificial. Architectural character should strive to be authentic and varied, but not ‘thematic’.

Architecture Recommendations

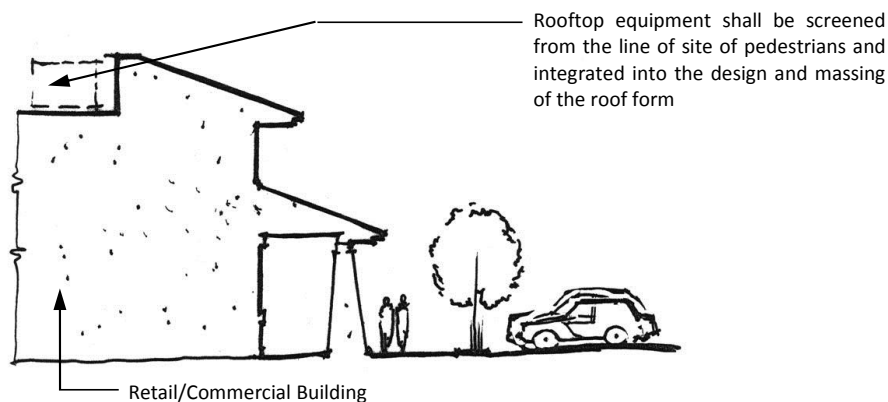
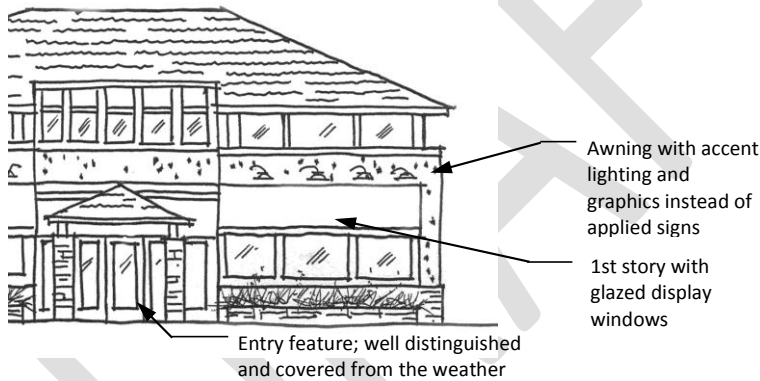
Of all the layers that combine to form The COR Development Plan, architecture will typically be the most prominent development component. Both visually and physically, architecture will play a major role in defining the overall design character and mix of uses for The COR. It is crucial that the design and location of buildings address these architectural guidelines, with specific emphasis on the following:

- An animated street presence with a mix of street-level uses, interesting building façades, many doors and windows on the street, careful design of lighting, awnings, signage and other elements that animate the pedestrian experience

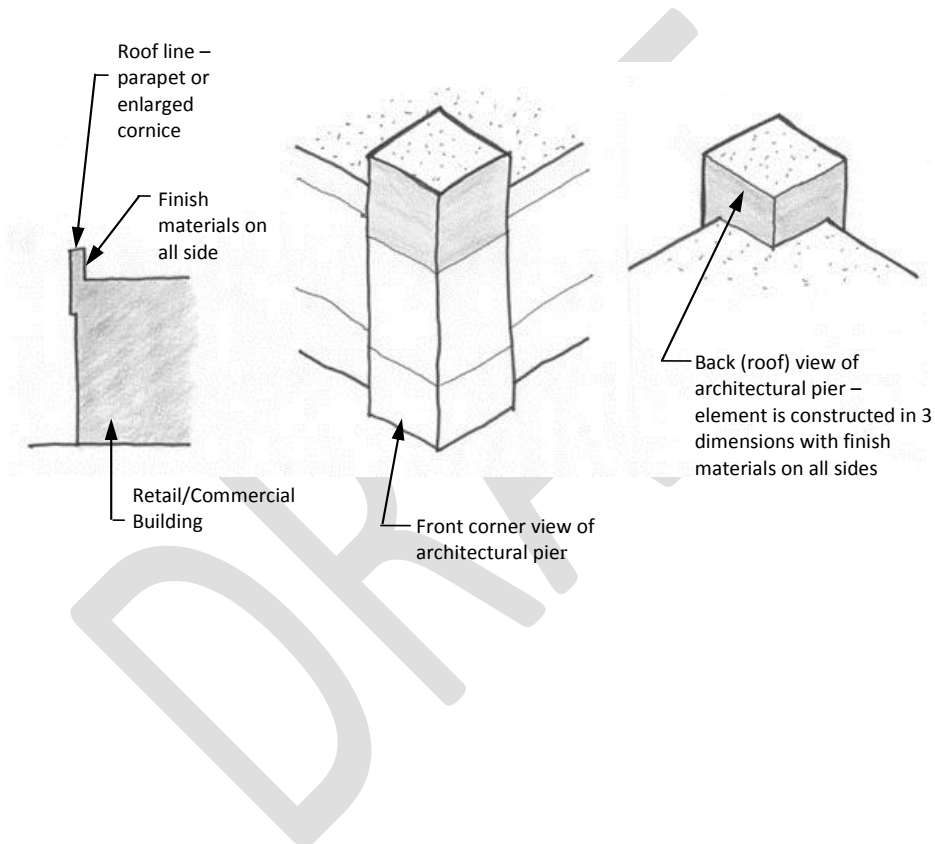


- Variety in building design, character and expression; not one theme or building style, but a thoughtful integration of many design solutions
- Variety of building types including a range of height, scale and proportion, that support an integrated mix of housing options, shopping destinations, entertainment venues, civic structures and other COR uses
- Use of high quality materials, suggesting a preference toward native materials and masonry elements, with respect for local building techniques
- Building location is as important as building style; special architectural elements, character, transparency and a higher level of materials and detailing should be used to highlight key streets and important crossroads throughout The COR
- Buildings should always be located at all four corners of intersections.
 - In the COR2 sub-district, if the City finds that there are unique circumstances where buildings cannot be located on the corner, the City may approve the use of fences, walls or other design elements to create that “street edge”

- Buildings will be located at the street right-of-way line (zero setback), but also allow recessed space for outdoor dining and other street level activities providing some minor deviation for variety
- Greater emphasis should be given to architectural elements, materials and other design features for buildings located at primary intersections, or where streets intersect with parks, such as the streets that front on or end near the Municipal Plaza. These locations can often be seen from several directions, perhaps terminate a view from a distance down the street or sit at a prominent node; They will likely become future landmarks or helpful orientation/wayfinding icons as The COR develops
- Encourage both vertical mixed use (within each building) and horizontal mixed use (within each block) throughout this district
- Include a mix of housing, civic, retail, restaurant, entertainment, performance and other uses that encourage a variety of activities throughout the day.
- Minimize openings between buildings, although limited driveway access and some provision for pedestrian connections through blocks are encouraged – gaps between buildings to accommodate surface parking lots, greater building setbacks or other purposes are discouraged
- Use recessed entries and windows to create street-level interest, variety and enhance pedestrian scale along street frontage



- Equipment, mechanical systems, transformers, etc. must be screened from view in a way that is integral to the architecture of the building. Screening should be accomplished with materials similar to or compatible with materials used on the main structure; metal fencing or mechanical vent screens alone are not sufficient.
- Roof lines and cornice details shall be completed in a 3-dimensional manner so that the back of roof features or similar unfinished areas are not visible.



Overall Framework - Signage

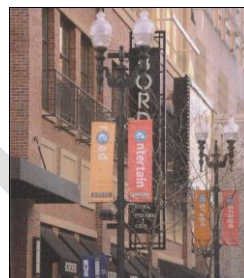
Overview

Signage within The COR should provide a system for clear wayfinding for all modes of transportation and should ensure successful business operation while maintaining the design aesthetic of this unique project. These sign standards are intended to allow flexibility and creativity while maintaining the design concepts of The COR. Due to the distinctive nature of The COR, the sign standards from the City Code are not applicable and signage shall be allowed as prescribed by the Design Framework. A Master Sign Plan identifies the location of key sign locations (see Figure 6: Signage Plan).

Guideline Recommendations

The COR development manager shall prepare a Master Sign Plan for the public elements of the project, which are in compliance with the design framework and will be adopted by reference. The Master Sign Plan will specifically address public signs including:

- The three (3) off-site community signs
- Banner signs on light poles
- Signage for public parks
- Signage for public parking ramps
- Signage for public buildings
- Community kiosks



Objectives

Signage should be used as a tool to help identify businesses and neighborhoods with The COR and should have elements that are focused on the pedestrian nature of The COR as well as the signage needs for businesses.

- Signage and lighting which is integrated into the design of the building is encouraged.

Definitions

Awning Sign means a sign incorporated into or attached to an awning.

Community sign means an off-site sign identifying the development name and key tenants. Community signs may also include public information. Reader boards are allowed to be incorporated into community signs within The COR.

Temporary Sign means a sign which is erected or displayed for a limited period of time and not affixed to a Minnesota State Building Code approved structure.

Project sign means a freestanding area identification sign which identifies a single-family or multifamily residential subdivision, a commercial development or an industrial park or office park and which is located on the same parcel as the development it identifies.

Projecting sign means any sign, all or any part of which extends beyond the surface of the building or wall by more than 16 inches.

Public Realm/Streetscape sign means any sign erected and maintained by public officials or public agencies, or approved and authorized for use by state or local governmental authorities.

Sandwich Board Signs means a self-supporting, freestanding temporary sign with only two (2) sides that are situated adjacent to a business with the intent to attract pedestrian traffic to businesses. Sandwich board signs are not meant to be read by vehicular traffic.

Wall sign means any sign which is affixed to a wall of any building. This definition includes individual letter signs and signs on mansards.

Window sign means a sign installed inside a window, or any sign placed within a building for the purpose of being visible from the public right-of-way. This does not include merchandise on display.



Standards

Public Realm/Streetscape Signs

The pedestrian oriented nature of The COR requires unique signage that will build on the design concepts for The COR. These types of signs include banner signs on the streetlights, kiosks, street signs, wayfinding signs, signage for public parking ramps, etc. As the design concept for The COR has been refined, so has the signage plan. The COR development manager shall develop standards for these public realm signs as part of the Master Sign Plan. The Master Sign Plan shall be incorporated by reference and may be updated from time to time. Such signage shall be allowed on public spaces as needed to provide information and wayfinding. No advertising shall be allowed on Public Realm/Streetscape Signs except for community events.

Community signs

Community signs include are planned to include three (3) signs on Highway 10, as shown on the Signage Plan (see Figure 6: Signage Plan). The signs include the existing Community Sign near the future transit plaza, the sign at the northwest corner of Highway 10 and Ramsey Boulevard and the planned sign at the northwest corner of Highway 10 and Armstrong Boulevard.

These off-site signs are allowed as shown on the signage plan and shall have consistent materials and colors. The Master Sign Plan shall detail the materials, colors and standards for these three (3) community signs. The Master Sign Plan shall include standards for which tenants shall be allowed on the community signs.



Desirable signs are designed to be architecturally compatible with buildings within the development and other signage within the development

Project Signs

Project signs are permitted within all COR sub-districts.

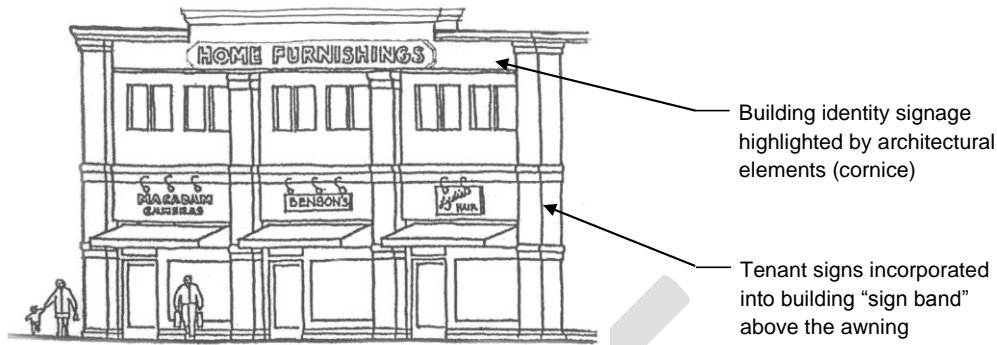
One (1) freestanding sign is allowed per building, provided that the following standards are met:

- A. The building in which the advertising business is located, shall be set back a minimum of six (6) feet from a public street right-of-way.
- B. The area of each face of the signboard shall not exceed six (6) square feet and the signboard shall not have more than two (2) readable faces
- C. The height of the top of the signboard, or of any posts, brackets, or other supporting elements shall not exceed six (6') feet from the ground.

- D. The signboard shall be constructed of wood, acrylic, aluminum or metal and shall be architecturally compatible with the style, composition, materials, colors and details of the building.
- E. No part of the sign shall encroach on the right-of-way and its location shall not interfere with pedestrian or vehicular circulation.
- F. Limited to one (1) sign per building and shall not be in addition to wall-mounted, applied letter or projecting signs.
- G. The readable faces of the sign shall be perpendicular to the adjacent street.

In the COR2 District, the following signage shall be allowed:

- A. Ground sign. There shall not be more than one (1) ground sign for each parcel. The gross surface area of a ground sign shall not exceed one hundred (100) square feet for each exposed face nor exceed an aggregate gross surface area of two hundred (200) square feet.
- B. Menu board. One (1) on-site menu board per drive-up or walk-up lane of a drive-in restaurant up to a maximum of thirty-two (32) square feet each and a maximum height of three (3) feet. Menu boards are allowed a message on one (1) side only and cannot contain an advertising message.
- C. Directional signs.
 - 1. Directional or instructional signs are permitted in accordance with Section 117-463(l).
 - 2. Parking lot directional signs designating parking area entrances and exits are limited to one (1) sign for each entrance and/or exit and shall not exceed four (4) square feet for each exposed face. Parking lot directional signs shall not project higher than five feet (5') in height, as measured from the established grade of the parking area to which such signs are accessory.
 - 3. Parking lot instructional signs designating the conditions of use or identification parking areas shall not exceed eight (8) square feet and shall not project higher than ten (10) feet in height for wall signs and seven (7) feet in height for ground signs, as measured from the established grade of the parking area to which such signs are accessory.



Wall Signs

Wall signs are permitted within all COR sub-districts.

Wall signs shall be permitted on one (1) wall, except that lots with frontage on more than one (1) street may have signage on one (1) wall per street frontage.

Within the COR1, COR3, COR4 and COR5 districts, the following standards apply:

- A. Wall-mounted or painted signs, provided the following standards are met:
 1. The sign shall be affixed to the front facade of the building, and shall project outward from the wall to which it is attached no more than six inches (6").
 2. Single Tenant Buildings. Each building shall be allowed one (1) wall sign per street frontage. Signage must be located on the street elevation. The area of the sign shall not exceed five (5%) percent of the ground floor building facade area or fifty (50) square feet, whichever is less.
 3. Multi-Tenant Buildings.
 - a. Each building shall be allowed wall signage on the street frontage elevation. For buildings with multiple street frontages, the allowable signage is per street frontage. Signage must be located on the street elevation.
 - b. Each building is allowed wall signage that shall not exceed 5% of the wall area of the building façade adjacent to the street or 50 square feet, whichever is less.
 - c. Tenant signage must be located on the tenant lease space.
 - d. At least fifty (50%) percent of the allowed signage must be allocated to ground floor tenants and located on the ground floor.
 - e. Signage is limited to a maximum of one (1) sign per business/tenant, except that tenants with frontage on multiple streets may be permitted to have signage on each street frontage.
 - f. Multi-tenant buildings must have wall signs of similar design. Sign permits for tenants in multi-tenant buildings shall only be permitted by the City after the

building owner has submitted a comprehensive sign plan approved by the Zoning Administrator. The comprehensive sign plan for the building shall include similar design standards including sign material, color, style, spacing and size.

4. Signs for buildings facing Highway 10. Single or multi-tenant buildings that have frontage on Highway 10 or are separated from Highway 10 only by other public right-of-way, shall be allowed to have signage on that street elevation that is up to five (5%) percent of the wall area of that building façade with no maximum square footage.
- B. Wall-mounted building directory signs identifying the occupants of a commercial building, including upper story business uses, provided the following standards are met:
1. The sign is located next to the entrance.
 2. The sign shall project outward from the wall to which it is attached no more than six inches (6").
 3. The sign shall not extend above the parapet, eave, or building facade.
 4. The area of the signboard shall not exceed three (3) square feet, with each tenant limited to one (1) square foot.
 5. The height of the lettering, numbers, or graphics shall not exceed four inches (4").
 6. One (1) such sign is allowed per public building entrance and is allowed in addition to other permitted wall signage.
- C. Applied letters may substitute for wall-mounted signs, if constructed of painted wood, painted cast metal, bronze, brass, acrylic or black anodized aluminum. The height of applied letters shall not exceed 12 inches.
- D. Logos are considered signs and shall be included in the maximum allowable sign area.
- E. Window or door signs, provided that the following standards are met:
1. The sign shall not exceed ten percent of the window or door area or four (4) square feet, whichever is less.
 2. The sign shall be silk screened, hand painted, applied letters/graphics, neon tubing or other sign technologies that meet these standards.
 3. Limited to one (1) sign per business, applied on either the window or the door, but not on both.
 4. The sign shall not have an opaque backing of any type although smoked glass is allowed.

5. Window signage (includes graphics) shall be permitted on the same building walls that have, or are allowed to have, wall signage pursuant to Item A above. Window signage shall be deducted from the allowable wall signage area.

Within the COR2 district, where more conventional suburban development is expected, rather than the neo-traditional development planned for the other COR sub-districts, the following standards apply:

- A. Wall, canopy or marquee sign. Total sign area may not exceed 15 percent of the front building facade. At least 50 percent of the signage area must be placed on the measured wall with remaining signage area, if desired, distributed on any other wall. Sign height shall not exceed the top of the parapet wall or, if no parapet wall, sign height shall not exceed the height of the eaves. The gross surface area of a wall, canopy or marquee sign may be increased by ten percent if such wall sign:
 1. Consists only of individual, outlined alphabetic, numeric and/or symbolic characters without background except that provided by the building surface to which the sign is to be affixed;
 2. Illumination, if any, is achieved through shielded illumination, shielded silhouette lighting, or shielded spot lighting but not any lighting where the light source is visible or exposed on the face or sides of the characters; and
 3. A wall, canopy or marquee sign may be located on the outermost wall of any principle building but shall not project more than 16 inches from the wall to which the sign is to be affixed. A wall sign shall not project higher than the parapet line of the wall to which the sign is to be affixed.
- B. Window signs are restricted to 30 percent of the area of the window in which the sign is to be displayed.

In all COR sub-districts, restaurants and cafes shall be permitted one (1) wall-mounted display featuring the actual menu as used at the dining table, to be contained within a shallow wood or metal case and clearly visible through a glass front. The display case shall be attached to the building wall, next to the main entrance, at a height of approximately five feet (5'), shall not exceed a total area of two square feet, and may be lighted. This signage is allowed in addition to other permitted wall signage.

Projecting Signs

Projecting signs are permitted within all COR sub-districts.

Projecting signs, including graphics or icon signs, mounted perpendicular to the building wall, are encouraged in all sub-districts, provided the following standards are met:

- A. The sign area shall not exceed six (6) square feet.
- B. The distance from the ground to the lower edge of the signboard shall be ten feet or greater.



- C. The height of the top edge of the signboard shall not exceed the height of the wall from which the sign projects, if attached to a single story building, or the height of the sill or bottom of any second story window, if attached to a multistory building.
- D. The distance from the building wall to the signboard shall not exceed six inches (6”).
- E. The width of the signboard shall not exceed three (3) feet.
- F. Limited to one (1) sign per business. Projecting sign area shall be deducted from the allowable wall signage area.
- G. Granted to ground floor commercial uses only.

Awning Signs

Awning signs are allowed in all COR sub-districts. Awning signs are allowed for ground floor uses only, provided that the following standards are met:

- A. If acting as the main business sign, it shall not exceed 24 square feet in area, and the height of the lettering, numbers, or graphics shall not exceed 12 inches.
- B. If acting as an auxiliary business sign, it shall be located on the valance only, shall not exceed four (4) square feet in area, and the height of the lettering, numbers, or graphics shall not exceed four inches (4”).
- C. Limited to two such signs per business.
- D. If acting as the main business sign, it shall not be in addition to a wall-mounted or applied letter sign.

Sandwich Board Signs

Sandwich board signs are permitted within all COR sub-districts.

- A. One (1) sandwich board sign per business is permitted in any business, commercial and mixed use district and shall be located within five feet (5') of the main building entrance to the business it advertises.
- B. Sandwich board signs shall be displayed only during open business hours and must be removed daily.
- C. Sandwich board signs shall be no more than a total of two feet (2') in width and three feet (3') in height



- D. Sandwich board signs must leave a minimum of five feet (5') of clearance for pedestrian access if placed on a public or private sidewalk. Sandwich board signs may not hinder the ability of persons to access vehicles parked at the curb and/or access to a building.
- E. Acceptable materials for sandwich board signs shall include the following: metal, wood synthetic materials such as a chalk board and whiteboard. Sandwich board signs shall not be illuminated, nor shall they contain moving parts, or have balloons, streamers, stringers, pennants or similar adornments attached to them. Sandwich board signs shall be maintained in a good appearance at all times.
- F. No sandwich board sign shall be secured, tethered or installed on traffic devices, utility equipment, street furniture, street lights, or any other public fixture.
- G. Sandwich board signs are temporary signs and shall not be counted towards the total sign area of the site for permanent signage.

Real Estate Signs

~~Real estate signs advertising that a particular property is for sale, rent, or lease are limited to one (1) sign per property.~~

Temporary Signs

Temporary signs are allowed per Section 117-465 (Temporary signs) of the Zoning Ordinance, except as noted below:

A. Freestanding temporary signs shall only be allowed in the COR~~24~~ District.

B. In all other COR districts, temporary signs shall be limited to temporary sandwich board signs or temporary wall signage.

Off-Site Signs

Off-site signs are prohibited except for wayfinding and community signage specifically allowed by the Design Framework.

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Table 2

Sign Standards					
Development Standard	COR1	COR2	COR3	COR4	COR5
Project Signs					
Number of signs allowed	1*	1*	1*	1*	1*
Size of Sign (maximum)	6 sq. ft./6 feet high	100 sq. ft./6 feet high	6 sq. ft./6 feet high	6 sq. ft./6 feet high	6 sq. ft./6 feet high
Menu Board**	N/A	1 per drive-through/36 sq. ft. max.	N/A	N/A	N/A
Directional Sign	N/A	Per 117-463(l)	N/A	N/A	N/A
Wall Sign					
Number of signs allowed	1*	1*	1*	1*	1*
Size of Sign					
Single Tenant Building	50 sq. ft. or 5% of the ground floor façade area, whichever is less	15% of façade area	50 sq. ft. or 5% of the ground floor façade area, whichever is less	50 sq. ft. or 5% of the ground floor façade area, whichever is less	50 sq. ft. or 5% of the ground floor façade area, whichever is less
Multi-Tenant Buildings	50 sq. ft. or 5% of the façade area, whichever is less	15% of façade area	50 sq. ft. or 5% of the façade area, whichever is less	50 sq. ft. or 5% of the façade area, whichever is less	50 sq. ft. or 5% of the façade area, whichever is less
Building Facing Highway 10	5% of the façade area	15% of façade area	5% of the façade area	5% of the façade area	5% of the façade area
Window Sign					
Number of signs allowed	1	1	1	1	1
Size of Sign	10% of area of window or 4 sq. ft., whichever is less. Deducted from allowable wall sign area.	30% of area of window. Deducted from allowable wall sign area.	10% of area of window or 4 sq. ft., whichever is less. Deducted from allowable wall sign area.	10% of area of window or 4 sq. ft., whichever is less. Deducted from allowable wall sign area.	10% of area of window or 4 sq. ft., whichever is less. Deducted from allowable wall sign area.
Directory Sign					
Number of signs allowed	1 per building entrance	1 per building entrance	1 per building entrance	1 per building entrance	1 per building entrance
Size of Sign	3 sq. ft. maximum	3 sq. ft. maximum	3 sq. ft. maximum	3 sq. ft. maximum	3 sq. ft. maximum
Projecting Sign					
Number of signs allowed	1*	1*	1*	1*	1*
Size of Sign	6 sq. ft./3 feet wide	6 sq. ft./3 feet wide	6 sq. ft./3 feet wide	6 sq. ft./3 feet wide	6 sq. ft./3 feet wide
Awning Sign					
Number of signs allowed	2 per business	2 per business	2 per business	2 per business	2 per business
Size of Sign	24 sq. ft./max. letter height 12-inches for main business sign or 4 sq. ft./max letter height 4-inches if auxiliary. Area is deducted from allowable wall sign area.	24 sq. ft./max. letter height 12-inches for main business sign or 4 sq. ft./max letter height 4-inches if auxiliary. Area is deducted from allowable wall sign area.	24 sq. ft./max. letter height 12-inches for main business sign or 4 sq. ft./max letter height 4-inches if auxiliary. Area is deducted from allowable wall sign area.	24 sq. ft./max. letter height 12-inches for main business sign or 4 sq. ft./max letter height 4-inches if auxiliary. Area is deducted from allowable wall sign area.	24 sq. ft./max. letter height 12-inches for main business sign or 4 sq. ft./max letter height 4-inches if auxiliary. Area is deducted from allowable wall sign area.

*One (1) sign is allowed per street frontage (either wall or project)

**Restaurants and cafes in all districts are allowed one (1) wall mounted menu board not to exceed 2 sq. ft. in addition to other permitted wall signage.

Additional standards

- A. Businesses with service entrances may identify these with one (1) wall-mounted or applied letter sign not exceeding two square feet.

- B. One (1) directional sign, facing a rear parking lot. This sign may be any type of permitted sign other than a freestanding sign, but shall be limited to four (4) square feet in area.

Creative Sign Standards

- A. *Purpose.* This section establishes standards and procedures for the design, review, and approval of creative signs. The purposes of this creative sign program are to:
 - 1. Encourage signs of unique design, and that exhibit a high degree of thoughtfulness, imagination, inventiveness, and spirit; and
 - 2. Provide a process for the application of sign regulations in ways that will allow creatively designed signs that make a positive visual contribution to the overall image of the city, while mitigating the impacts of large or unusually designed signs.
- B. *Applicability.* An applicant may request approval of a sign permit for a creative sign to authorize onsite signs that employ standards that differ from the other provisions of this chapter but comply with the provisions of this section.
- C. *Application Requirements.* A sign permit application for a creative sign shall include all information and materials required by the City.
- D. *Procedure.* A sign permit application for a creative sign shall be subject to review and approval by the City as part of the Site Plan review process. When the creative sign is proposed after site plan review is complete, a creative sign may be approved by the Zoning Administrator when the proposed sign is fifty square feet or less, and shall be approved by the City Council when the sign is larger than fifty square feet.
- E. *Design Criteria.* In approving an application for a creative sign, the review authority shall ensure that a proposed sign meets the following design criteria:
 - 1. Design Quality. The sign shall:
 - a. Constitute a substantial aesthetic improvement to the site and shall have a positive visual impact on the surrounding area;
 - b. Be of unique design, and exhibit a high degree of thoughtfulness, imagination, inventiveness, and spirit; and
 - c. Provide strong graphic character through the imaginative use of graphics, color, texture, quality materials, scale, and proportion.
 - 2. Contextual Criteria. The sign shall contain at least one (1) of the following elements:
 - a. Classic historic design style;
 - b. Creative image reflecting current or historic character of the City;
 - c. Inventive representation of the use, name, or logo of the structure or business.

3. Architectural Criteria. The sign shall:
 - a. Utilize or enhance the architectural elements of the building; and
 - b. Be placed in a logical location in relation to the overall composition of the building's façade and not cover any key architectural features and details of the façade.
4. Neighborhood Impacts. The sign shall be located and designed not to cause light and glare impacts on neighboring residential uses.

Prohibited signs

The following signs are prohibited:

- A. Box signs or cabinet signs, whether on a wall, projecting or on canopies are prohibited except for logo signs permitted as part of an overall sign plan.
- B. Signs employing mercury vapor, low pressure and high pressure sodium and metal halide lighting; plastic panel rear-lighted signs.
- C. Signs on roofs, dormers, and balconies.
- D. Billboards.
- E. Signs painted or mounted upon the exterior side or rear walls on any principle or accessory building or structure, except as otherwise permitted hereunder.
- F. Free standing pylon signs over six (6) feet in height, except community signs.
- G. Back-lit awnings.
- H. Interchangeable letter boards or panels.
- I. Flashing signs.
- J. Off-premises signs, except community signs.

Overall Framework – Stormwater Management

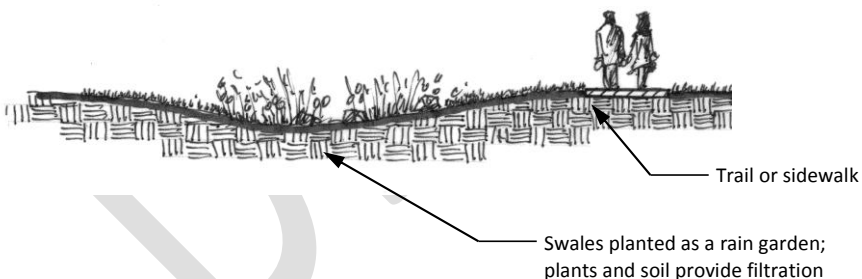
Overview

Water features and drainage systems are essential components of The COR Master Plan. The mix of ponds, streams, fountains and other water elements will provide focal amenities and year round activities within the framework of an environmentally responsible, visually pleasing strategy to manage stormwater. Because the Mississippi River is a restricted discharge water of the state, and because we are creating a new discharge from this development, each sub-district and each site has a responsibility to utilize 'best management practices' (BMP) to pretreat run-off, reduce erosion and encourage infiltration, with the understanding that regional treatment will be provided. Water elements are not intended to be separate stand-alone features, but instead should be integrated with the variety of parks, trails and public open space proposed for The COR. Water and landscape should be designed and utilized within multipurpose areas that accommodate both active and passive recreational use.

Objectives

Integration of water and landscape, design creativity, use of high quality materials and safety concerns are the critical objectives to be met – the following examples illustrate only a few of many possibilities:

- Innovative new products, such as special soil systems (Netlon, structural soils), pervious pavements for parking areas, storm ceptors, underground storage and other creative techniques should be used to BMP standards
- 'Green architecture', expressed through green roofs, gray water recycling and other techniques should be included to reduce the impact of new development on stormwater systems
- Water feature design should include both formal elements (such as reflecting pools or fountains) and natural/informal forms (such as ponds, streams, waterfalls) and should explore creative ways to integrate wetland/rain garden landscapes with active, urban spaces.



Guideline Recommendations

This framework not only defines the overall role and character of The COR, but also encourages each development parcel to address the following:

- **Create** signature water features (ponds, pools, fountains, waterfalls, etc.) as major visual amenities throughout The COR
- **Promote** high quality, creative and appealing aesthetics for all system elements
- **Integrate** stormwater management components (meeting both water quality and quantity requirements)

A great deal of time and effort has gone into the calculation and design of a 'watershed-based' stormwater management plan to support COR development. While this overall strategy addresses the water quantity issue for the entire COR by providing storage and conveyance facilities for storm events, individual development projects (block-by-block) have an equal responsibility to meet water quality standards as a primary goal. Each project should integrate a variety of techniques, materials and methods to promote multiple use, maximum flexibility, improved aesthetics for parking areas, park spaces, drainage swales and other site features.

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Overall Framework – Parks/Public Spaces

Overview

The overall design framework of The COR is based on a system of linked parks, trails and open space. The City of Ramsey, Anoka County, and to some extent, the State of Minnesota all play a role in local and regional parks programming, design review, construction sequencing, implementation and ultimately maintenance and operation of key public spaces within this framework. The goal is to link existing and proposed parks and trails defined in regional park plans with proposed new parks and trails within The COR. Of equal importance is the contribution from each block and each development project to this network of green, adding a variety of private, semi-private, and perhaps some additional public space throughout The COR. Private development will share the responsibility to provide inviting, innovative and useable green space as integral parts of individual parcel site design.

Guideline Recommendations

The Design Framework encourages the following:

- Work with the City to create an integrated, comprehensive open space system that links with existing city and county trails and open space networks
- Encourage private development (block-by-block) to share in the responsibility to provide inviting, innovative and useable green space as integral parts of each development project
- Integrate stormwater management components (meeting water quality and quantity requirements) within both public / private park and open space improvements



Together, the system of public and semi-public green space will result in a welcoming public realm throughout the new community.

Objectives

Based on the Development Master Plan for The COR, a variety of public and private green space is proposed including:

- Each block and each project will provide intentional, creative, innovative, useable green areas as integral components of site development and building design.
- At the individual block scale, small squares and greens will provide places for gathering and relaxation, especially targeted to meet the demands of adjacent, or nearby buildings. Elements such as gardens, gazebos and fountains should characterize these more intimate public spaces.
- At the neighborhood scale, parks will provide space for more active recreation, and should be flexible enough to accommodate a variety of recreational activities.
- Playgrounds, game fields and park buildings are park amenities that will target a wider user demand from the surrounding community.
- The Municipal Plaza will connect with all other parks and open space elements, providing a focal point for activity and a sense of place. Gardens, public pavilions and shelters, play lots and open play fields are amenities that will provide built-in flexibility to meet the demands of both the local population and regional visitors to The COR.



Part Two: Sub-district Framework

Overview

The Master Plan and Zoning Ordinance identify five (5) distinct sub-districts within The COR. Each of these sub-districts is defined by a unique mix of uses, specific site development patterns and perhaps a distinctive character or image. The sub-districts complement one another as part of the overall plan. The sub-districts are shown the attached Sub-district Map (Figure 7: Sub-district Map). They include:

- **COR1 Mixed Use Core** – provides the broadest variety, highest density and greatest intensity of development, encouraging both vertical and horizontal mixed use
- **COR2 Commercial** – provides a location for larger scale retail and other auto-orientated commercial uses
- **COR3 Workplace** – provides a location for uses with high concentrations of employees, such as medical/technology related office, and other corporate or institutional uses
- **COR4 Neighborhood** – provides opportunities for a range of housing types from small lot single family to townhouse, to high density senior or rental apartment
- **COR5 Park and Open Space** – preserves environmental features and provides neighborhood/community amenities throughout The COR

Development plans must respond to the overall COR Design Framework described in Part One of this document, but also must address the following detailed framework standards for each sub-district. To further clarify and illustrate proposed features in the Master Plan, these sub-district guidelines are organized under the following categories:

- Public Realm / Streetscape Framework
- Site Design Framework
- Architectural Framework

In all cases, the sub-district framework must be applied in harmony with the overall COR framework and with other existing city, county, state codes, design criteria, plans and studies that support broader goals for regional growth and development. However, within each district, development standards shall be based, in part, on the street hierarchy established in The COR.

Public Realm/Streetscape

- A. The developer shall be responsible for construction of all streetscape improvements along adjacent streets. These improvements include all hardscape improvements, such as trails, sidewalks, benches, bike racks, etc., as well as street trees and other greenscape.
- B. The landowner shall be responsible for maintenance of the streetscape improvements along adjacent streets. Such maintenance may be managed as part of a Special Service District (SSD) or similar.

Plazas

- A. All properties with principal buildings in excess of 30,000 square feet shall be required to have a public plaza space.
- B. The public plaza space shall include benches, bike racks trash receptacles, lighting fixtures and other amenities to create a welcoming space for tenants of the building and members of the public.

- C. These plaza spaces should be visible from the public street.

Architecture

These architectural framework standards provide an important balance between design continuity, desirable variety and the notion that buildings should complement, and perhaps contrast, but not compete with one another. The lasting appeal of the final outcome must be grounded in the authenticity of the design and the acceptable level of ‘messiness’ that comes with creating a real downtown over time; ‘faux’ second floors, stage set or themed solutions, and large faceless buildings are not acceptable.



Auto Versus Human Design: Providing rear alleys or side loaded garages enables the home to present itself to the street, which promotes sociability and walkability.

Minimum Standards

Definitions

Build to line: The line at which construction of a building facade is to occur on a lot. The build to line provides a maximum setback for all building facades from the right-of-way or inside edge of the sidewalk, whichever is greater. The build to line applies to all facades abutting a street right of way. Build to line standards are based on the sub-district the parcel is located and the street in which the building is located upon.

Setback: The minimum required distance between a parking lot or the vertical wall of a building and a lot line. Setbacks are typically more flexible than build to lines and allow a building to be set further back from the lot line and street right-of-way.

Requirements:

- A. Additional development standards shall be defined within each sub-district.
- B. Provide a diverse mix of materials, applied in a variety of proportions, exposures and detailing within a block, or along a street.

C. Buildings should be articulated to break up the mass of the building façade on all elevations. Large blank exterior walls shall be prohibited. Windows are encouraged to be used to break up the mass of the building. Rooflines and building elevations should be articulated to break up the mass of buildings. Buildings must be broken at a minimum of every fifty (50) feet. This variation can be accomplished through one (1) or more of the following:

1. Wall face variations (minimum depth of two (2) feet)
2. Pilasters or columns (minimum depth of two (2) feet)
3. Upper wall break in color and/or materials (minimum of 2/3 up the height of the wall)
4. Wainscot (minimum of four (4) feet high)
5. Canopies (minimum four (4) foot width)
6. Corner and demising wall or building separations



More Desirable

D. Each development application must list building materials, roofing materials and building colors on the plans. Building articulation, mechanical screening by architectural elements and design elements on all building elevations must be identified on the plans. The plans shall be subject to City review and approval to ensure that the design intent of the Framework has been met.



Less Desirable

E. Building materials shall be high-quality durable materials, such as glass, stone, brick, windows, canvas awnings, etc.

1. Use local sources if available
2. Siding is not allowed (vinyl, metal, wood) except as a complimentary use
3. Use clear or lightly tinted glass for all windows and doors – mirrored, reflective or highly tinted glazing is not acceptable
4. Metal and wood components are acceptable as a complimentary, not primary, building material
5. COR1 sub-district buildings shall be primarily brick or a comparable alternative and shall comprise a minimum of fifty (50%) percent of the non-glazed wall area

F. Residential development should provide variety within the subdivision to avoid monotony. Developers will include front porches and windows that face all streets. Corner units shall have more than one (1) window per side of building to help create a sense of place in the community and promote safety on the street.

G. Garage forward or “snout houses” are highly discouraged on all residential development as they dominate the view from the street and sidewalk.

H. All sides of buildings shall have an equal finish in terms of materials and general design.

I. The main entrance of each principal building must face the street. On corner lots, the main entrance may face either of the streets or be oriented to the corner. With buildings that have more than one (1) main entrance, only one (1) entrance must meet this requirement.

J. Building massing shall be oriented parallel to the street frontage of the lot.

K. Trash and recycling areas shall be designed internal to the building.

L. Provide recessed entries wherever possible.

M. Buildings shall have a base and top to the architecture.

N. Multi-story buildings are preferred in the COR1 sub-district, but occasional single story buildings are acceptable; single story buildings should not dominate any street frontage and should be a minimum of twenty (20) feet to the roofline.

O. Maximize glass openings for all ground level, street front façades – especially for retail, restaurant and other commercial uses – fifty (50%) minimum of total ground level façade, or demonstrate great design through other means.

P. Provide real window openings for all street facing façades above ground level in all districts—a minimum of forty (40%) percent of total façade.



Residential uses in COR4 and COR5 must also comply with the following:

A. *Location of main entrance*

1. A building must include a front porch or covered balcony/patio at all main entrances that face a street. The porch or stoop shall adjoin the main entrance and the main entrance shall be accessible from the porch.
2. The main entrance of each principal building must face the street. On corner lots, the main entrance may face either of the streets or be oriented to the corner. With buildings that have more than one (1) main entrance, only one (1) entrance must meet this requirement.

B. *Porches:* Porches used to satisfy the design criteria shall comply with the following:

1. Porches shall be covered by a solid roof. The roof shall not be located more than 12 feet above the floor of the porch. If the roof of a required porch is developed as a deck or balcony, it may be flat.
2. The porch shall have minimum dimensions of 6 feet by 6 feet. (6' x 6'). For single-family detached dwelling units, the covered area provided by the porch must be at least



forty-eight (48) square feet and a minimum of eight (8) feet wide. If the main entrance is for more than one (1) dwelling unit, the covered area provided by the porch must be at least sixty-three (63) square feet and a minimum of nine (9) feet wide.



C. *Covered balconies/patio*: The covered area must be at least forty-eight (48) square feet, a minimum of eight (8) feet wide, and no more than fifteen (15) feet above grade. The covered area must be accessible from the interior living space of the house.

D. *Openings between porch floor and ground*: Openings of more than one (1) foot between the porch floor and the ground must be covered with a solid material or lattice.

E. *Roofs*

1. *Slope*: Principal structures must have a roof that is sloped, with a pitch that is no flatter than six (6) units of horizontal run to twelve (12) units of horizontal rise.
2. *Architectural features*: The roof of a principal structure shall include the following architectural details:
 - a. At least one (1) dormer facing the street. If only one (1) dormer is included, it shall be at least five (5) feet wide and shall be centered horizontally between each end of the front elevation. If more than one (1) dormer is provided, a dormer at least four (4) feet wide must be provided on each side of the front elevation;
or
 - b. A gabled end, or a gabled end of a roof projection, facing the street.
3. *Roof eaves*: Roof eaves must project from the building wall at least twelve (12) inches, measured horizontally, on at least the front and side elevations.



Sub-District Framework - COR1 Mixed Use Core

Public Realm / Streetscape

Public realm and streetscape improvements define the character of The COR and create a memorable signature for the Mixed Use Core sub-district. This is the most urban of all sub-districts in The COR and will be developed with a very urban pattern. Great parks and great streets, encourage intensified levels of activity, support the proposed mix of uses, invite community gathering and accommodate special events throughout the year.

Site Development

Framework standards that address building location, organization of space and parking options tend to focus on what can be measured – dimensions, setbacks, number of spaces and so on. But in addition to these issues, the Design Framework also describes the aesthetic qualities and design character of a preferred ‘urban form’ for the Mixed Use Core. The compact and higher density blocks that define this sub-district encourage a mix of uses, with a continuous built edge along street frontage. Innovative parking strategies support this mix, providing easy access to destination shopping, restaurant and entertainment venues. Together these elements will promote the core area as the center of activity – the place to see and be seen within The COR.

Architecture

Buildings in the Mixed Use Core will play a major role in defining the overall character of The COR. The proposed mix of uses for this signature destination suggests the potential for a variety of building types, demanding creativity and innovation to highlight unique architecture, while knitting the entire sub-district together as a coherent whole. Overall building design is an important consideration, but emphasis on first floor façade treatments is essential to encourage street-level activity and enhance the pedestrian experience. Architecture to be ‘4-sided’ at all locations visible to public areas. Emphasis will be on great design along public street frontage.

Table 3

COR1 Development Standards						
	Arterial Street	Destination Street	Parkway	Connector Street	Downtown Street	Local Street
Minimum lot size	None	None	None	None	None	None
Minimum lot width	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet
Minimum lot depth	80 feet	80 feet	80 feet	80 feet	80 feet	80 feet
Allowable residential density in dwelling units per acre ⁽¹⁾	>15 DU/AC	>15 DU/AC	>15 DU/AC	>15 DU/AC	>15 DU/AC	>15 DU/AC
Minimum floor area ratio (FAR) for nonresidential uses/vertically mixed buildings/sites	.75	.75	.75	.75	.75	.75
Build to Line						
Front yard ⁽⁴⁾	30 feet as measured from building front to right-of-way ⁽²⁾⁽³⁾ (60% of front facade w/in max.)	5 feet as measured from building front to right-of-way ⁽²⁾ (60% of front facade w/in max.)	5 feet as measured from building front to right-of-way ⁽²⁾ (60% of front facade w/in max.)	5 feet as measured from building front to right-of-way ⁽²⁾ (60% of front facade w/in max.)	5 feet as measured from building front to right-of-way ⁽²⁾ (60% of front facade w/in max.)	5 feet as measured from building front to right-of-way ⁽²⁾ (60% of front facade w/in max.)
Side yard	no req.	no req.	no req.	no req.	no req.	no req.
Rear yard	no req.	no req.	no req.	no req.	no req.	no req.
Driveway length (minimum)	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units
Building height (min. - max.)	2 - 5 stories.	2 - 5 stories.	2 - 5 stories.	2 - 5 stories.	2 - 5 stories.	2 - 5 stories.
Planter Style	N/A	Planter Bed	Boulevard Sod	Boulevard Sod	N/A	Boulevard Sod
Tree Spacing (on center)	N/A	35 feet	35 feet	35 feet	35 feet	35 feet
Boulevard Width	N/A	6 feet	6 feet	6 feet	N/A	6 feet
Sidewalk Width	10 feet	10 feet	6 feet	10 feet	10 feet	10 feet

1. Residential density is based on the net area of the parcel in question for parcels. In the event that public open space that is not dedicated to the City is developed independently of any particular residential project, the land area of the open space shall be divided equally among those abutting projects for purposes of density calculations.
2. Build to line shall be measured from building front to edge of right-of-way, or edge of sidewalk easement as defined by the City and said sidewalk must be encumbered by a sidewalk easement recorded with the office of the Anoka County Recorder.
3. The City may approve up to a 60-foot setback if it finds that topography or other factors require that a building be set back further to achieve acceptable grades or buffer between the street, the site entrance and the building.
4. In order to address vision clearance standards on higher speed roadways, parcels that are located at an intersection with an arterial roadway are allowed a build-to line of 35 feet from both streets.

- A. At least sixty (60%) percent of street frontage of any lot shall be occupied by building facades meeting this build-to-line. On lots with more than one (1) street frontage, the build to line shall apply on each side fronting a street. An enclosed open area plaza space or outdoor seating with a decorative wall with a minimum height of three feet (3') and a maximum of four and one-half feet (4 ½') can be used to meet the sixty (60%) percent street frontage requirement.
- B. Screening Of Parking Areas: Wherever a surface parking area faces a street frontage, such frontage shall be screened with a decorative wall, railing, hedge, or a combination of these elements, to a minimum height of three feet (3') and a maximum height of four and one-half feet (4 ½') above the level of the parking lot, at the build-to line. This screening may be broken into sections along the street edge provided it meets the sixty (60%) percent required.

Sub-District Framework - COR2 Commercial

Public Realm / Streetscape

While the Commercial Sub-district encourages a mix of large and small floor plates accommodating auto-oriented uses, this suggests even greater attention be paid to public realm and streetscape improvements that not only accommodate vehicles, but also invite bicycle and pedestrian traffic. Surface parking lots provide convenient access to storefronts, but present an additional challenge to the overall visual character and aesthetic appeal of this area. While no large public parks are identified for this sub-district, small pocket parks, squares or other gathering spaces are encouraged. A consistent, attractive streetscape is also essential.

Site Development

Site Design Framework for this sub-district focus on a unique opportunity to recast typical commercial development patterns into a contemporary and innovative strategy that responds to overall objectives for The COR. Specifically, this suggests that the majority of buildings front on the primary through streets, with parking and service areas on the side or in the back, away from view. However, the market realities suggest that the types of auto-oriented users in this district will have the potential for larger parking fields and drive-throughs that will make a true urban model challenging. The City will hold all users to this design vision while modifying the COR2 standards slightly to accommodate these types of more typical suburban land uses. A mix of uses within individual blocks, including retail, restaurant and residential, further enhances this model, addresses design character/aesthetics and promotes activity throughout much of the day and evening hours.

Architecture

Buildings in the Commercial Sub-district make a significant contribution to first impressions of The COR. Buildings form gateways at the major entries into the site, architectural elements and choice of materials convey a certain character and the scale or massing of structures begins to define the feel or experience of this place. These are not just 'commodity' buildings, but instead should raise the bar in terms of overall design and specific details that make The COR unique, inviting and memorable. Architecture to be '4-sided' at all locations visible to public areas. Emphasis will be on great design along public street frontage.

Table 4

COR2 Development Standards						
	Arterial Street	Destination Street	Parkway	Connector Street	Downtown Street	Local Street
Minimum lot size	None	None	None	None	None	None
Minimum lot width	80 feet	80 feet	80 feet	80 feet	80 feet	80 feet
Minimum lot depth	100 feet	100 feet	100 feet	100 feet	100 feet	100 feet
Allowable residential density in dwelling units per acre ⁽¹⁾	>15 DU/AC	>15 DU/AC	>15 DU/AC	>15 DU/AC	>15 DU/AC	>15 DU/AC
Minimum floor area ratio (FAR) for nonresidential uses/vertically mixed buildings/sites	25	25	25	25	25	25
Build to Line						
Front yard ⁽⁴⁾	30 feet as measured from building front to right-of-way ⁽²⁾⁽³⁾ (40% of front facade w/in max.)	15 feet as measured from building front to right-of-way ⁽²⁾ (40% of front facade w/in max.)	30 feet as measured from building front to right-of-way ⁽²⁾⁽³⁾ (40% of front facade w/in max.)	15 feet as measured from building front to right-of-way ⁽²⁾ (40% of front facade w/in max.)	15 feet as measured from building front to right-of-way ⁽²⁾ (40% of front facade w/in max.)	15 feet as measured from building front to right-of-way ⁽²⁾ (40% of front facade w/in max.)
Side yard	no req.	no req.	no req.	no req.	no req.	no req.
Rear yard	no req.	no req.	no req.	no req.	no req.	no req.
Driveway length (minimum)	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units
Building height (min. - max.)	1-4 stories.	1-4 stories.	1-4 stories.	1-4 stories.	1-4 stories.	1-4 stories.
Planter Style	N/A	Boulevard Sod	Boulevard Sod	Boulevard Sod	N/A	Boulevard Sod
Tree Spacing (on center)	N/A	35 feet	35 feet	35 feet	35 feet	35 feet
Boulevard Width	N/A	6 feet	6 feet	6 feet	N/A	6 feet
Sidewalk Width	10 feet	6 feet	6 feet	10 feet	10 feet	10 feet

1. Residential density is based on the net area of the parcel in question for parcels. In the event that public open space that is not dedicated to the City is developed independently of any particular residential project, the land area of the open space shall be divided equally among those abutting projects for purposes of density calculations.
2. Build to line shall be measured from building front to edge of right-of-way, or edge of sidewalk easement as defined by the City and said sidewalk must be encumbered by a sidewalk easement recorded with the office of the Anoka County Recorder.
3. The City may approve up to a 60-foot setback if it finds that topography or other factors require that a building be set back further to achieve acceptable grades or buffer between the street, the site entrance and the building.
4. In order to address vision clearance standards on higher speed roadways, parcels that are located at an intersection with an arterial roadway are allowed a build-to line of 35 feet from both streets.

- A. At least forty (40%) percent of street frontage of any lot shall be occupied by building facades meeting this build-to-line. On lots with more than one (1) street frontage, the build to line shall apply only to one (1) street frontage.
1. An enclosed open area plaza space or outdoor seating with a decorative wall with a minimum height of three feet (3') and a maximum of four and one-half feet (4 ½') can be used to meet the forty (40%) percent street frontage requirement.
 2. The City may approve a variation from the required build to line if the applicant provides a street edge consisting of fencing, decorative wall and/or landscaping with a minimum height of three feet (3') and a maximum of four and one-half feet (4 ½') can be used to meet the forty (40%) percent street frontage requirement.

- B. Screening Of Parking Areas: Wherever a surface parking area faces a street frontage, such frontage shall be screened with a decorative wall, railing, hedge, or a combination of these elements, to a minimum height of three feet (3') and a maximum height of four and one-half feet (4¹/₂') above the level of the parking lot, at the build-to line. This screening may be broken into sections along the street edge provided it meets the forty (40%) percent required on all street frontages.

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Sub-District Framework - COR3 Workplace

Public Realm/Streetscape

The Workplace Sub-district also encourages a mix of large and small floor plate buildings, but instead of commercial or entertainment, this area of The COR is dominated by office and institutional uses. With opportunities for corporate or medical campus development comes the attendant auto-related infrastructure – easy access, bigger streets and large surface parking lots. Once again, this suggests that equal attention be paid to public realm and streetscape improvements that not only accommodate vehicles, but also invite bicycle and pedestrian traffic. The Draw, an active, neighborhood scale, recreational play space has been included in this sub-district, but small pocket parks, squares or other gathering places are also encouraged. In addition, streetscape improvements provide an important public amenity and inviting pedestrian connection to adjacent sub-districts.

Site Development

The mix of medical, office, institutional and other uses in this sub-district suggest the potential for a campus-like arrangement of buildings on some blocks. These blocks would tend to be more internally oriented than in other districts, with driveways, parking lots, courtyards and walkway connections in the center, ringed by buildings around the outside. Buildings would still face adjacent streets, with both primary and secondary entries provided to animate these important façades, particularly along Ramsey Boulevard, Sunwood Drive and Rhinestone Street. While the Workplace sub-district also encourages mixed use, this desired development objective will likely occur mostly within blocks, not within individual buildings as seen in other districts.

Architecture

Buildings in the Workplace Sub-district also make a significant contribution to first impressions as people enter The COR via Highway 10, Ramsey Boulevard and Sunwood Drive. Buildings form gateways at the major entries into the site, architectural elements and choice of materials convey quality and permanence, and the scale or massing of structures begins to define the feel and character of this place. The proposed mix of uses within this sub-district suggest a variety of potential building types – blending medical campus with small office, storefront and some housing -- demands design creativity and innovation to highlight unique architecture, and knit the entire sub-district together as a coherent whole. Architecture to be '4-sided' at all locations visible to public areas. Emphasis will be on great design along public street frontage.

Table 5

COR3 Development Standards						
	Arterial Street	Destination Street	Parkway	Connector Street	Downtown Street	Local Street
Minimum lot size	None	None	None	None	None	None
Minimum lot width	40 feet	40 feet	40 feet	40 feet	40 feet	40 feet
Minimum lot depth	80 feet	80 feet	80 feet	80 feet	80 feet	80 feet
Allowable residential density in dwelling units per acre ⁽¹⁾	none	none	none	none	none	none
Minimum floor area ratio (FAR) for nonresidential uses/vertically mixed buildings/sites	.25	.25	.25	.25	.25	.25
Build to Line						
Front yard ⁽⁴⁾	30 feet as measured from building front to right-of-way ⁽²⁾⁽³⁾ (60% of front facade w/in max.)	15 feet as measured from building front to right-of-way ⁽²⁾ (60% of front facade w/in max.)	15 feet as measured from building front to right-of-way ⁽²⁾ (60% of front facade w/in max.)	15 feet as measured from building front to right-of-way ⁽²⁾ (60% of front facade w/in max.)	15 feet as measured from building front to right-of-way ⁽²⁾ (60% of front facade w/in max.)	15 feet as measured from building front to right-of-way ⁽²⁾ (60% of front facade w/in max.)
Side yard	no req.	no req.	no req.	no req.	no req.	no req.
Rear yard	no req.	no req.	no req.	no req.	no req.	no req.
Driveway length (minimum)	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units
Building height (min. - max.)	2 - 4 stories.	2 - 4 stories.	2 - 4 stories.	2 - 4 stories.	2 - 4 stories.	2 - 4 stories.
Planter Style	N/A	Planter Bed	Boulevard Sod	Boulevard Sod	N/A	Boulevard Sod
Tree Spacing (on center)	N/A	35 feet	35 feet	35 feet	35 feet	35 feet
Boulevard Width	N/A	6 feet	6 feet	6 feet	N/A	6 feet
Sidewalk Width	10 feet	10 feet	6 feet	10 feet	10 feet	10 feet

1. Residential density is based on the net area of the parcel in question for parcels. In the event that public open space that is not dedicated to the City is developed independently of any particular residential project, the land area of the open space shall be divided equally among those abutting projects for purposes of density calculations.
2. Build to line shall be measured from building front to edge of right-of-way, or edge of sidewalk easement as defined by the City and said sidewalk must be encumbered by a sidewalk easement recorded with the office of the Anoka County Recorder.
3. The City may approve up to a 60-foot setback if it finds that topography or other factors require that a building be set back further to achieve acceptable grades or buffer between the street, the site entrance and the building.
4. In order to address vision clearance standards on higher speed roadways, parcels that are located at an intersection with an arterial roadway are allowed a build-to line of 35 feet from both streets.

- A. At least sixty (60%) percent of street frontage of any lot shall be occupied by building facades meeting this build-to-line. On lots with more than one (1) street frontage, the build to line shall apply on each side fronting a street. An enclosed open area plaza space or outdoor seating with a decorative wall with a minimum height of three feet (3') and a maximum of four and one-half feet (4 ½') can be used to meet the sixty (60%) percent street frontage requirement.
- B. Screening Of Parking Areas: Wherever a surface parking area faces a street frontage, such frontage shall be screened with a decorative wall, railing, hedge, or a combination of these elements, to a minimum height of three feet (3') and a maximum height of four and one-half feet (4 ½') above the level of the parking lot, at the build-to line. This screening may be broken into sections along the street edge provided it meets the sixty (60%) percent required.

Sub-District Framework - COR4 Neighborhood

Public Realm/Streetscape

Two prominent public parks supply much of the informal green space for The COR, and more specifically, provide the valuable park frontage and mix of amenities needed to support housing development within the Neighborhood Sub-district. North Commons surrounds an existing wetland and provides open space for year-round activities including a proposed sledding hill. The sub-district is adjacent to The Draw, which is characterized by wetlands, ponds and a meandering stream channel surrounded by gently sloping hills. Other park features include active and passive recreation areas, natural and manicured landscapes, education and interpretation opportunities, pedestrian and bicycle trails and many other amenities. Tree-lined streets connect these parks to surrounding residential neighborhoods and to nearby parks and amenities throughout The COR.

Site Development

The Neighborhood Sub-district emphasizes residential development. To support the proposed mix of housing, a framework of streets and blocks, based on the traditional grid system, encourages compact development patterns with increasing densities closer to the heart of The COR. Typical blocks either front onto signature parks or include some private green space within the site; many blocks have both. The arterial streets that frame this property, including Ramsey, Armstrong and Bunker Lake Boulevards, provide an important 'face' for this sub-district. Residential front doors will connect with public walks along each of these streets promoting the urban character of The COR.

Architecture

The largest in terms of overall acreage, the Neighborhood Sub-district will define the character and quality of the entire northern half of The COR property. With prominent street frontage along most of the major thoroughfares that serve this site, the variety of choices for building type, architectural style and design detailing are crucial decisions that together will promote a safe and attractive residential neighborhood. Integrating contemporary and traditional styles is also an important consideration, central to the notion that a unique and creative model for housing development will be a signature for The COR. Architecture to be '4-sided' at all locations visible to public areas. Emphasis will be on great design along public street frontage.

Table 6

COR4 Development Standards						
	Arterial Street	Destination Street	Parkway	Connector Street	Downtown Street	Local Street
Minimum lot size	None	None	None	None	None	None
Minimum lot width	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet
Minimum lot depth	80 feet	80 feet	80 feet	80 feet	80 feet	80 feet
Allowable residential density in dwelling units per acre ⁽¹⁾	4-15 DU/AC	4-15 DU/AC	4-15 DU/AC	4-15 DU/AC	4-15 DU/AC	4-15 DU/AC
Minimum floor area ratio (FAR) for nonresidential uses/vertically mixed buildings/sites	.25	.25	.25	.25	.25	.25
Build to Line						
Front yard ⁽⁴⁾	30 feet as measured from building front to right-of-way ⁽²⁾⁽³⁾ (60% of front facade w/in max.)	20 feet as measured from building front to right-of-way ⁽²⁾ (60% of front facade w/in max.)	20 feet as measured from building front to right-of-way ⁽²⁾ (60% of front facade w/in max.)	20 feet as measured from building front to right-of-way ⁽²⁾ (60% of front facade w/in max.)	20 feet as measured from building front to right-of-way ⁽²⁾ (60% of front facade w/in max.)	20 feet as measured from building front to right-of-way ⁽²⁾ (60% of front facade w/in max.)
Side yard	no req.	no req.	no req.	no req.	no req.	no req.
Rear yard	no req.	no req.	no req.	no req.	no req.	no req.
Driveway length (minimum)	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units
Building height (min. - max.)	1-4 stories.	1-4 stories.	1-4 stories.	1-4 stories.	1-4 stories.	1-4 stories.
Planter Style	N/A	Planter Bed	Boulevard Sod	Boulevard Sod	N/A	Boulevard Sod
Tree Spacing (on center)	N/A	35 feet	35 feet	35 feet	35 feet	35 feet
Boulevard Width	N/A	6 feet	6 feet	6 feet	N/A	6 feet
Sidewalk Width	10 feet	10 feet	6 feet	10 feet	10 feet	10 feet

- Residential density is based on the net area of the parcel in question for parcels. In the event that public open space that is not dedicated to the City is developed independently of any particular residential project, the land area of the open space shall be divided equally among those abutting projects for purposes of density calculations.
- Build to line shall be measured from building front to edge of right-of-way, or edge of sidewalk easement as defined by the City and said sidewalk must be encumbered by a sidewalk easement recorded with the office of the Anoka County Recorder.
- The City may approve up to a 60-foot setback if it finds that topography or other factors require that a building be set back further to achieve acceptable grades or buffer between the street, the site entrance and the building.
- In order to address vision clearance standards on higher speed roadways, parcels that are located at an intersection with an arterial roadway are allowed a build-to line of 35 feet from both streets.

A. Screening Of Parking Areas: Wherever a surface parking area faces a street frontage, such frontage shall be screened with a decorative wall, railing, hedge, or a combination of these elements, to a minimum height of three feet (3') and a maximum height of four and one-half feet (4¹/₂') above the level of the parking lot, at the build-to line. This screening may be broken into sections along the street edge provided it meets the sixty (60%) percent required.

Sub-District Framework - COR5 Parks & Open Space

Public Realm/Streetscape

The overall structure of The COR is based on a system of linked parks, trails and open space. This includes existing and proposed parks and trails defined in city and regional parks plans, joined with new parks and trails within The COR. Of equal importance is the contribution from each block and each development project to this green structure, adding a variety of private, semi-private and perhaps some additional public space throughout each sub-district. Great strolling streets provide connections between commercial, workplace, entertainment and residential neighborhoods and encourage shared use for cars, pedestrians and bicycles.

Site Development

The COR Master Plan illustrates a strong framework of green space, including a mix of public parks, destination amenities, courtyards, commons and other features. As a key component of the overall plan, this integrated system of parks, trails and open space provides the framework around which all other land uses are organized. Placemaking and connectivity are important site development considerations, linking each block and each sub-district with major public spaces nearby and with many other amenities and attractions in The COR.

Architecture

There are numerous opportunities to include buildings and other structures as significant design features within the proposed parks, trails and open space system for The COR. These could range from simple picnic shelters and landscaped arbors to more complex park buildings that might contain meeting rooms, rest rooms, storage areas and other facilities. Design of these important buildings should respond to the specific setting and landscape features in each park, and complement the overall character and quality of buildings located within surrounding blocks. Additionally, limited retail is planned along the perimeter of the park.

Table 7

COR5 Development Standards						
	Arterial Street	Destination Street	Parkway	Connector Street	Downtown Street	Local Street
Minimum lot size	0.5	N/A	0.5	0.5	0.5	0.5
Minimum lot width	N/A	N/A	N/A	N/A	N/A	N/A
Minimum lot depth	N/A	N/A	N/A	N/A	N/A	N/A
Allowable residential density in dwelling units per acre ⁽¹⁾	N/A	N/A	N/A	N/A	N/A	N/A
Minimum floor area ratio (FAR) for nonresidential uses/vertically mixed buildings/sites	N/A	N/A	N/A	N/A	N/A	N/A
Build to Line						
Front yard ⁽⁴⁾	30 feet as measured from building front to right-of-way ⁽²⁾⁽³⁾ (60% of front facade w/in max.)	N/A	10 feet as measured from building front to right-of-way ⁽²⁾ (60% of front facade w/in max.)	10 feet as measured from building front to right-of-way ⁽²⁾ (60% of front facade w/in max.)	10 feet as measured from building front to right-of-way ⁽²⁾ (60% of front facade w/in max.)	10 feet as measured from building front to right-of-way ⁽²⁾ (60% of front facade w/in max.)
Side yard	no req.	N/A	no req.	no req.	no req.	no req.
Rear yard	no req.	N/A	no req.	no req.	no req.	no req.
Driveway length (minimum)	25 feet	N/A	25 feet	25 feet	25 feet	25 feet
Building height (min. - max.)	1-2 stories.	N/A	1-2 stories.	1-2 stories.	1-2 stories.	1-2 stories.
Planter Style	N/A	N/A	Boulevard Sod	Boulevard Sod	N/A	Boulevard Sod
Tree Spacing (on center)	N/A	N/A	35 feet	35 feet	35 feet	35 feet
Boulevard Width	N/A	N/A	6 feet	6 feet	N/A	6 feet
Sidewalk Width	10 feet	N/A	6 feet	10 feet	10 feet	10 feet

1. Residential density is based on the net area of the parcel in question for parcels. In the event that public open space that is not dedicated to the City is developed independently of any particular residential project, the land area of the open space shall be divided equally among those abutting projects for purposes of density calculations.
2. Build to line shall be measured from building front to edge of right-of-way, or edge of sidewalk easement as defined by the City and said sidewalk must be encumbered by a sidewalk easement recorded with the office of the Anoka County Recorder.
3. The City may approve up to a 60-foot setback if it finds that topography or other factors require that a building be set back further to achieve acceptable grades or buffer between the street, the site entrance and the building.
4. In order to address vision clearance standards on higher speed roadways, parcels that are located at an intersection with an arterial roadway are allowed a build-to line of 35 feet from both streets.

- A. Where commercial buildings are planned, at least sixty (60%) percent of street frontage of any lot shall be occupied by building facades meeting this build-to-line. On lots with more than one (1) street frontage, the build to line shall apply on each side fronting a street. An enclosed open area plaza space or outdoor seating with a decorative wall with a minimum height of three feet (3') and a maximum of four and one-half feet (4 ½') can be used to meet the sixty (60%) percent street frontage requirement.
- B. Screening Of Parking Areas: Wherever a surface parking area faces a street frontage, such frontage shall be screened with a decorative wall, railing, hedge, or a combination of these elements, to a minimum height of three feet (3') and a maximum height of four and one-half feet (4 ½') above the level of the parking lot, at the build-to line. This screening may be broken into sections along the street edge provided it meets the sixty (60%) percent required.

Implementation

Introduction

This framework provides distinct strategies for guiding The COR's form and appearance. This framework's vision for the COR will take several years to implement. Successful implementation will require consistent application of the Design Framework by City staff. Zoning enforcement and design framework standards will not succeed without the cooperation and commitment of landowners, development interests, and the rest of the community.

Design Review

The Design Framework will be administered by staff as part of the development review process. Staff will incorporate design review to ensure compliance with the Design Framework as a standard step in the development review process.

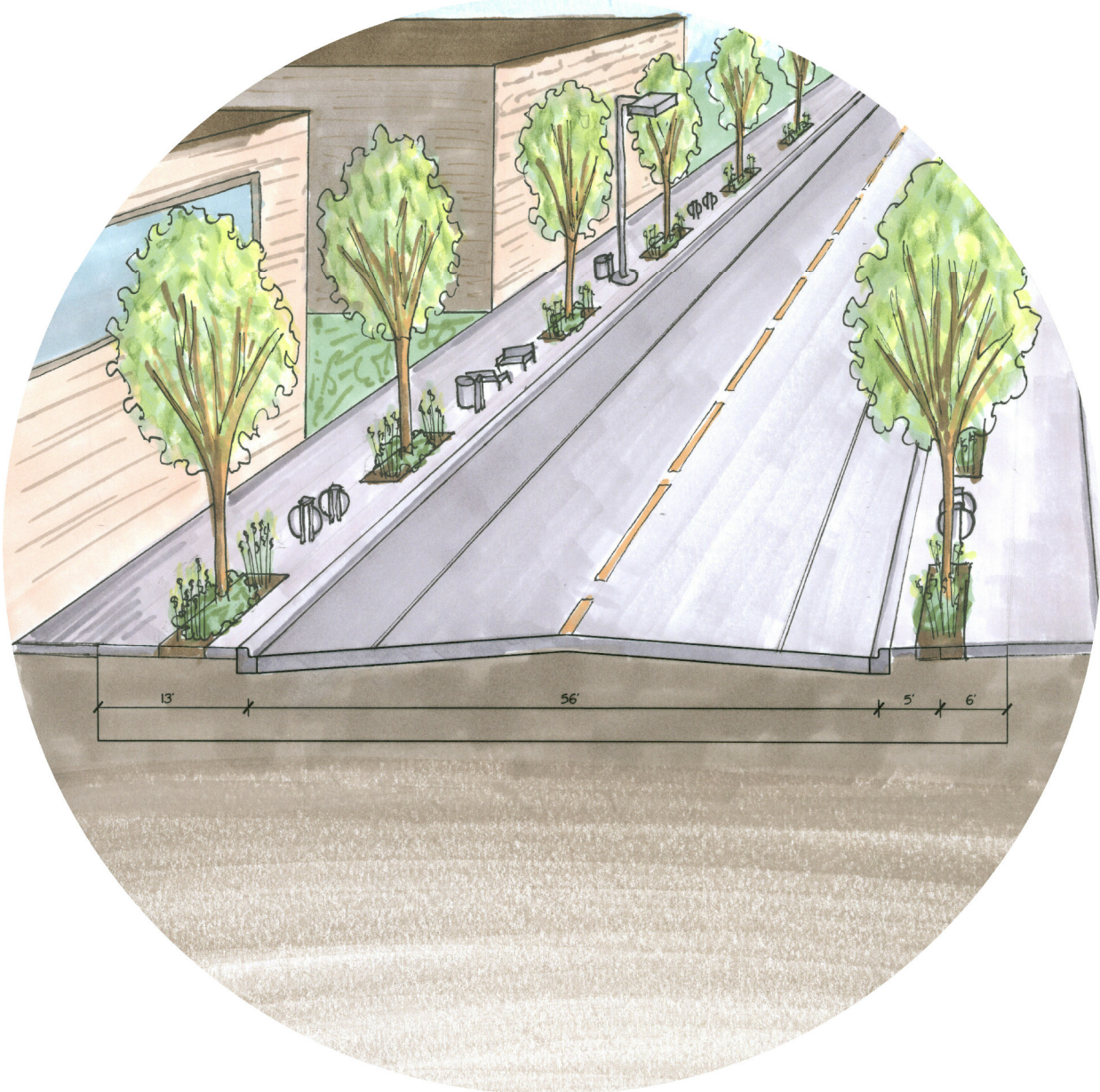
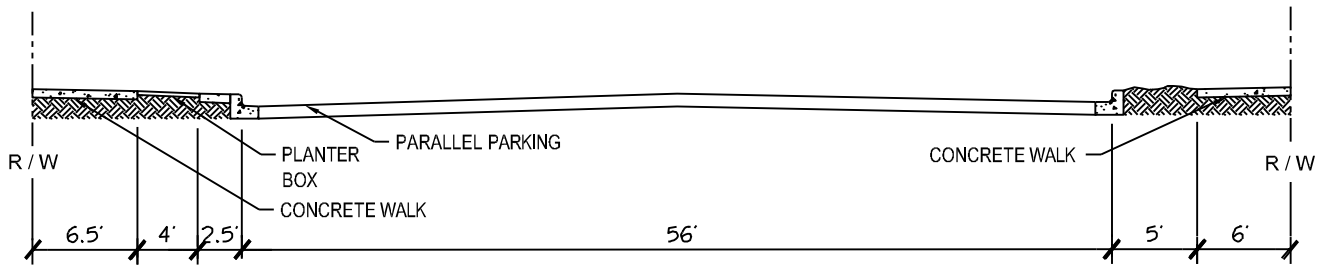
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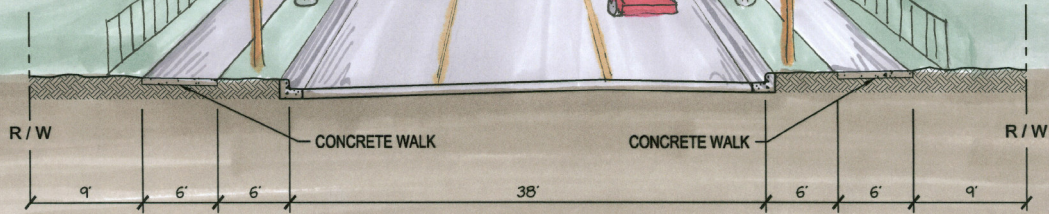
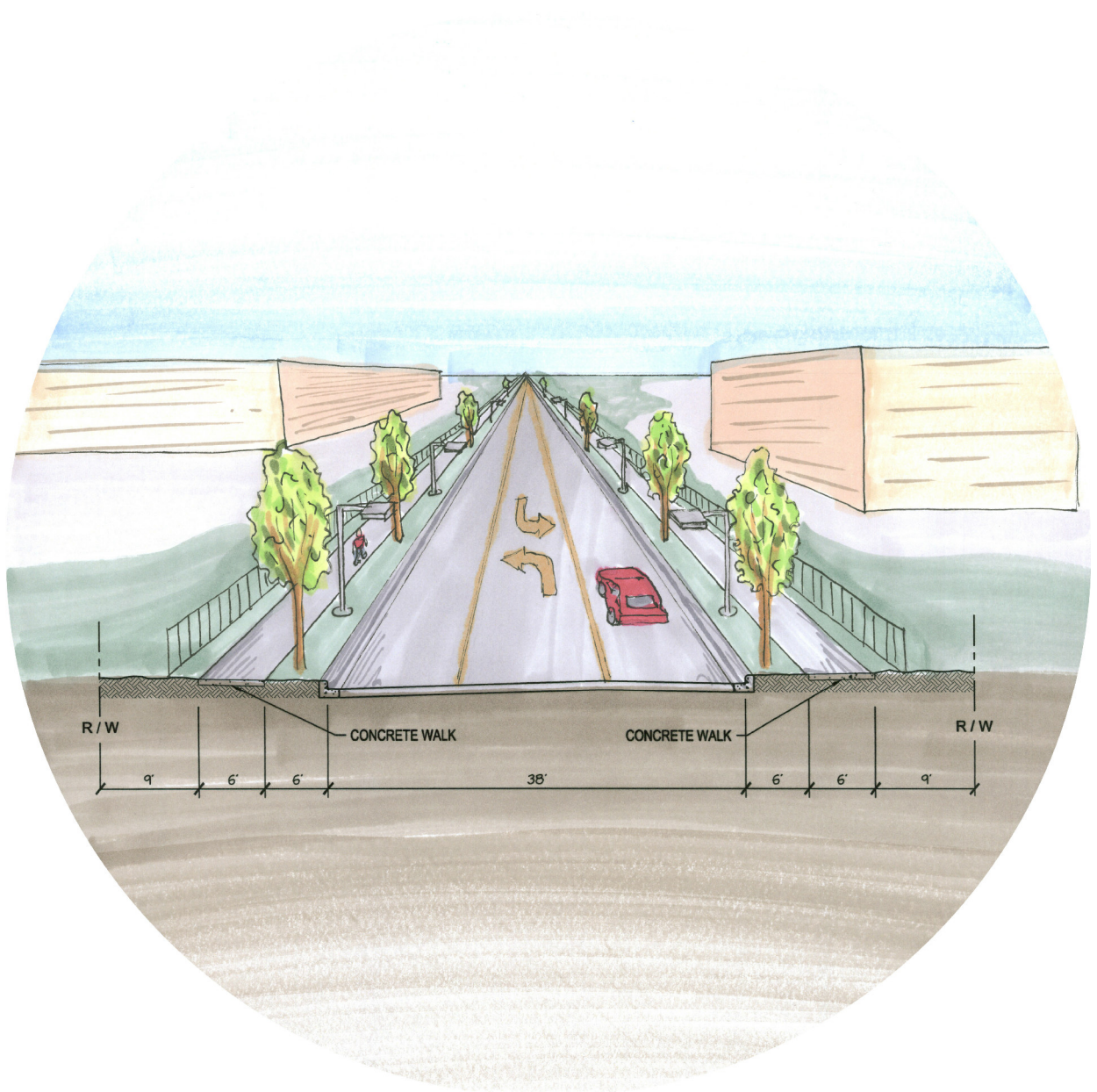
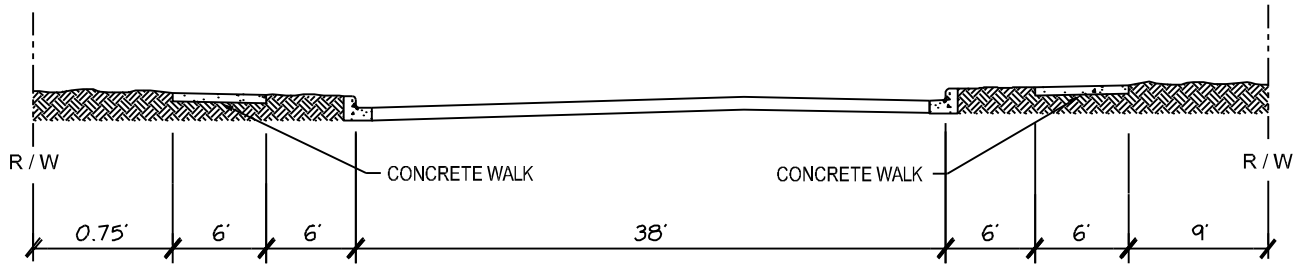
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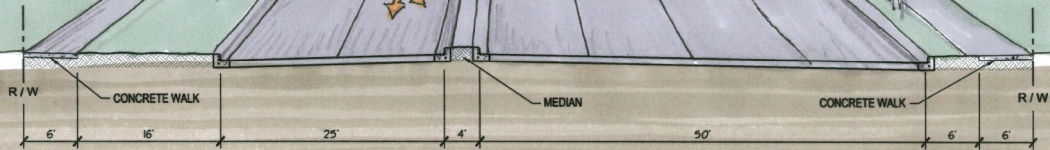
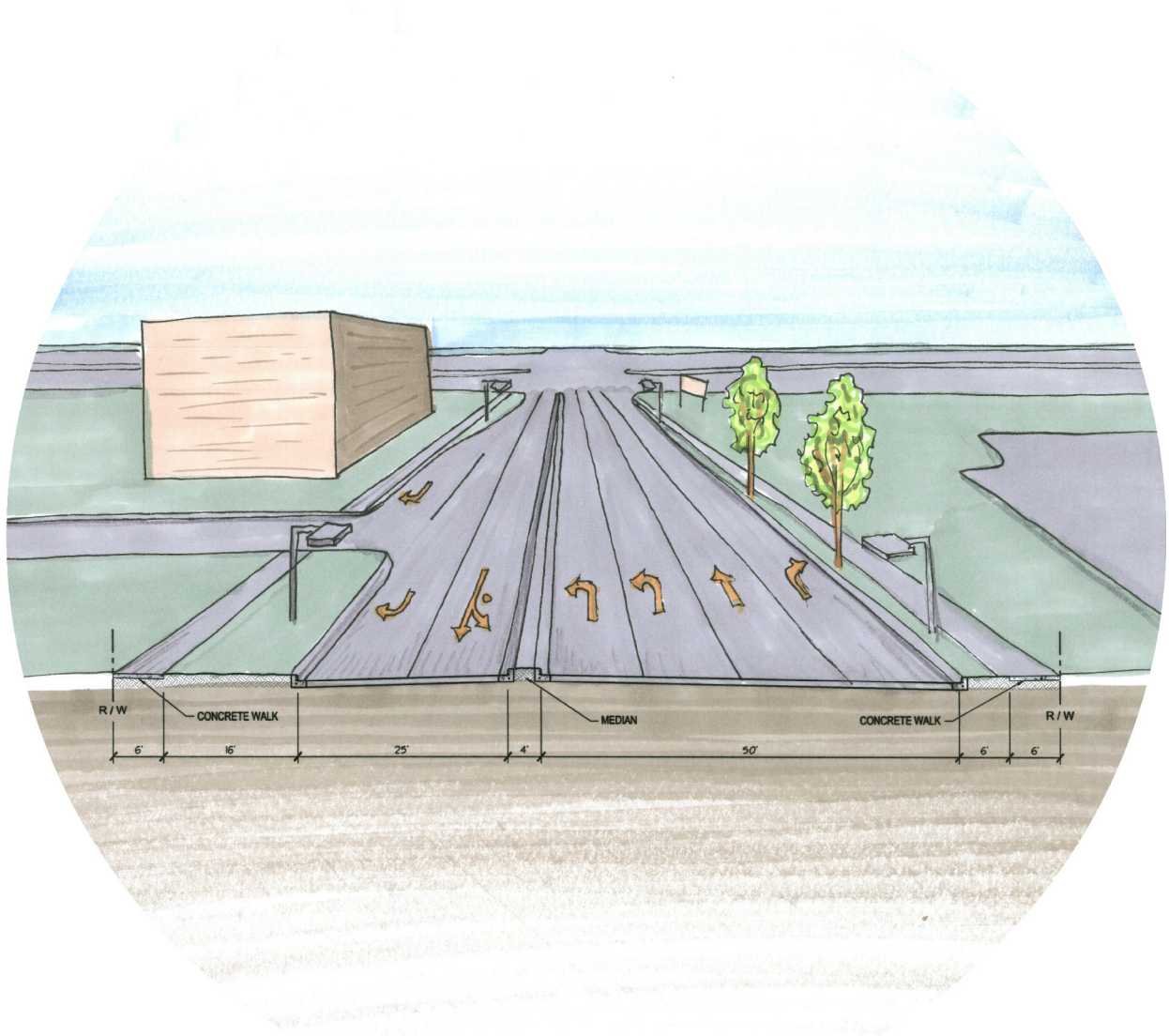
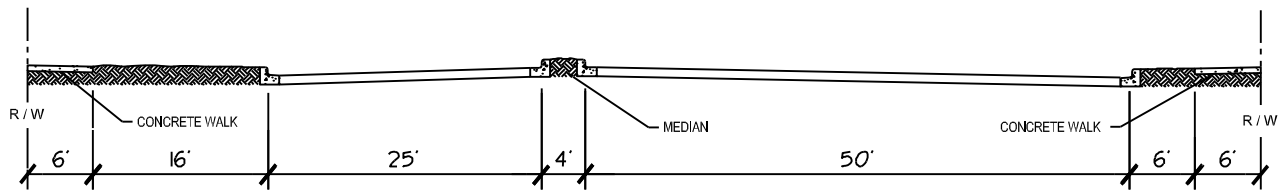
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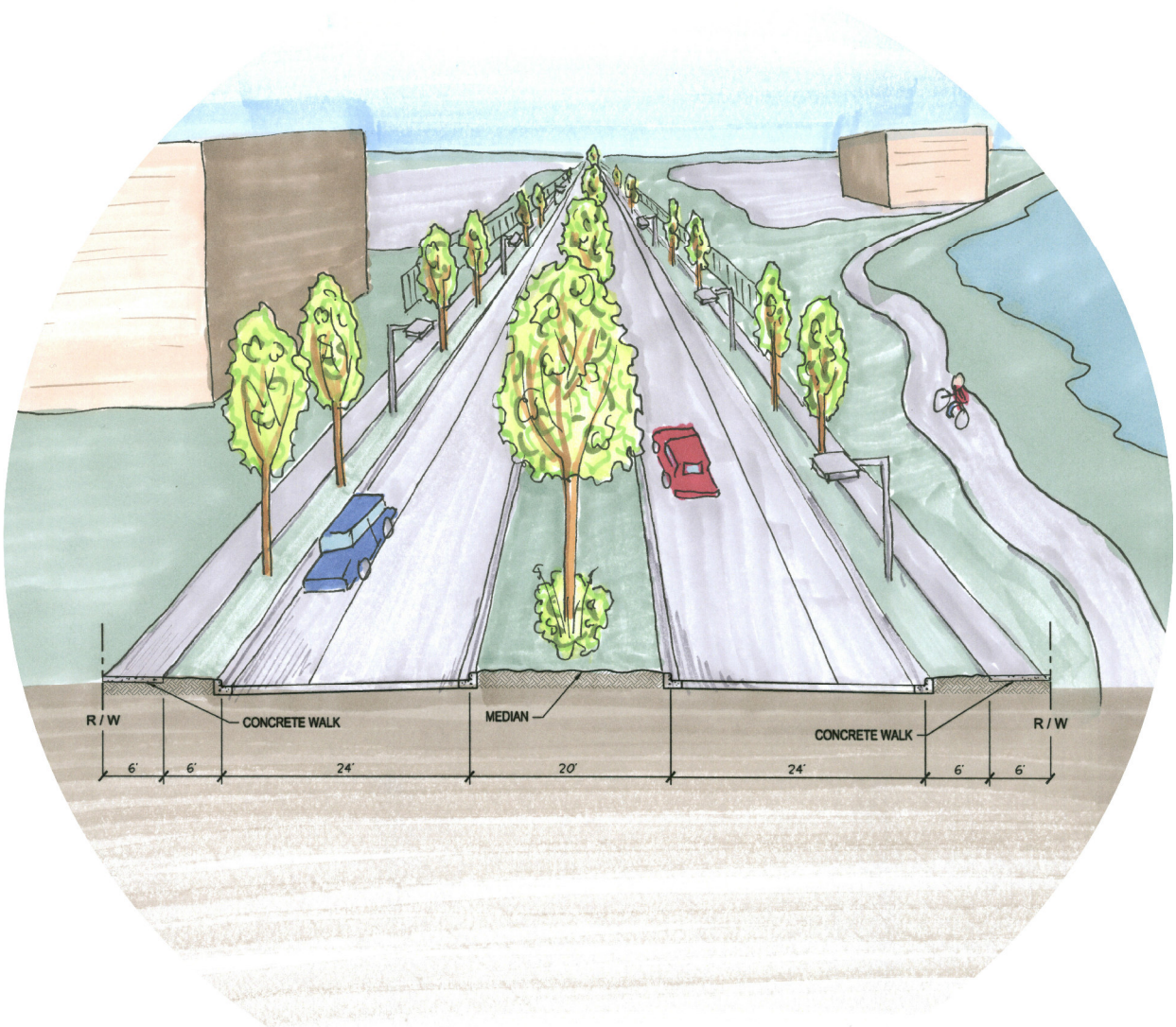
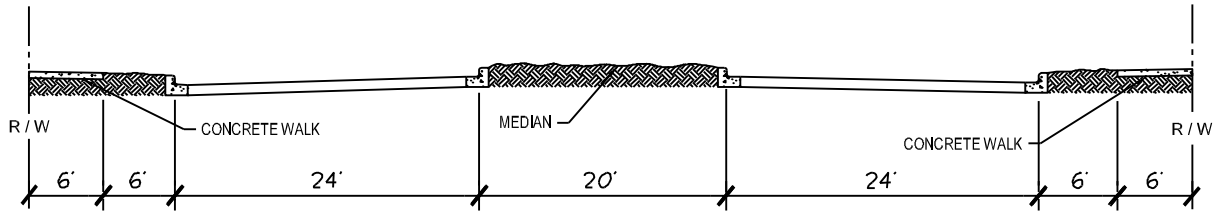
APPENDIX A: SPECIFICATIONS AND DETAILS

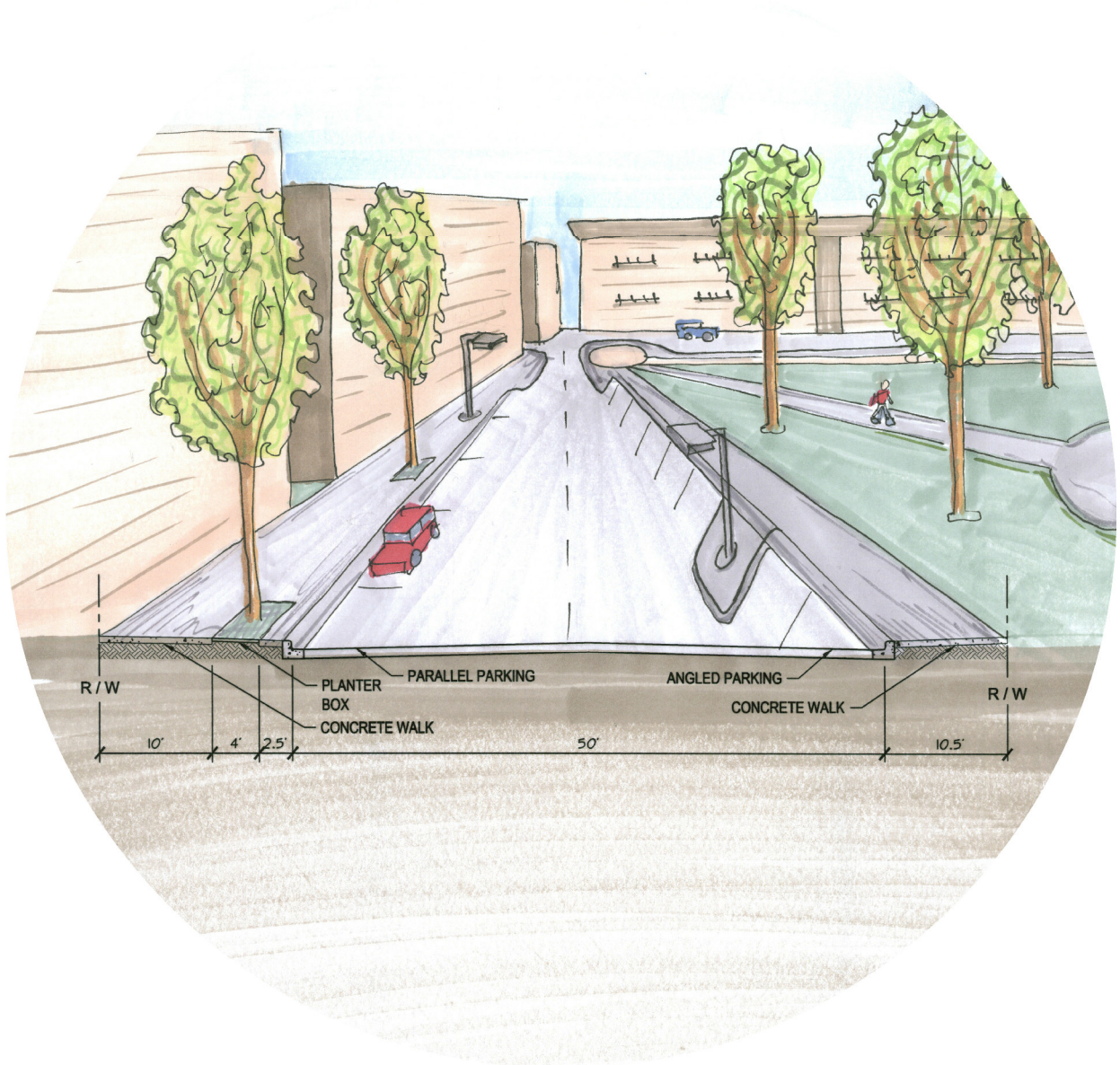
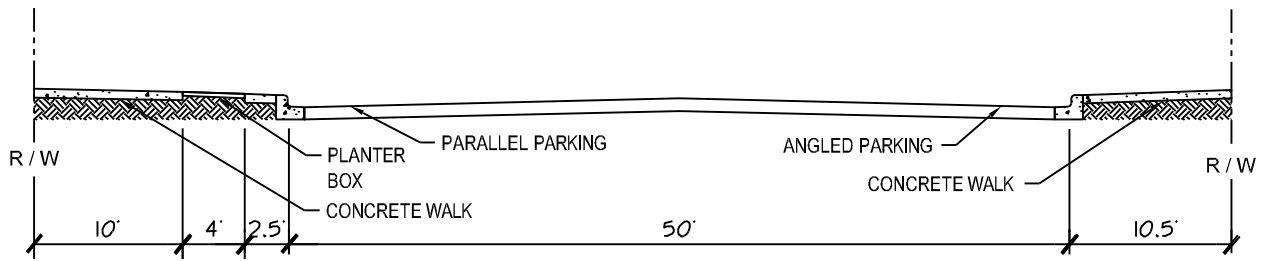
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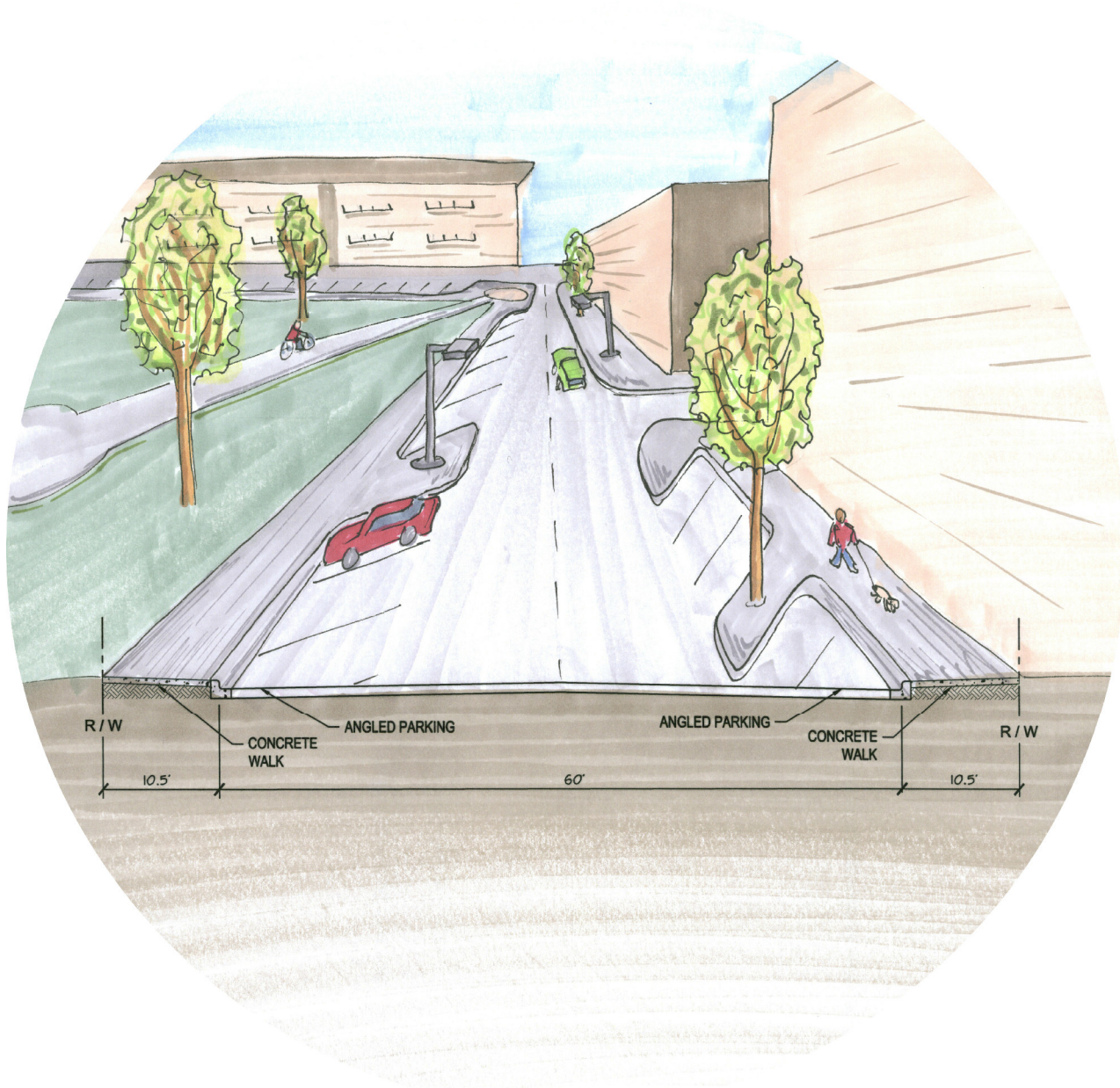
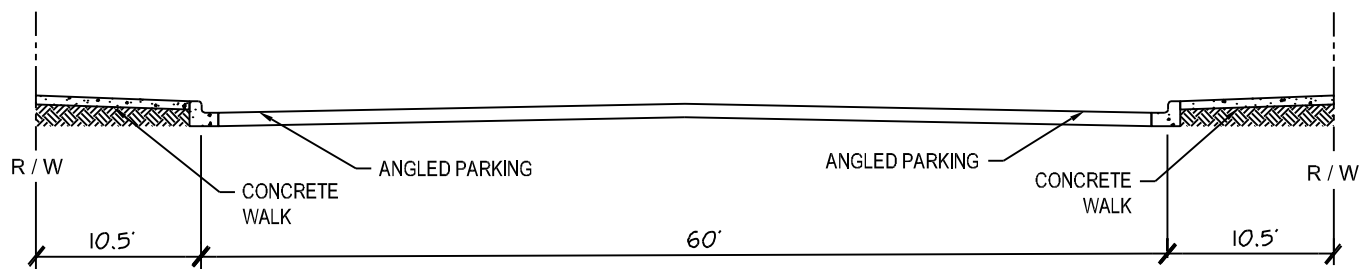








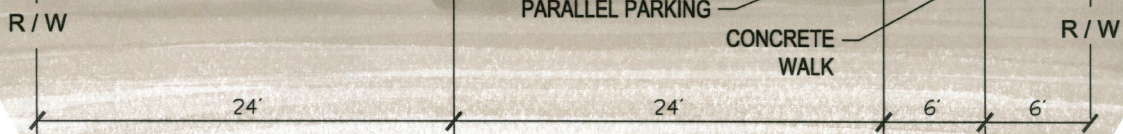
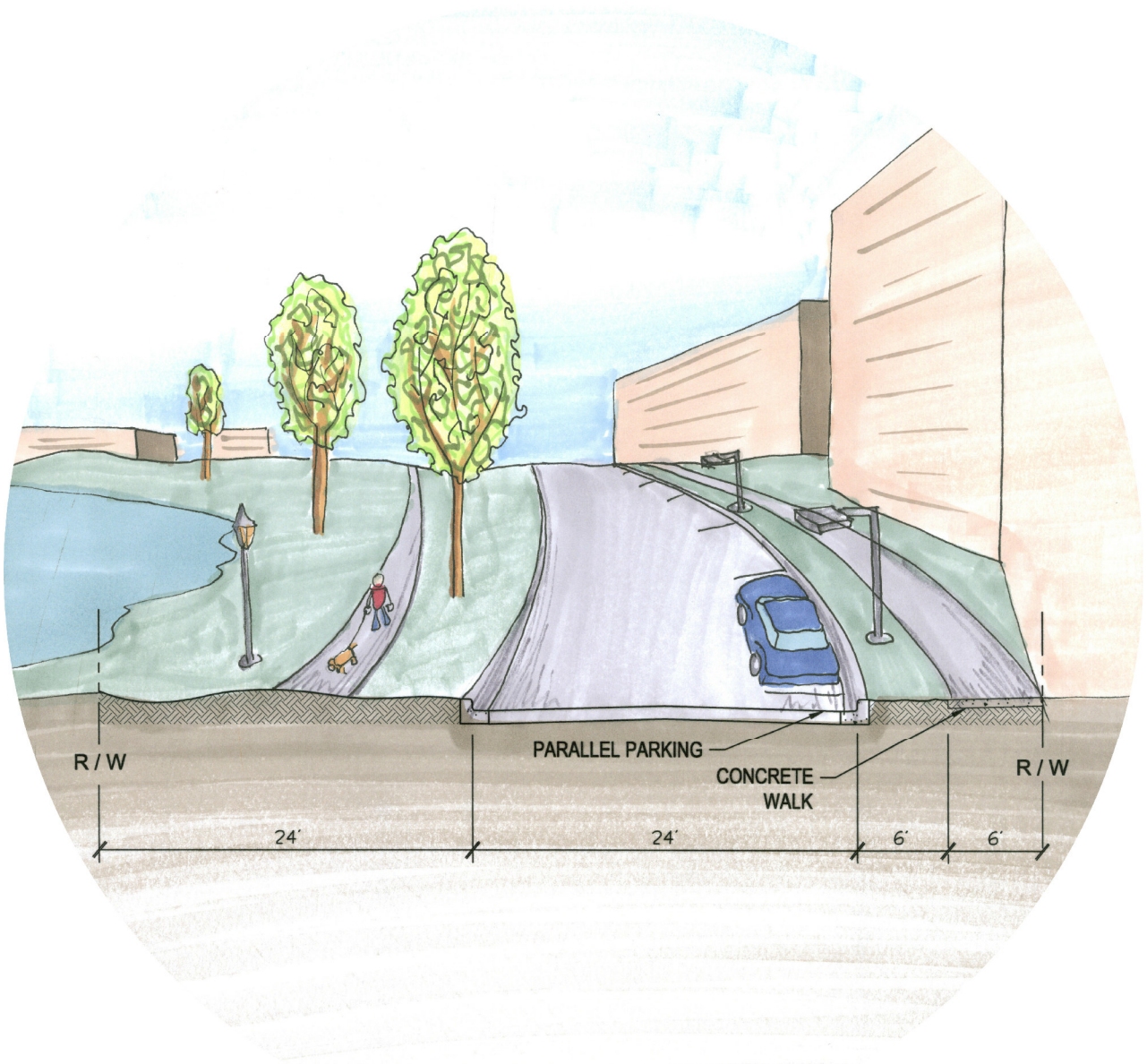
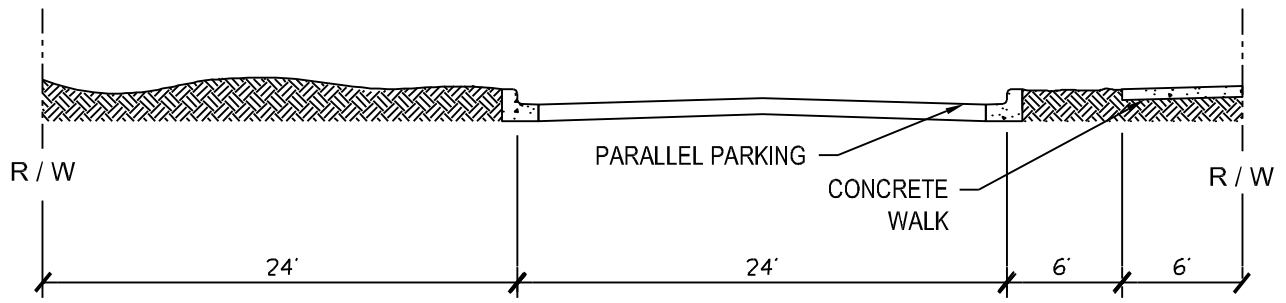




• •
L A N D F O R M
 From Site to Finish

DESIGN FRAMEWORK
The COR at Ramsey
 PERSPECTIVE SECTION #6
 Center St. East of Municipal Plaza

THE
COR
 RAMSEY, MINNESOTA



• •
L A N D F O R M
 From Site to Finish

DESIGN FRAMEWORK
 The COR at Ramsey
 PERSPECTIVE SECTION #7
 Ramsey Pkwy. South of The Draw

THE
COR
 RAMSEY, MINNESOTA

Meeting Date: 02/28/2012**Submitted For:** Aaron Backman**By:** Aaron Backman, Administrative Services

Information**Title:**

Consider Membership in Twin Cities Gateway Convention & Visitors Bureau (CVB)

Background:

The Economic Development/Marketing Manager has been having discussions with Scott Davy, the new General Manager for the Ramsey Comfort Suites, regarding the City of Ramsey joining the local convention and visitors bureau or CVB. Destination marketing organizations, such as CVBs, promote a city or region in order to increase the number visitors and thereby increase the economic activity of the area. Currently over 100 communities in Minnesota are members of a CVB.

The Twin Cities Gateway is a CVB that markets 9 communities and 22 hotel properties in the northern portion of the Minneapolis-St. Paul metropolitan area (See attached website map). Twin Cities Gateway or TCG's website is www.tcgateway.com. Its legal name is Minnesota Metro North Tourism Board and its d/b/a is Twin Cities Gateway. In 2008 a number of the communities east of the Mississippi River broke away from the Visit Minneapolis North CVB to form their own organization. They wanted to focus more narrowly on tourism and do so with less administrative costs. The idea was to create a non-profit corporation, funded by the local option lodging tax, that would market the region's strengths: sports venues (e.g. the National Sports Center or NSC), convention space and proximity to outdoor amenities and the Twin Cities. The aim is to draw leisure and business travelers who will take lodging in the member cities' hotels and spend their travel dollars in restaurants and entertainment venues.

Today the Twin Cities Gateway CVB represents the communities of Anoka, Blaine, Coon Rapids, Fridley, Ham Lake, Lino Lakes, Mounds View, New Brighton, and Shoreview. Its \$650,000 budget is funded by a 3 percent sales tax collected by the 22 lodging properties. Those funds are forwarded on to the member cities and then transmitted (less a 5% administrative fee for the city) on to Twin Cities Gateway. Another financial benefit for the member cities is a yearly amount (currently \$2,000, plus a proportionate amount based on lodging tax revenue) provided for a local festival selected by the City Council. This would provide an ongoing revenue source for Happy Days.

TCG focuses more on tourism and sports destination and less on the meeting & convention segment. It operates on a much more lean manner than other local CVBs. Whereas other CVBs may spend 50 to 70% of their resources on administrative overhead, TCG allocates only 25% on overhead. The lionshare of TCG's resources is used for marketing activities, such as Internet ads, online social media apps, regional destination marketing, etc. Fewer resources are allocated for hard-copy visitors' guides since 70+% of visitors get their information online.

Being a member of the CVB would allow for the City of Ramsey to expand its promotion of various events (e.g. Game Fair; Business Expo), venues (e.g. Fountains of Ramsey, The Links at North Fork Golf Course, Rum River Hills Golf Course), unique resources (e.g. Rum River Central Regional Park and Mississippi West Regional Park), and to do so in a cost effective way. Attached are samples of TCG promotion on its website.

By being a member of Twin Cities Gateway, Comfort Suites would not have to pay rebates or commissions to the NSC (non-member hotel properties have to pay a 10% commission). Since the NSC is the world's largest amateur athletic complex and receives millions of visitors a year, Comfort Suites sees an opportunity to pick up sports-related overnight stays. In summary, membership in TCG appears to be a benefit for the hotel, the City's festival, and overall marketing efforts for the City of Ramsey.

Recommendation:

The EDA considered the City of Ramsey's membership in the Twin Cities Gateway CVB at its February 9th regular meeting. On a 6-1 vote the EDA is recommending to the City Council that it consider and approve membership in the Twin Cities Gateway CVB. Staff recommends that the City Council consider membership in Twin Cities Gateway and direct staff to develop a draft Ordinance for consideration in March.

Funding Source:

In 1983, the Minnesota Legislature passed the Local Option Tax. The law was passed such that 95% of all proceeds from a local option lodging tax must be used to fund a local convention or visitors bureau for the purpose of "marketing and promoting the area as a tourism or convention area." The remaining 5% could be retained by the taxing authority for its administrative costs.

Any community desiring to join Twin Cities Gateway, is required to adopt a lodging tax (up to 3.0%). This is a statewide requirement for any city wishing to join any CVB organization. This would be added to the current sales tax paid by customers. Both the Comfort Suites management and the owners are supportive of the City joining the CVB and implementing this revenue change (See attached letter). It is estimated that this would generate approximately \$24,000 based upon last year's gross revenues. Following discussions with the City Attorney, implementing the lodging tax would not require a public hearing, but would require adoption of an ordinance by the City Council. A simple majority of the Twin Cities Gateway Board of Directors must also approve the admission of the City of Ramsey into the CVB (See attached by-laws and Board Directory).

Council Action:

City Council consider approving membership in the Twin Cities Gateway CVB and direct staff to develop a draft Ordinance to be considered in March.

Attachments

[Comfort Suites Support Letter](#)

[Twin Cities Gateway Website](#)

[CVB Community Info](#)

[CVB Venue Info](#)

[CVB By-Laws 1.18.11](#)

[CVB Board of Directors](#)

Form Review

Inbox
Heidi Nelson
Kurt Ulrich

Reviewed By
Heidi Nelson
Jo Thieling

Date
02/23/2012 02:53 PM
02/23/2012 04:25 PM
Started On: 02/23/2012 01:31 PM

Form Started By: Aaron Backman

Final Approval Date: 02/23/2012



BY CHOICE HOTELS

February 8, 2012

Aaron Backman
Economic Development/
Marketing Manager
City of Ramsey

Aaron,

My name is Scott Davy. I am the new General Manager of the Comfort Suites in Ramsey, MN. I have been in the hotel industry for the past 15 years and most recently as the General Manager for two properties in Austin, MN. While in Austin, I served on the Board of Directors for the Austin Convention & Visitors Bureau (CVB).

As a GM, one of the key decisions that can significantly help the future of Comfort Suites is an investment in the local CVB. In this area of the Twin Cities that organization is Twin Cities Gateway CVB. It covers nine North Metro communities, including Anoka and Coon Rapids, and 22 hotel properties. All have joined to increase occupancy rates, enhance margins and to better market their communities and hotels.

Management and the ownership group of Comfort Suites of Ramsey hereby request that the City of Ramsey join the Twin Cities Gateway CVB. We also understand this entails approving a 3% lodging tax that would be paid by our customers. We understand the you have had a opportunity to discuss membership with the Steve Markuson, Director of Twin Cities Gateway and that he is supportive of Ramsey joining the CVB. We further understand that the CVB Board must also approve of the City joining.

Among the benefits for Comfort Suites would include no commissions paid regarding visitors with NSC events, interactive website, online calendar of events, advertising & sponsorship opportunities, etc. Among the benefits for the City would be a funding source for a local festival of your choice and a 5% admin fee on all lodging tax revenues generated in the City.

Best Regards,

Scott Davy
General Manager
Comfort Suites Ramsey



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Check-out	Guests	1

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Welcome to Twin Cities Gateway

Get away from it all without going too far!

The Twin Cities Gateway is a travel destination like no other in Minnesota. The Twin Cities Gateway is a group of nine communities adjacent to Minneapolis and St. Paul, located on the northern edge of the Twin Cities. The Twin Cities Gateway offers easy access to all the fun and excitement of metropolitan life while retaining small town charm and a sense of community.

Take in a Twins or Vikings game by travel just minutes to Minneapolis; enjoy a concert, Minnesota Wild game or museum visit with travel to St. Paul just a few miles away and then retreat to the peace, quiet and comfort of the Twin Cities Gateway communities. This is what Twin Cities tourism offers you.

If you're from Minneapolis or St. Paul, enjoy a quick Twin Cities weekend getaway by looking no further than the Twin Cities Gateway. You'll find world-class golf, abundant recreational opportunities, stunning natural surroundings and quality accommodations to fit any budget, all in a friendly and fun environment far removed from the stresses of urban living.

In short, we offer the best of both worlds – urban activities, outdoor recreation and small town charm. What more could you ask for your next vacation, or getaway?

Take a tour of the Twin Cities Gateway communities: [Anoka](#), [Blaine](#), [Coon Rapids](#), [Fridley](#), [Ham Lake](#), [Lino Lakes](#), [Mounds View](#), [New Brighton](#), and [Shoreview](#) or use our interactive map to find points of interest.

Find lodging specials or search for accommodations conveniently displayed by brand, location, price or amenities.

Search for things to do on our events and attractions pages.

Whatever you do, come back often, because weThe Twin Cities Gateway is a travel destination like no other in Minnesota. The Twin Cities Gateway is a group of nine communities adjacent to Minneapolis and St. Paul, located on the northern edge of the Twin Cities. The Twin Cities Gateway offers easy access to all the fun and excitement of metropolitan life while retaining small town charm and a sense of community.





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ANOKA

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[Things to do](#)

[Anoka Hotels](#)

[Map](#)



Anoka

Travel to Anoka, MN, the "Halloween Capitol of the World" for fun attractions, events and activities. Anoka is home to numerous interesting attractions. Anoka's historic downtown boasts an array of eclectic and unique shops, restaurants and services, all surrounded by beautiful city parks, trails, and neighborhoods. Anoka is also proud of its Enterprise Park located on the west side of town brimming with large manufacturing, machining, and distribution businesses, providing employment for over 2,500 people. The largest private employers in Anoka are Federal Cartridge Company and Pentair Custom Products which employ another 2,500 people.

The city-owned Greenhaven Golf Course & Banquet Center and the Anoka Aquatic Center provide hours of seasonal entertainment, while the Anoka Senior Center provides meals and fun activities for seniors all year long. Plus, events such as

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Twin Cities Gateway Things to do

The Twin Cities Gateway area is a great travel destination with various exciting attractions. You have the offerings of things to do in Minneapolis, things in St. Paul, the Mall of America and more just a short drive away. You also have very exciting attractions options in the Twin Cities Gateway communities including Adventure Seaplanes, golf, shopping, aquatic centers, the National Sports Center and more.

Browse the things to do in Twin Cities below. You can sort by category and view more details at the attractions' websites. Click on the images for an expanded view of the things to do in Twin Cities.

We invite you to explore our site and learn more about the Twin Cities Gateway communities and the lodging options available. We hope you have fun in our communities and enjoy our Twin Cities attractions.

[All Attractions](#) | [Community center](#) | [Shopping](#) | [Travel](#) | [Recreation/sports](#) | [Golf courses](#) | [Parks](#) | [Arts/entertainment](#) | [Events](#) | [Nature](#) | [Twin Cities Area](#)



Brunswick Zone XL

11351 Ulysses St. NE
Blaine, MN 55434

Brunswick Zone XL is extra large fun. Endless lanes for bowling, a giant game room, lazer tag, billiards, and a super-size lounge to relax with friends or catch the big game. It's a different kind of family entertainment center with something for everyone. If you want BIG fun, get into the good times at Brunswick Zone XL. At This Location: 38 Lanes 4 Billiard Tables 4 Dart Boards Event Rooms Game Zone Arcade Lazer Tag Bar & Grill Bumper Cars

Category: Recreation/sports
Phone: (763) 561-2230
Email Us
Hours: Monday - Thursday 11a - midnight, Friday 11a - 1a, Saturday, 9a - 1a, Sunday 9a - 1a
Open: Open all days of the week



Bunker Beach Water Park

Intersection of CSAH 14 and Foley Blvd
Coon Rapids, MN 55433

Bunker Beach now features six towering waterslides, a 900' lazy river, leisure pool with climbing wall, a zero-entry pool with a water play structure, a creative sand play area, and as always, Minnesota's largest outdoor wave pool! Large open areas for sunning and relaxing are scattered throughout the water park. Concession options, changing rooms, and a metro-area location, make Bunker Beach a perfect family destination.

Category: Recreation/sports
Phone: (763) 767-2895
Email Us
Hours: 11 a.m. - 7 p.m.
Open: First Saturday in June - Labor Day

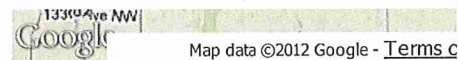


Bunker Hills Golf Club

12800 Bunker Prairie Drive
Coon Rapids, MN 55448

Category: Golf courses
Phone: (763) 755-4141
Email Us
Hours: 8 a.m. - 4 p.m.
Open: January 1 - December 31





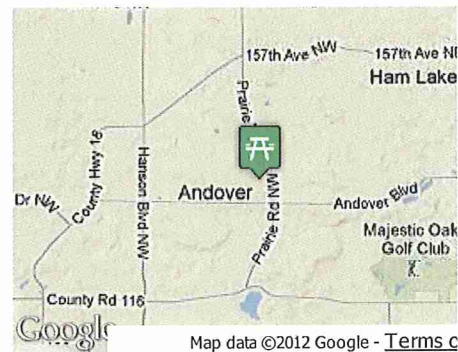
Bunker Hills Regional Park

CSAH 14/Main Street and Foley Boulevard
Coon Rapids, MN 55344

The 1,600-acre Bunker Hills Regional Park offers a wide spectrum of recreation opportunities including swimming and water slides at the Bunker Beach Water Park, horseback riding at Bunker Park Stables, a playground, biking, hiking, golf, camping, archery, picnicking, and cross-country skiing. Bunker Hills is also home to the Anoka County Veteran's Memorial. The Bunker Hills Activities Center offers meeting and banquet facilities and is host to the Anoka County Parks and Recreation Department headquarters. All motorized vehicles are required to purchase a vehicle entry permit to the regional parks. Annual permits are available for \$25, good for one year from date of purchase. Daily permits are available for \$5 per day. The annual permit is honored at all Anoka County Regional Parks as well as regional parks in Washington and Carver counties.



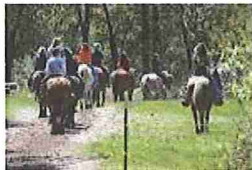
Category: Parks
Phone: (763) 757-3920
Email Us
Hours: 6 a.m. - 1/2 hour past sunset



Bunker Park Stable

550 Bunker Lake Boulevard NW
Andover, MN 55304

Since 1995 we have provided a full range of riding programs and activities to the public, kids and adults, of every ability and skill level. Just wander our website or give us a call to discover the array of horse-related activities you can find here. There is something for everyone! Horseback riding is great outdoor fun and a rewarding lifetime sport as well. We are committed to giving you a fun and safe horse experience. Our horses and ponies are well trained ... and our staff is, too!



Category: Recreation/sports
Phone: (763) 757-9445
Email Us



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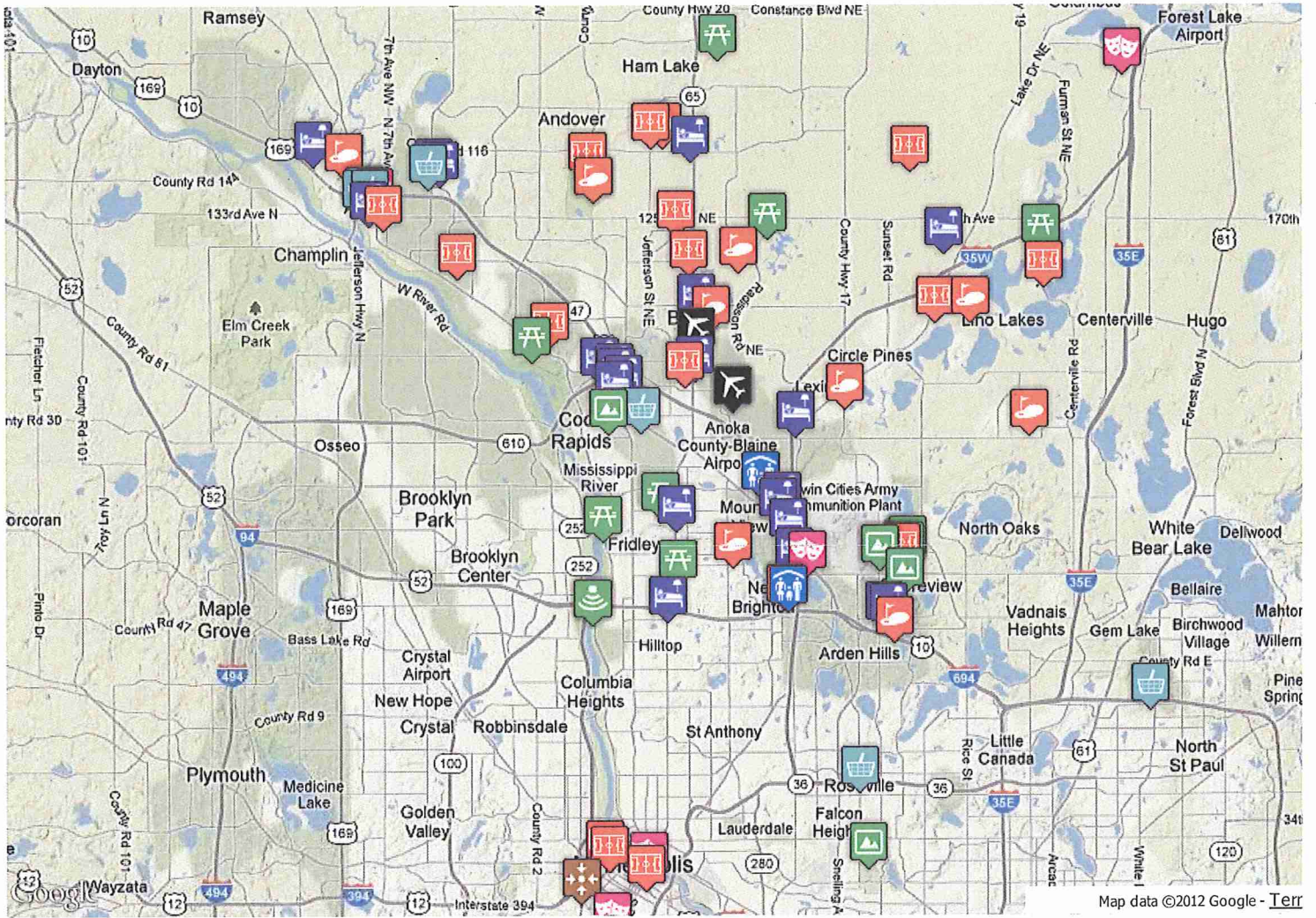
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Twin Cities Gateway Area Map

**By-Laws
of**

MINNESOTA METRO NORTH TOURISM

ARTICLE I - OFFICE

The principal and registered office of the Corporation shall be located within one of the cities whose lodging tax funds are administered by this Corporation and is hereby located at 10801 Town Square Drive in the City of Blaine, Minnesota, 55449.

ARTICLE II - NAME

The Corporation is established as Minnesota Metro North Tourism and shall do business under its assumed name, hereinafter to be identified as Twin Cities Gateway, or Twin Cities Gateway Visitors Bureau.

ARTICLE III - MEMBERS

Section 1. Members of the Corporation

The Members of the Corporation shall be the Cities of Anoka, Blaine, Coon Rapids, Fridley, Ham Lake, Lino Lakes, Mounds View, New Brighton and Shoreview which have passed a Lodging Tax Resolution for collection of Lodging Tax under Chapter 469.190 of the Minnesota Statutes and whose funds from such taxes are administered by this Corporation.

Section 2. New Members

Additional cities may be added as Members upon a majority vote of Board of Directors and municipal approval of Lodging Tax Resolution for collecting Lodging Tax under Chapter 469.190 of Minnesota Statutes.

Section 3. Funding

On the 15th day of each month, a Member City shall remit to the Corporation, for funding the Corporation, 95% of the lodging tax payments received by the Member City, less refunds, in the preceding month.

ARTICLE IV – BOARD OF DIRECTORS

Section 1. Board of Directors.

A. The Board of Directors shall be proportionately represented, based on the percentage of lodging fee contributions contributed by the Member City during the preceding year. Each Member City shall have at least one Board Member. For each additional 10%, or portion thereof, above the initial 10% of the overall contribution will entitle the Member City to one additional representative. The first Board Member appointed by the Member City shall be an elected or appointed municipal representative of that Member City. The second Board Member selected by the Member City will be from that community’s lodging industry. Any additional representatives shall be selected at the Member City’s discretion. The term of any Board Member appointed, or selected by a Member City shall immediately cease, without further action, upon the date of termination of membership of that Member City in the Corporation.

B. Member Cities added after the approval of these By-Laws will be allowed one (1) Board Member until the end of the first calendar year after being added and then the terms of Section 1. shall apply

Section 2. At Large Board Members.

The Board of Directors will also select four (4) additional At Large Members. At Large Members shall represent the lodging industry, organizations, or businesses from the Member Cities. At Large Board representatives shall be elected at the Board of Directors' Annual Meeting to be held during the month of March of each year.

Section 3. Nomination of At large Candidates.

Candidates for election to the Board of Directors At Large positions may be nominated by any Board Member. Names of candidates for election shall be submitted to the President, Secretary, Executive Director, or designated agent of the Corporation by first day of March each year.

Section 4. Ex-Officio Representation.

The National Sports Center shall be provided an Ex-Officio position on the Board of Directors. All Ex-Officio Board Members will receive notices of meetings and minutes. Any Ex-Officio Board Member may participate in discussions and serve on committees. Ex-Officio Board Members may not vote as a Board Member. The Board of Directors may add additional Ex-Officio Board positions upon a majority vote.

Section 5. Board Responsibilities.

The government and policy-making responsibilities of Twin Cities Gateway shall be vested in the Board of Directors, which shall control its property, be responsible for its finances, direct its affairs and establish policy. It shall be the obligation of the Board of Directors to insure representation on the Board and its committees from all appropriate stakeholders within its service area.

Section 6.. Resignation of Board Member.

A Board Member may resign at any time by giving written or electronic notice of his or her resignation to the President or designated agent of the corporation. The resignation is effective when received by the Corporation, unless a later date has been specified in the notice.

Section 7.. Removal of Board Member.

A Board Member may be removed from office, with or without cause, by the affirmative vote of a majority of the Board Members present at a duly held meeting; provided that not less than five (5) days' and not more than thirty (30) days' notice of such meeting stating that removal of such Board Member is to be on the agenda for such meeting shall be given to each Board Member.

Section 8. Replacement of Board Member.

In the event of the death, removal or resignation of a Board Member, a successor to fill the unexpired term shall be appointed by the affected Member City in the manner prescribed in Section 1. The Board of Directors shall appoint a successor to vacant At Large positions.

ARTICLE V - OFFICERS

Section 1. Composition.

The officers of this Corporation shall be President, Vice President, Secretary, and Treasurer.

Section 2. Election of Officers.

Officers shall be elected annually for terms of one (1) year by the Board of Directors at the Annual Meeting of the Members to be held in March each year. Any elected officer term may be extended by a vote of the Board of Directors.

Section 3. Vacancy.

A vacancy in an office because of death, resignation or removal may be filled by the Board of Directors.

ARTICLE VI – DUTIES OF THE OFFICERS

Section 1. President.

The President shall be chief executive officer of the Corporation, shall have overall supervision of the business of the Corporation, and shall direct the affairs and policies of the Corporation, subject to such policies and directions as may be provided by the Board of Directors. The President shall preside at all meetings of the Board of Directors, as well as at Executive Committee meetings.

Section 2. Vice President.

The Vice President shall exercise and perform the duties of the President, in the President's absence and/or inability to serve. The Vice President shall also have such powers and shall perform such duties as may be assigned to him/her by the President or the Board of Directors.

Section 3. Secretary.

The Secretary shall attend all meetings of the members, Board of Directors and Executive Committee. The Secretary shall keep proper minutes of such meetings, give all required notices, keep membership records, and shall perform such other duties as may be assigned by the Board of Directors.

Section 4. Treasurer.

The Treasurer shall have charge and custody of all funds of the Corporation. The Treasurer shall keep an accurate account of all receipts and disbursements, deposit all monies in the name of the Corporation in such banks or depositories as the Board of Directors shall designate, disburse funds of the Corporation as directed by the Board of Directors and perform such other duties as may be assigned by them.

ARTICLE VII - COMMITTEES

Section 1. Executive Committee.

The Executive Committee shall be appointed by the Board of Directors and shall consist of the Officers set forth above and three (3) additional members elected annually. The

Executive Committee will consist of no fewer than four (4) municipal representatives of the Member Cities, who may or may not be officers of the Corporation and at least one (1) lodging facility representative. The Executive Committee will function and carry out Board duties and responsibilities between Board of Directors meetings, subject to the direction and control of the Board of Directors.

Section 2. Others.

Other Committees may be appointed by the President, and/or the Board of Directors as needed.

ARTICLE VIII – EXECUTIVE DIRECTOR

The Board of Directors shall determine the most appropriate way to handle the day to day operational needs of the Corporation. This may be through the hiring of an Executive Director or a contract with a qualified individual, company, or contractor. Such person or entity shall be responsible for the day-to-day functioning of the Corporation and may be entrusted with the duties and responsibilities of any of the officers, as determined by the Board of Directors.

ARTICLE IX – MEETINGS

Section 1. Annual Meeting.

A meeting of Members of the Corporation shall be held during February of each year at a time and place set by the Board of Directors.

Section 2. Regular Meetings.

The Board of Directors shall meet at least quarterly at a time and place selected by the President of the Corporation.

Section 3. Executive Committee Meetings.

The Executive Committee shall meet at the call of the President and at such other times that the business of the Corporation requires.

Section 4. Notice of Meetings.

Notice of Board of Director Meetings, along with the agenda, shall be distributed to each member at least five (5) days before the meeting date. Notice of Executive Committee meetings, along with the agenda shall be distributed to committee members at least three (3) days prior to the meeting.

ARTICLE X – NOTICE OF MEETINGS

Section 1. Notice.

Whenever, under the provisions of Minnesota Statutes, the Articles of Incorporation or these By-Laws, notice is required to be given to a Member, a Board Member or a member of a committee, such notice may be given in writing by depositing it in the United States Mail (first class postage prepaid) or by electronic mail (e-mail) or by facsimile for transmission addressed to such person as his or her address appears on the books of the Corporation or at his or her

business address. Notice shall be deemed at the time it is deposited in the United States mail or sent by e-mail, or facsimile. Such requirement for notice shall be deemed satisfied, except where written notice is required by law, if actual notice is received orally or in written form by the person entitled thereto as far in advance of the event with respect to which notice is given as the minimum notice period required by law or these By-Laws.

Section 2. Waiver of Notice.

Whenever any notice is required to be given by Minnesota Statutes, the Articles of Incorporation, or these By-Laws, a waiver thereof in writing signed by the person or persons entitled to such notice, whether before, or after the time stated therein, shall be deemed equivalent thereto. Attendance by such a person at a meeting shall constitute a waiver of notice of such meeting, except when the person attends a meeting for the express purpose of objecting, at the beginning of the meeting, to the transaction of any business because the meeting is not lawfully called or convened. Neither the business to be transacted at, nor the purpose of, any regular or special meeting of the Members, Board Members or committee members need be specified in any written waiver of notice unless so required by statute. Any meeting of Members of the Board of Directors or of a committee of the Board shall be a legal meeting without any notice thereof having been given if all Members, all Board Members or all committee members, as the case may be, are present.

ARTICLE XI – SPECIAL MEETINGS

Special meetings of the Board of Directors may be called by the President, and shall be called upon written demand of any three (3) Board Members addressed to the President, to the

Secretary, Executive Director, or designated agent stating the object or purpose thereof. Notice of such meeting shall be mailed or electronically transmitted to each Board Member at least three (3) days before the date on which the meeting is to be held. The notice shall state the time, place and purpose of the meeting. The same provisions shall apply to Special Meetings for Members of the Corporation.

ARTICLE XII – QUORUMS

A majority of all board members, as the case may be, shall constitute a quorum for the purpose of transacting business at any annual, regular or special meeting. The board members present at the meeting at which a quorum is present may continue to transact business until adjournment, notwithstanding the withdrawal of enough Directors to leave less than a quorum.

ARTICLE XIII – ELECTRONIC & PROXY VOTING

On certain issues from time to time the Members or Board Members may be asked to vote electronically. If a vote is not received by the requested deadline, that Member's or Board Member's vote shall be considered a non-vote. All electronic voting shall be submitted with one of the following signature formats: /s/ Printed Name; Electronic Signature; or scanned signature block.

A Board Member, Officer, or committee member may vote by Proxy on agenda items only if the authorization for a Proxy vote is provided to the President, Executive Director, designated agent, or another Board Member prior to the meeting in which the vote(s) will be taken. Voting privileges will be waived if Proxy vote authorization is not received prior to the start of the meeting.

ARTICLE XIV- ACTION WITHOUT MEETING

Unless otherwise restricted by Minnesota Statutes or the Articles of Incorporation, any action of Members, Board Members, committee thereof, or a designated agent may be taken without a meeting if a written consent thereto is signed by all members, all Board Members or committee members and such written consent is filed with the minutes of the meeting of Members, Board Members or committee, as the case may be.

ARTICLE XV - CONTRACTS, CHECKS, DRAFTS, BANK ACCOUNTS, ETC.

Section 1. Contracts- How Executed.

Except as otherwise provided in these By-Laws, the Board of Directors may authorize any officers, the Executive Director, or designated agent serving in this capacity, or any firms representing the Corporation to enter into any contract or execute and deliver any instrument in the name of or on behalf of the Corporation. Such authority may be general or confined to specific instances. Unless so authorized by the Board of Directors, no officer shall have any power or authority to bind the Corporation by any contract or engagement or to pledge its credit or to render it liable peculiarly for any purpose or for any amount.

Section 2. Bids.

The Corporation must exercise a bid or request for proposal process on projects which exceed dollar amounts determined by the Executive Committee and approved by the Board of Directors.

Section 3. Loans.

No loan shall be contracted on behalf of the Corporation and no negotiable paper shall be issued in its name unless authorized by the Board of Directors. When so authorized, any two (2) officers of the Corporation may execute and deliver promissory notes or other evidence of indebtedness of the Corporation, and as security for the payment of loans, advances, and liabilities of the corporation, any mortgage, pledge, or transfer real or personal property held by the corporation.

Section 4. Checks, Drafts.

All checks, drafts, or orders for the payment of money issued in the name of the Corporation shall be signed by two (2) or more officers of the corporation in such manner as authorized by the Board of Directors.

Section 5. Deposits.

All funds of the Corporation shall be deposited to the credit of the Corporation under such conditions and in such banks, trust companies, or other depositories as the Board of Directors may designate.

Section 6. Annual Budget

The annual budget of estimated income, income expense and capital expense shall be approved by the Board of Directors and submitted to a Member City's city council on or before the 1st day of October of the year proceeding the effective date of the budget. Such budget shall

detail specifically the uses to which monies shall be spent to carry out the purposes of the Corporation. Actual revenues generated may vary from the amount anticipated in the budget and for this reason the budget may be modified by a two thirds (2/3) vote of the Board of Directors without prior consent of the Member Cities.

Section 7. Financial Summary

A summary report of the financial operation of the corporation shall be made by the Treasurer at least annually to the Board of Directors.

ARTICLE XVI - OFFICER REMOVAL – RESIGNATION

Section 1.

Any officer may be removed either with or without cause by a two-thirds (2/3) vote of the whole Board of Directors.

Section 2.

Any officer may resign at any time by giving written or electronic notice to the President, Secretary, Executive Director, or designated agent of the Corporation. Such resignation shall take effect on the date of the receipt of such notice or any later time specified therein.

ARTICLE XVII - BY-LAWS AMENDMENTS

Amendments to these By-Laws may be adopted by Board of Directors at any meeting of the Board called for the purpose, and upon a two-thirds (2/3) affirmative vote. At least ten (10) days' notice shall be given to Board Members together with a copy of the proposed amendments.

ARTICLE XIII - FISCAL YEAR

The fiscal year of the Corporation shall begin on January 1 of each year and end on December 31 of each year. It shall be the responsibility of the Board of Directors to adopt a budget for the forthcoming fiscal year. It shall be the responsibility of the Executive Director, designated agent, or Treasurer to refrain from engaging in or completing any action of any kind whatsoever which may result in the Corporation exceeding total budgeted expenditures for that fiscal year without first advising the President regarding the nature of the probable excess and having secured from the Board of Directors authorization to proceed.

ARTICLE XIX INDEMNIFICATION

To the full extent permitted by the Minnesota Nonprofit Corporation Act as amended from time to time, or by other provisions of law, each person who was or is a party or is threatened to be made a party to any threatened, pending or completed action, suite or proceeding, wherever and by whomsoever brought (including any such proceeding, by or in the right of the corporation), whether civil, criminal, administrative or investigative, by reason of the fact that he or she is or was a member, director or officer of the corporation, or he or she is or was serving at the specific request of the Board of Directors of the corporation as a Board Member, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise, shall be indemnified by the corporation by the affirmative vote of a majority of the Board Members present at a duly held meeting of the Board of Directors for which notice stating such purpose has been given against expenses, including attorneys' fees, judgments, fines and amounts paid in settlement actually and reasonably incurred by such person in connection

with such action, suit or proceeding; provided, however, that the indemnification with respect to a person who is or was serving as a Board Member, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise shall apply only to the extent such person is not indemnified by such other corporation, partnership, joint venture, trust or other enterprise. The indemnification provided by this Article shall inure to the benefit of the heirs, executors and administrators of such person and shall apply whether or not the claim against such person arises out of matters occurring before the adoption of this provision of the Bylaws.

ARTICLE XX - FINANCIAL ACCOUNTING AND REPORTING

The Officers of the Corporation and particularly the Executive Director, or designated agent shall adhere to all requirements set forth in Minnesota Statutes 477A relating to funds received from city lodging taxes, as well as the respective cities' accounting and reporting requirements.

ARTICLE XXI – BOOKS AND RECORDS

The corporation shall keep correct and complete books and records of account and shall also keep minutes of the proceedings of its members, Executive Committee, Board of Directors and committees having and exercising any of the authority of the Board of Directors and shall keep at the principal office a record giving the names and addresses of the members entitled to vote. All books and records of the corporation may be inspected by any member for any proper purpose provided reasonable notice has been given prior to the inspection.

XXII-WITHDRAWAL

A Member City may withdraw from membership in the Corporation at the end of a calendar year by providing written notice to the Corporation by June 30 of that calendar year. A Member City cannot be a member of the Corporation if it no longer has a Lodging Tax Resolution for collection of Lodging Tax under Chapter 469.190 of the Minnesota Statutes or whose funds from such taxes are not submitted to the Corporation in the manner prescribed in these By-Laws.

By: Al Stauffacher

President

Date

**TWIN CITIES GATEWAY
Board of Directors Directory**

EXECUTIVE COMMITTEE:

Al Stauffacher / President

Affiliation: City of Ham Lake
3326 149th Avenue NE
Ham Lake, MN 55304
763 572 3523
stauffacher@comcast.net

Debra Skogen / Secretary

Affiliation: City of Fridley
6431 University Avenue NE
Fridley, MN 55432
763 572 3523
skogen@ci.fridley.mn.us

Matt Fulton

Affiliation: City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433
763 767 6450
mfulton@coonrapidsmn.gov

Barb White

Affiliation: At Large / Hampton Inn & Suites
579 Apollo Drive
Lino Lakes, MN 55014
763 746 5161
Barbara.white@hilton.com

EX OFFICIO MEMBER:

John Connelly

Affiliation: National Sports Center
1700 105TH Avenue
Blaine, MN 55449
763 717 3888
jconnelly@nscsports.org

Peter Turok / Vice President

Affiliation: At Large / Anoka C of C
12 Bridge Square
Anoka, MN 55303
763 421 7130
pete@anokaareachamber.com

Councilman Dick Swanson / Treasurer

Affiliation: City of Blaine
9136 Harpers Court
Blaine, MN 55449
763 784 9429
dswanson@ci.blaine.mn.us

Terry Schwerm

Affiliation: City of Shoreview
4600 Victoria Street
Shoreview, MN 55126
651 490 4613
tschwerm@shoreviewmn.gov

ADMINISTRATION / MANAGEMENT:

Steve Markuson

Affiliation: Preferred Results
879 Lakeview Avenue
Saint Paul, MN 55117
651 488 5145
sdmarkuson@gmail.com

TWIN CITIES GATEWAY BOARD DIRECTORY

BOARD OF DIRECTORS:

Roshan Bhakta

Affiliation: City of Coon Rapids /
Holiday Inn Express & Suites
9333 Springbrook Drive
Coon Rapids, MN 55433
763 792 9292
msspcr@hiexpresscr.com

Matthew Gangelhoff

Affiliation: At Large / Super 8 Blaine
9410 Baltimore Street
Blaine, MN 55449
763 242 0401
gohotel@dakotaridgehotel.com

Dean Lotter

Affiliation: City of New Brighton
803 Old Highway 8 NW
New Brighton, MN 55112
651 638 2100
dean.lotter@newbrightonmn.gov

Eric Olson

Affiliation: At Large / Anoka County United
11670 Zion Street NW
Coon Rapids, MN 55433
612 865 0571
eric.olson12@gmail.com

Jerry Koch

Affiliation: City of Coon Rapids
10560 Mississippi Boulevard
Coon Rapids, MN 55433
763 767 1811
jkoch@coonrapidsmn.gov

Mary Alice Divine

Affiliation: City of Lino Lakes
600 Town Center Parkway
Lino Lakes, MN 55014
651 982 2423
mary.divine@ci.lino-lakes.mn.us

Kory Lesnick

Affiliation: City of Shoreview /
Hilton Garden Inn / Hampton Inn
1000 Gramsie Road
Shoreview, MN 55126
651 482 0404
kory.lesnick@hilton.com

Tessia Melvin

Affiliation: City of Shoreview
4600 Victoria Street
Shoreview, MN 55126
651 490 4613
tmelvin@shoreviewmn.gov

Councilman Steve Schmidt

Affiliation: City of Anoka
2015 First Avenue North
Anoka, MN 55303
612 669 5468
jschmeeven@aol.com

Heidi Steinmetz

Affiliation: City of Mounds View
2401 Highway 10
Mounds View, MN 55112
763 717 4029
heidi.steinmetz@mounds-view.mn.us

Meeting Date: 02/28/2012

Submitted For: Heidi Nelson

By: Heidi Nelson, Administrative Services

Information

Title:

Update on Sunwood Realignment Project Funding and Discussion of Right of Way Acquisition for Sunwood Realignment and Future Armstrong Interchange (Portions of this case may be closed to the public)

Background:

Improvement Project 12-20, Sunwood Drive Realignment, has been a key project on the Council agenda for the past six to eight months. Four major objectives of this project have been identified in various grant applications and in the progression of plans for the Sunwood Realignment; they are as follows:

- Increasing safety to the traveling public by increasing spacing between turning movements on Armstrong Boulevard, the rail road tracks, and US10
- Making progress toward the completion of the TH 10 interchange at Armstrong Boulevard by completing this segment of the project (similar to the Bunker/Armstrong segment and Riverdale segment)
- Improving access conditions to the COR and the new Ramsey Station on the Northstar Commuter Rail by providing a signalized access on Armstrong Boulevard at its final location after the Armstrong Interchange is constructed
- Expanding the infrastructure in the COR to create salable lots in westerly portion of the project

Additionally, this project was listed as the top priority in the transportation section of the City Council's 2012 strategic goals and involved land acquisition on the west side of Armstrong Boulevard.

Council and HRA actions in progressing this project include the authorization of a feasibility study in June of 2011 and ordering of plans and specifications in January of 2012. Grant applications have been submitted to both the Metropolitan Council and MNDot for funding of this key transportation improvement. Staff was notified on Thursday, February 23rd that \$500,000 in funding was awarded to this project by MNDot as a part of the Local Road Improvement Program (LRIP). Awards for the Metropolitan Council TOD grants will be known by May of 2012. Staff would like to review with Council this evening the proposed financing plan for the Sunwood Realignment project, a spreadsheet is attached for Council reference.

At its December 13, 2011 regular meeting, the HRA authorized appraisals on three parcels west of Armstrong Boulevard. Appraisals have been completed on the three parcels and negotiations are underway with the various property owners. At the regular meeting of February 14, 2012, Council and the HRA passed a resolution that outlined the process for negotiations with one of the parcel owners, M & W Holdings LLC - Mr. Jeff Wise, a seated member of Council, HRA and the EDA. The resolution and draft minutes from the February 14th Council and HRA meetings are attached for Council reference. As directed by the City Council and the HRA, the review appraisal is underway for the parcel owned by M & W Holdings - Mr. Jeff Wise.

Staff has held numerous meetings with WSB (design engineer) to discuss the potential access and alignment issues with regard to the Sunwood Realignment as a preliminary phase of the Armstrong Interchange. Council may recall that there are slight differences in the final alignment of Armstrong Boulevard between these projects, and the outcome of the acquisition discussion may influence the final design of each project. Staff and the City Attorney wish to update the Council this evening during a closed session with regard to the status of the negotiations and receive direction regarding further negotiations with the landowners.

Notification:

Proper notice was provided of the closed portion of this case.

Observations:

Please see attached documents.

Recommendation:

Receive update and direct staff with regard to project financing and negotiations for right of way acquisition.

Funding Source:

See attached spreadsheet for Sunwood Realignment Financing Plan.

Council Action:

Receive update and direct staff with regard to project financing and negotiations for right of way acquisition.

Attachments

Financing Scenarios

Armstrong Interchange Phases

Draft CC Minutes - M & W Holdings - Wise

Draft HRA minutes re M & W Holdings - Wise

HRA Resolution re M & W Holdings - Wise

CC Resolution re M & W Holdings - Wise

Form Review

Inbox	Reviewed By	Date
Tim Himmer	Heidi Nelson	02/23/2012 04:27 PM
Heidi Nelson (Originator)	Heidi Nelson	02/23/2012 04:33 PM
Tim Himmer	Tim Himmer	02/23/2012 04:37 PM
Kurt Ulrich	Jo Thieling	02/23/2012 04:47 PM
Form Started By: Heidi Nelson		Started On: 02/23/2012 09:55 AM
	Final Approval Date: 02/23/2012	

Sunwood Drive Realignment Financing Options: Project Cost estimated at \$5.1M - \$5.6M (use \$5.35M for example)

Funding Summary:

Total Project Costs:	\$ 5,350,000
Anoka County	\$ (1,700,000)
Net City Funding	\$ 3,650,000

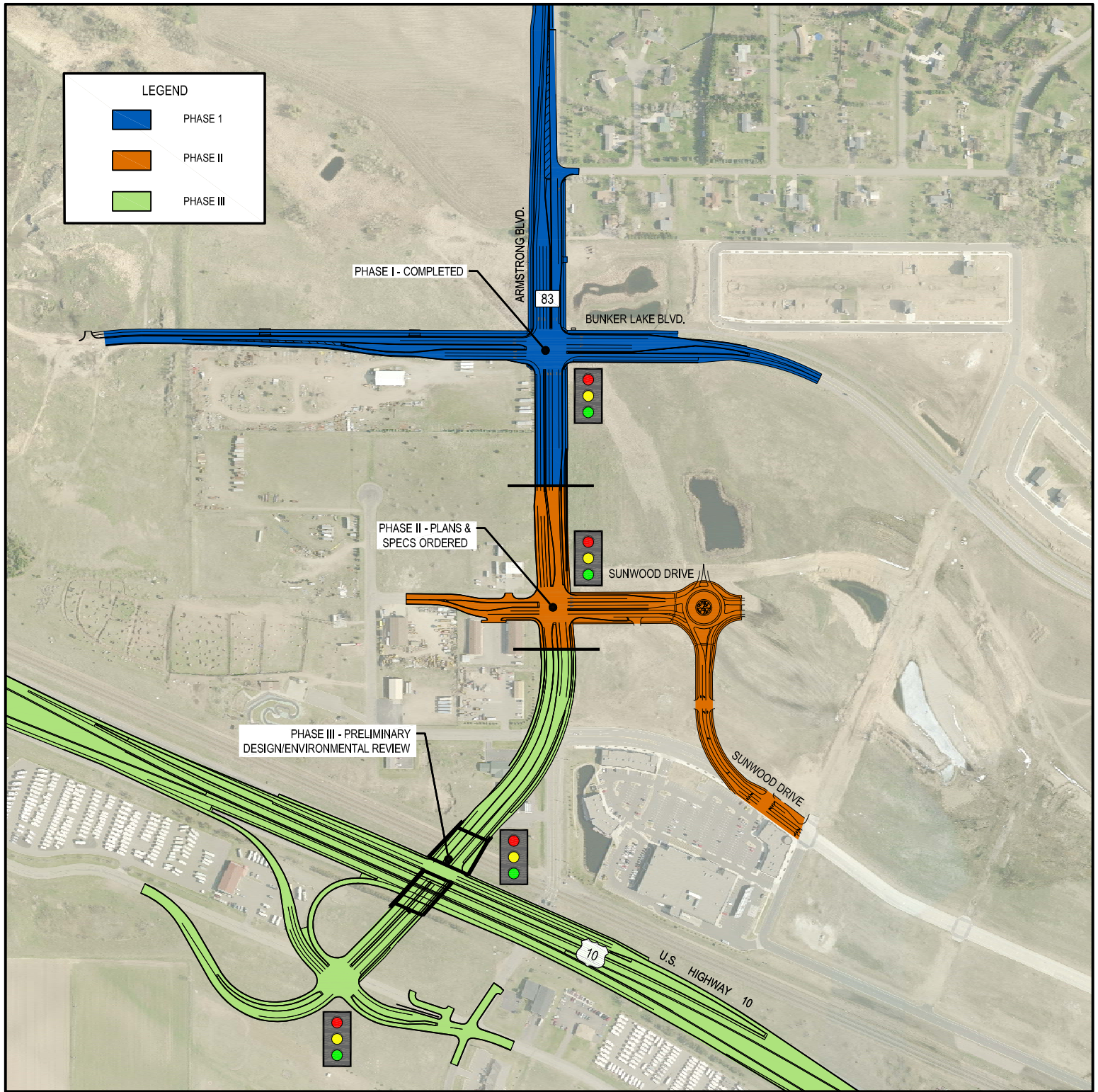
TOTAL Project Cost Financing:

SCENARIO 1: With Grant Funding

Anoka County	\$ 1,700,000
TOD Met Council Grant	\$ 1,250,000
LRIP Grant	\$ 500,000
TIF 2	\$ 500,000
EDA - Not to Exceed	\$ 900,000
Excess Rail Funding	\$ 500,000
	<u>\$ 5,350,000</u>

SCENARIO 2: Without TOD Met Council Grant Funding

Anoka County	\$ 1,700,000
Equipment Revolving Fund	\$ 1,250,000 (Capital Equipment Certificates would be issued to offset capital equip purchases)
LRIP Grant	\$ 500,000
TIF 2	\$ 500,000
EDA - Not to Exceed	\$ 900,000
If EDA is not \$900,000 would use land proceeds (\$400,000 available per policy)	
Excess Rail Funding	\$ 500,000
	<u>\$ 5,350,000</u>



LEGEND	
■	PHASE I
■	PHASE II
■	PHASE III

PHASE I - COMPLETED

PHASE II - PLANS & SPECS ORDERED

PHASE III - PRELIMINARY DESIGN/ENVIRONMENTAL REVIEW

ARMSTRONG BLVD.

83

BUNKER LAKE BLVD.



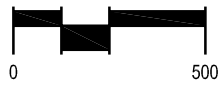
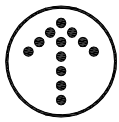
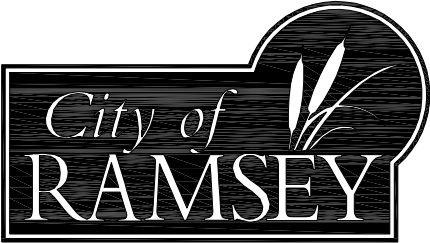
SUNWOOD DRIVE



SUNWOOD DRIVE

10

U.S. HIGHWAY 10



L A N D F O R M
From Site to Finish

ARMSTRONG INTERCHANGE



7.04: Consider Amendment to the Joint Powers Agreement with Anoka County Highway Department

Public Works Director Olson reviewed the staff report.

Motion by Mayor Ramsey, seconded by Councilmember McGlone, to approve an amendment to the Joint Powers Agreement with the Anoka County Highway Department.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers McGlone, Backous, Elvig, Strommen, Tossey, and Wise. Voting No: None.

7.05: Consider Implementation of Long Term Road Maintenance Policy

This item was considered prior to Case 7.01.

7.06: Consider Guard Rail Enhancements for the Parking Ramp

Public Works Director Olson reviewed the staff report.

Motion by Councilmember McGlone, seconded by Councilmember Backous, to approve security enhancements to the fourth floor as per direction received from the Public Works Committee on January 17, 2012, and approve a change order for a cost not to exceed \$34,344.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers McGlone, Backous, Elvig, Strommen, Tossey, and Wise. Voting No: None.

7.07: Consider Process for Acquisition of Parcel owned by M & W Holdings – Jeff Wise (14590 Armstrong Boulevard NW) and Adopt Resolution #12-02-XXX Defining Process for Acquisition of Parcel Owned by M & W Holding Company LLC – Jeff Wise (14590 Armstrong Boulevard NW)

Councilmember Wise recused himself from this discussion due to a conflict of interest and left the Council Chambers at 9:09 p.m.

Deputy City Administrator Nelson reviewed the staff report and read the proposed Resolution in full.

City Attorney Goodrich requested a typographical error correction: “1) That the City Council and the HRA of the City Council will...”.

Motion by Councilmember McGlone, seconded by Mayor Ramsey, to direct the City Attorney, COR Development Manager, and HRA Executive Director to proceed with negotiations on the land and building owned by Mr. Jeff Wise as outlined in the background and observation sections of this case and proposed resolution and adopt Resolution #12-02-024 Defining Process

for Acquisition of Parcel Owned by M & W Holding Company LLC – Jeff Wise (14590 Armstrong Boulevard NW), as corrected above.

Further discussion: The City Council further discussed the motion, acknowledging it provided a transparent process. Councilmember Elvig stated he remained concern that the resolution language was steering the City towards a larger project that it was not able to fund. Public Works Director Olson answered questions of the City Council and described the configurations of the interchange project, Sunwood Drive/Armstrong Boulevard realignment, at grade signalization at Sunwood Drive, Highway 10 overpass, and points of access. City Attorney Goodrich advised that the fact the liquor store wants to relocate to The COR facilitates the City's acquisition because under State Law the City is required to do minimum compensation to relocate the business. He recommended those two transactions occur within one document.

The City Council debated whether it was necessary, at this point to fully acquire all three properties, or perhaps a premature consideration without first reviewing the dashboard, financing options, and potential impact. Mayor Ramsey pointed out the case report and resolution do not include any reference to dollar amounts or an indication the City is purchasing; it only gives staff authorization to move forward with negotiation. City Administrator Ulrich advised that funds expended to purchase impacted property for the Sunwood Drive realignment and overpass would be eligible as part of the City's local match. Deputy Administrator Nelson indicated the City Council will be presented with financing options at its February 28, 2012 meeting. Following further debate, the City Council agreed to the resolution amendment as proposed by Councilmember Strommen and City Attorney Goodrich.

Amendment motion by Councilmember Backous, seconded by Mayor Ramsey, to amend Resolution #12-02-024 Defining Process for Acquisition of Parcel Owned by M & W Holding Company LLC – Jeff Wise (14590 Armstrong Boulevard NW) as follows: Remove ninth WHEREAS paragraph; and, add a new tenth WHEREAS paragraph: "WHEREAS, the acquisition of the property at 14590 Armstrong Boulevard will facilitate the location of this business as required by State Law for minimum compensation."

Amendment carried. Voting Yes: Mayor Ramsey, Councilmembers Backous, Elvig, McGlone, Strommen, and Tossey. Voting No: None. Absent: Councilmember Wise.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers McGlone, Elvig, Backous, Strommen, and Tossey. Voting No: None. Absent: Councilmember Wise.

Councilmember Wise returned to the Council Chambers at 9:46 p.m.

7.08 Consider Approval of Easements Necessary for the Ramsey Rail Station

Public Works Director Olson reviewed the staff report.

Motion by Councilmember McGlone, seconded by Councilmember Elvig, to approve granting easements necessary for the Ramsey Rail Station subject to City Attorney and City Administrator review as to form and content.

Case #2: Consider Resolution #HRA 12-02-003 Regarding Process for Acquisition of Parcel owned by M & W Holdings – Jeff Wise (14590 Armstrong Boulevard NW)

Commissioner Wise recused himself due to a conflict of interest and left the Council Chambers at 10:00 p.m.

HRA Executive Director Nelson reviewed the staff report and read the resolution in full.

Motion by Commissioner Ramsey, seconded by Chairperson McGlone, to adopt Resolution #12-02-003 Defining Process for Acquisition of Parcel Owned by M & W Holdings Company LLC – Jeff Wise (14590 Armstrong Boulevard NW), amended as follows: remove the ninth WHEREAS paragraph; and, add a new tenth WHEREAS paragraph: “WHEREAS, the acquisition of the property at 14590 Armstrong Boulevard will facilitate the relocation of this business as required by State Law for minimum compensation.

Further discussion: Chairperson McGlone indicated the amendment to this resolution was based on thorough discussion by the City Council to assure transparency.

Motion carried. Voting Yes: Chairperson McGlone, Commissioners Ramsey, Backous, Elvig, Strommen, and Tossey. Voting No: None. Absent: Commissioner Wise.

Commissioner Wise returned to the Council Chambers at 10:06 p.m.

Commissioner Ramsey introduced the following resolution and moved for its adoption:

RESOLUTION #HRA 12-02-003

RESOLUTION DEFINING PROCESS FOR ACQUISITION OF PARCEL OWNED BY M & W HOLDING COMPANY LLC – JEFF WISE (14590 ARMSTRONG BLVD NW)

WHEREAS, the City of Ramsey’s Housing and Redevelopment Authority (HRA) acquired 150 acres of land in its downtown project in June of 2009, The COR at Ramsey, for which the HRA is acting as Master Developer, and;

WHEREAS, the City has entered into a joint powers agreement with Anoka County for the development of plans and specifications and eventual construction of a grade separated interchange at Armstrong Boulevard and US Highway 10. Said improvement has been determined to be critical to both the safety and mobility of the public and the creation of economic development opportunities in the four quadrants around the interchange; and

WHEREAS, the HRA has authorized the preparation of plans and specifications for the realignment of Sunwood Drive necessary to prepare for the Interchange at US10 and Armstrong Boulevard and to facilitate development of retail parcels in the COR at Ramsey east of Armstrong Boulevard; and

WHEREAS, the three properties west of Armstrong Boulevard are all affected to various degrees by the current project to realign Sunwood Drive and/or the Armstrong interchange currently under preliminary design; and

WHEREAS, the HRA has directed and authorized the development team to approach three property owners on the west side of Armstrong Boulevard, as willing buyers, to discuss acquisition of their properties as part of the Armstrong Interchange and Sunwood realignment projects; and

WHEREAS, the HRA authorized and completed independent appraisals for three properties west of Armstrong Boulevard; and

WHEREAS, the parcel located at 14590 Armstrong Boulevard NW, which is one of the three impacted parcels, is owned by M & W Holding Company LLC, Mr. Jeff Wise; and

WHEREAS, the parcel located at 14590 Armstrong Boulevard NW has been determined to require complete acquisition in all viable options considered for the construction of the proposed interchange at US Highway 10; and

WHEREAS, Mr. Wise has expressed an interest in relocating his business to The COR, which the HRA recognizes as consistent with the plans and vision of the development; and

WHEREAS, the acquisition of the property at 14590 Armstrong Boulevard will facilitate the relocation of this business as required by State Law for minimum compensation.

WHEREAS, Mr. Jeff Wise is a seated City Councilmember, HRA member and EDA member in the City of Ramsey; and

WHEREAS, the HRA recognizes the potential for real and/or perceived conflicts of interest in the negotiations and acquisition of the parcel owned by Mr. Wise; and

WHEREAS, the HRA desires to ensure transparency in the acquisition of the parcel owned by Mr. Wise and fair treatment of all parties.

NOW THEREFORE BE IT RESOLVED BY THE HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

- 1) That the Housing and Redevelopment Authority of the City of Ramsey will utilize the valuations provided by the independent appraiser for the property owned by Mr. Jeff Wise.
- 2) That the Housing and Redevelopment Authority of the City of Ramsey will commission an additional third-party technical review of the independent appraisers final report.
- 3) That the Housing and Redevelopment Authority of the City of Ramsey will utilize third-party expert consultants for the determination of value for relocation benefits and fixtures.
- 4) That the acquisition price and related deal points will all be reviewed and approved by the Housing and Redevelopment Authority in an open meeting and made available for public review.

The motion for the adoption of the foregoing resolution was duly seconded by Chairperson McGlone, and upon vote being taken thereon, the following voted in favor thereof:

Chairperson McGlone
Commissioner Ramsey
Commissioner Backous
Commissioner Elvig
Commissioner Strommen
Commissioner Tossey

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

Commissioner Wise

Whereupon said resolution was declared duly passed and adopted by the Ramsey Housing and Redevelopment Authority this the 14th day of February 2012.

Chairperson

ATTEST

City Clerk

Councilmember McGlone introduced the following resolution and moved for its adoption:

RESOLUTION #12-02-024

RESOLUTION DEFINING PROCESS FOR ACQUISITION OF PARCEL OWNED BY M & W HOLDING COMPANY LLC – JEFF WISE (14590 ARMSTRONG BLVD NW)

WHEREAS, the City of Ramsey’s Housing and Redevelopment Authority (HRA) acquired 150 acres of land in its downtown project in June of 2009, The COR at Ramsey, for which the HRA is acting as Master Developer, and;

WHEREAS, the City has entered into a joint powers agreement with Anoka County for the development of plans and specifications and eventual construction of a grade separated interchange at Armstrong Boulevard and US Highway 10. Said improvement has been determined to be critical to both the safety and mobility of the public and the creation of economic development opportunities in the four quadrants around the interchange; and

WHEREAS, the HRA has authorized the preparation of plans and specifications for the realignment of Sunwood Drive necessary to prepare for the Interchange at US10 and Armstrong Boulevard and to facilitate development of retail parcels in the COR at Ramsey east of Armstrong Boulevard; and

WHEREAS, the three properties west of Armstrong Boulevard are all affected to various degrees by the current project to realign Sunwood Drive and/or the Armstrong interchange currently under preliminary design; and

WHEREAS, the HRA has directed and authorized the development team to approach three property owners on the west side of Armstrong Boulevard, as willing buyers, to discuss acquisition of their properties as part of the Armstrong Interchange and Sunwood realignment projects; and

WHEREAS, the HRA authorized and completed independent appraisals for three properties west of Armstrong Boulevard; and

WHEREAS, the parcel located at 14590 Armstrong Boulevard NW, which is one of the three impacted parcels, is owned by M & W Holding Company LLC, Mr. Jeff Wise; and

WHEREAS, the parcel located at 14590 Armstrong Boulevard NW has been determined to require complete acquisition in all viable options considered for the construction of the proposed interchange at US Highway 10; and

WHEREAS, the acquisition of the property at 14590 Armstrong Boulevard will facilitate the location of this business as required by State Law for minimum compensation; and

WHEREAS, Mr. Jeff Wise is a seated City Councilmember, HRA member and EDA member in the City of Ramsey; and

WHEREAS, the HRA and City Council recognize the potential for real and/or perceived conflicts of interest in the negotiations and acquisition of the parcel owned by Mr. Wise; and

WHEREAS, the HRA and City Council desire to ensure transparency in the acquisition of the parcel owned by Mr. Wise and fair treatment of all parties.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

- 1) That the City Council of the City of Ramsey will utilize the valuations provided by the independent appraiser for the property owned by Mr. Jeff Wise.
- 2) That the City Council and the Housing and Redevelopment Authority of the City of Ramsey will commission an additional third-party technical review of the independent appraisers final report.
- 3) That the City Council and the Housing and Redevelopment Authority of the City of Ramsey will utilize third-party expert consultants for the determination of value for relocation benefits and fixtures.
- 4) That the acquisition price and related deal points will all be reviewed and approved by the City Council and the Housing and Redevelopment Authority in an open meeting and made available for public review.

The motion for the adoption of the foregoing resolution was duly seconded by Mayor Ramsey, and upon vote being taken thereon, the following voted in favor thereof:

Mayor Ramsey
Councilmember McGlone
Councilmember Backous
Councilmember Elvig
Councilmember Strommen
Councilmember Tossey

and the following voted against the same:

None

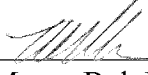
and the following abstained:

None

and the following were absent:

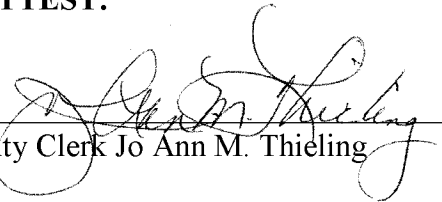
Councilmember Wise

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 14th day of February 2012.



Mayor Bob Ramsey

ATTEST:



City Clerk Jo Ann M. Thieling