City of Ramsey
Agenda
Regular City Council
Tuesday January 13, 2015
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

1. Call to Order

2. Presentation

1. Swearing In Ceremony for Councilmember Jill Johns, Councilmember Melody Shryock and Councilmember Kristine Williams

3. Citizen Input

4. Consent Agenda

1. Receive November 2014 Financial Reports - General Fund and Enterprise Funds

2. Receive Cash and Investments for Period Ending December 31, 2014

3. Receive 2014 Building Division Month End Reports: September, October, November & December.

4. Approve Licenses

5. Approve the Following Meeting Minutes:
1. City Council Work Session dated 11/24/2014
2. City Council Regular dated 11/24/2014
3. City Council Work Session dated 12/09/14
4. City Council Regular dated 12/09/14

6. Approve 2015 Paid on Call Fire Officer Selections

7. Execute Cancelation of Purchase Agreement with MDBNK (All Seasons Garage Door)

8. Introduce Ordinance Licensing Massage Establishments and Massage Therapists

9. Adopt 2015 Legislative Platform

10. Adopt Resolution # 15-01-007 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of December 4, 2014 through December 30, 2014

11. ~~Adopt Resolution #15-01-001 for 2015 Council Organization; Resolution #15-01-009 Designating Financial Institutions as Official Depositories of City Funds for 2015; Resolution #15-01-011 Designating Bank of the West as Official Financial Institution for the City of Ramsey Banking Services for the Year of 2015; and Resolution #15-01-010 Authorizing Signatures for Financial Transactions~~ **- This case was moved from Consent 4.11 to Case 7.6.**

12. Adopt Resolution #15-01-019 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of January 1, 2015 through January 7, 2015

13. Adopt Resolution #15-01-005 Approving Partial Payment to Kuechle Underground, Inc. for IP 12-22 Riverdale Drive Reconstruction and Extension - Armstrong Boulevard to Traprock Street

14. Adopt Resolution #15-01-006 Approving Final Payment to American Liberty Construction, Inc. for #13-14 Elmcrest Park Building

15. Adopt Resolution #15-01-017 Approving Dedication of Forcemain from Minnesota Pollution Control Agency

16. Adopt Resolution #15-01-008 Approving the City of Ramsey's 2016 Budget Calendar

17. Adopt Resolution #15-01-016 Amending Resolution #14-12-250 Adopting Special Assessment Policy for City Projects

18. Adopt Resolution #15-01-003 and Resolution #15-01-004 Adopting Findings of Fact and Approving a Request for a Home Occupation Permit to Operate a Frozen Foods Sales and Delivery Business on the Property Located at 14920 Chameleon St NW; Case of Abdelfettah Benzoubair

19. Adopt Resolution #15-01-020 to Hire Temporary Ice Rink Attendants

5. Approve Agenda

6. Public Hearing

7. Council Business

1. Consider Purchase Agreement with PSD LLC (portions may be closed to the public)

2. Adopt Resolution #15-01-018 Accepting Feasibility Report and Ordering Public Hearing for IP 13-10; Garnet Street and 168th Avenue Reconstruction

3. Adopt Resolution #15-01-002 Granting Site Plan Approval of Fire Station No. 2 Replacement to be Located at 5650 Alpine Dr NW;
Case of the City of Ramsey

4. Consider Purchase Agreement between NIK Management Group and the City of Ramsey for the Former Municipal Center Site (PORTIONS MAY BE CLOSED)

5. Consider Tinklenberg Group Proposal for Professional Services Contract Extension

6. Adopt Resolution #15-01-001 for 2015 Council Organization; Resolution #15-01-009 Designating Financial Institutions as Official Depositories of City Funds for 2015; Resolution #15-01-011 Designating Bank of the West as Official Financial Institution for the City of Ramsey Banking Services for the Year of 2015; and Resolution #15-01-010 Authorizing Signatures for Financial Transactions -**This Case was moved from Consent 4.11 to Case 7.6**

7. Schedule Council/Staff Strategic Planning Session(s) **- This case was copied from the 01/13/15 Work Session Agenda and added to the Regular Council Agenda as Case 7.07.**

8. Mayor/Council/Staff Input

1. Consider Citizen Engagement Process for Area South of Highway 10 Between Llama Street and Bowers Drive

9. Adjournment

CC Regular Session **2. 1.**

Meeting Date: 01/13/2015

Information

Title:

Swearing In Ceremony for Councilmember Jill Johns, Councilmember Melody Shryock and Councilmember Kristine Williams

Purpose/Background:

Background: In the November 2014 Election, Jill Johns was re-elected to the Ward 1 Council Seat, Melody Shryock was elected to the Ward 3 Council Seat and Kristine Williams was elected to the At-Large Council Seat. Each Councilmember will have been officially sworn in prior to this Council meeting to allow them to begin their duties as Councilmember; however, the ceremonial swearing in will be conducted this evening.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Jo Thieling	01/08/2015 06:24 PM
Form Started By: Jo Thieling		Started On: 01/08/2015 06:18 PM
Final Approval Date: 01/08/2015		

CC Regular Session **4. 1.**

Meeting Date: 01/13/2015

By: Diana Lund, Finance

Information

Title

Receive November 2014 Financial Reports - General Fund and Enterprise Funds

Purpose/Background:

Purpose: Receive November monthly financial reports for the funds of: General, Water, Sewer, Street Lighting, Recycling and Storm Drainage.

Brief summary of actual revenues and expenditures-to-date in comparison to adopted budget for the respective funds.

Action:

No action required. Informational only.

Attachments

November 2014 General Fund Financial Report Budget to Actual

November 2014 Enterprise Funds Financial Reports - Budget to Actual

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/08/2015 09:35 AM
Form Started By: Diana Lund		Started On: 12/29/2014 10:32 AM
Final Approval Date: 01/08/2015		

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2014 THROUGH PERIOD ENDING: November 30, 2014

GENERAL FUND EXPENDITURES - BY DEPARTMENT -		
Dept	**-CURRENT YEAR REQUESTED BUDGET-**	**CURRENT YTD GENERAL LEDGER**
Admin	1,594,025.00	1,477,977.77
Com Dev	604,711.00	471,634.28
Contingency	186,136.00	-
Council	133,353.00	102,116.17
Finance	438,984.00	493,197.34
Fire	681,011.00	754,971.57
Legal	131,200.00	100,422.03
Police	3,082,105.00	2,619,463.08
Public Works	2,898,610.00	2,213,931.77
Revenue		0.01
Grand Total	**9,750,135.00**	**8,233,714.02**

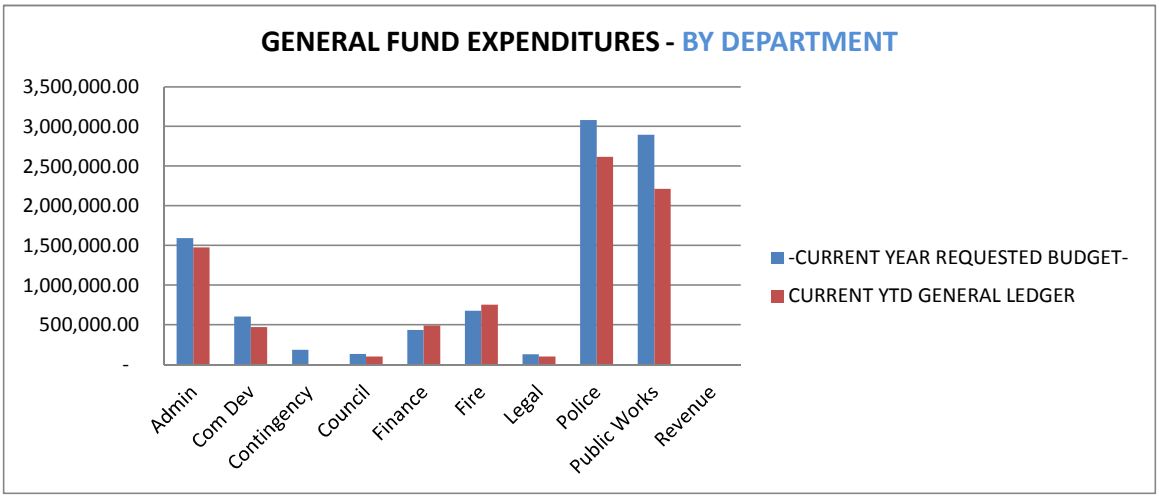
GENERAL FUND EXPENDITURES - BY CATEGORY -		
Category	**-CURRENT YEAR REQUESTED BUDGET-**	**-CURRENT YTD GENERAL LEDGER-**
Capital Outlay	481,950.00	691,890.11
Debt Service	131,885.00	-
Other Services & Charges	2,232,440.00	1,152,842.04
Personal Services	6,109,145.00	5,685,988.64
Supplies	794,715.00	702,993.23
Grand Total	**9,750,135.00**	**8,233,714.02**

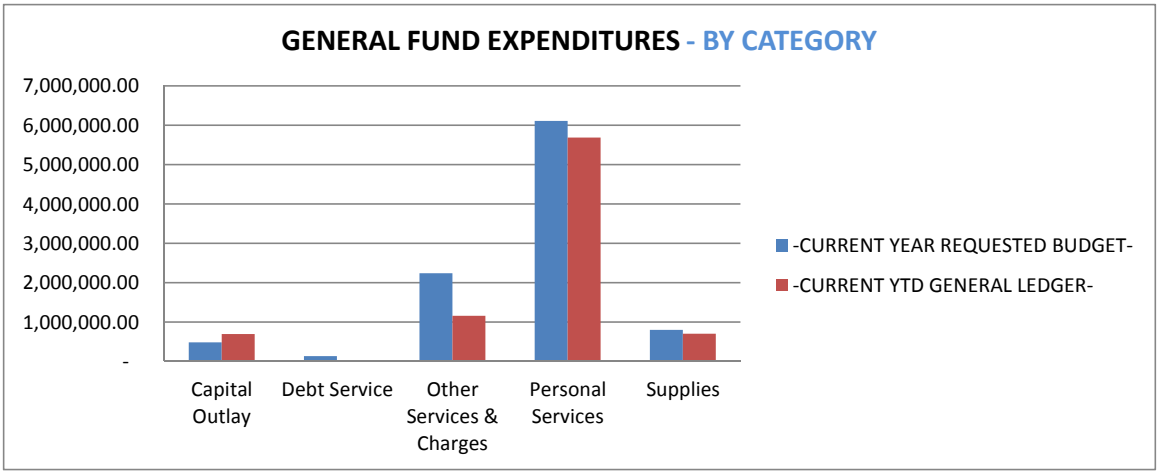
GENERAL FUND REVENUES - BY CATEGORY -		
Category	**-CURRENT YEAR REQUESTED BUDGET-**	**-CURRENT YTD GENERAL LEDGER-**
Taxes	7,181,730.00	3,800,502.78
Charges for Services	541,108.00	329,622.38
Business Licenses/Permits	56,800.00	60,141.78
Fines and Forfeits	76,000.00	63,334.64
Federal Intergovernmental	7,000.00	-
State Intergovernmental	393,126.00	382,503.62
Interest	75,000.00	-
Miscellaneous	10,500.00	71,141.06
Non-Business Licenses/Permits	447,385.00	363,387.92
Transfers in	961,486.00	-
Grand Total	**9,750,135.00**	**5,070,634.18**

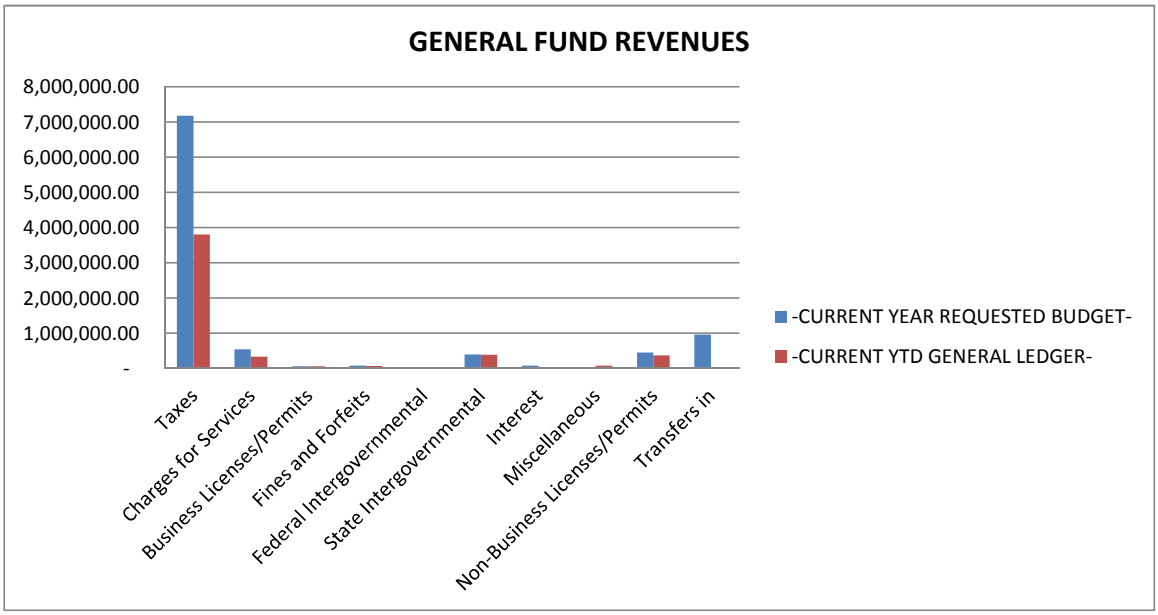
PREPARED BY: FINANCE DEPARTMENT

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2014 THROUGH PERIOD ENDING: **November 30, 2014**







PREPARED BY: FINANCE DEPARTMENT

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2014 THROUGH PERIOD ENDING: November 30, 2014

REVENUES

BUSINESS UNIT 9601 WATER UTILITY

GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4140	CREDIT CARD PROCESSING FEES	(5,500.00)	(4,114.34)	74.81%
4609	OTHER MISCELLANEOUS REVENUES	59,527.00	6,623.20	11.13%
4651	WATER REVENUE		(1,699.87)	0.00%
4652	WATER SALES - RESIDENTIAL	1,092,688.00	822,155.24	75.24%
4653	WATER SALES-COMMERCIAL	739,232.00	622,242.98	84.17%
4654	WATER PENALTIES	39,575.00	18,746.30	47.37%
4655	WATER METER INSTALLATION	17,000.00	8,960.00	52.71%
4656	WATER METERS	32,000.00	23,691.22	74.04%
4657	CONNECTION/RECONNECTION FEES	3,400.00	2,039.26	59.98%
4701	INTEREST ON INVESTMENTS	120,000.00	-	0.00%
4506	PREPAID INTEREST		1,226.27	0.00%
Grand Total		**2,097,922.00**	**1,499,870.26**	

EXPENSES

BUSINESS UNIT 9601 WATER UTILITY

GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6102	F.T. REGULAR-WAGES & SALARIES	199,410.00	135,264.58	67.83%
6103	FULL TIME-REGULAR-OVERTIME	13,500.00	10,981.92	81.35%
6105	TEMPORARY-WAGES & SALARIES	-	6,759.00	0.00%
6121	PERA CONTRIBUTIONS	14,457.00	10,890.56	75.33%
6122	FICA/MEDICARE CONTRIBUTIONS	15,397.00	12,491.15	81.13%
6131	GROUP INSURANCE	35,470.00	18,871.10	53.20%
6133	WORKERS COMP INSURANCE PREMIUM	6,361.00	-	0.00%
6208	MISCELLANEOUS OFFICE SUPPLIES	600.00	248.85	41.48%
6223	GASOLINE	4,500.00	3,704.52	82.32%
6225	DIESEL FUEL	6,500.00	4,508.91	69.37%
6229	SHOP MATERIALS	700.00	82.47	11.78%
6231	UNIFORMS & TURN-OUT GEAR	1,200.00	2,636.60	219.72%
6249	MISCELLANEOUS OPERATING SUPPLY	14,000.00	12,118.91	86.56%
6257	OTHER VEHICLE PARTS	2,500.00	4,506.26	180.25%
6273	UTILITY SYSTEM MAINT SUPPLIES	85,000.00	57,616.33	67.78%
6281	SMALL TOOLS & MINOR EQUIPMENT	10,000.00	1,856.68	18.57%
6292	WATER METERS FOR RESALE	35,000.00	9,698.37	27.71%
6315	MISCELLANEOUS PROFESSIONAL SER	25,000.00	13,366.08	53.46%
6322	POSTAGE	1,700.00	869.98	51.18%
6323	CELLULAR PHONES	2,600.00	1,518.30	58.40%
6335	TRAINING	1,700.00	625.00	36.76%
6352	GENERAL NOTICE & PUBLIC INFOR	500.00	473.78	94.76%
6361	GENERAL LIABILITY/PROPERTY INS	28,800.00	-	0.00%
6371	ELECTRIC UTILITIES	112,000.00	89,482.86	79.90%
6372	WATER/IRRIGATION	800.00	-	0.00%
6373	GAS	3,000.00	2,805.60	93.52%
6374	REFUSE/RECYCLING	550.00	465.66	84.67%
6381	BUILDING & STRUCTURE REPAIR	1,500.00	250.47	16.70%
6439	OTHER MISCELLANEOUS	15,000.00	328.47	2.19%
6451	MEMBERSHIP DUES	800.00	225.00	28.13%
6489	OTHER CONTRACTED SERVICES	46,000.00	23,158.10	50.34%
6722	DEPRECIATION	645,750.00	-	0.00%
6820	OPERATING TRANSFERS TO OTHER F	37,000.00	-	0.00%
Grand Total		**1,367,295.00**	**425,805.51**	

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2014 THROUGH PERIOD ENDING: **November 30, 2014**

REVENUES

BUSINESS UNIT	9602	SEWER UTILITY	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4140 CREDIT CARD PROCESSING FEES	(4,500.00)	(4,228.52)	93.97%
4356 SEWER AVAILABILITY CHARGE-ADM	4,000.00	1,540.70	38.52%
4609 OTHER MISCELLANEOUS REVENUES	18,546.00	6,425.09	34.64%
4661 RESIDENTIAL-SEWER CHARGES	965,000.00	754,446.26	78.18%
4662 COMMERCIAL-SEWER CHARGES	313,000.00	249,789.12	79.80%
4663 SEWER PENALTIES	25,560.00	22,339.91	87.40%
4701 INTEREST ON INVESTMENTS	35,000.00	-	0.00%
4506 PREPAID INTEREST		1,226.23	0.00%
Grand Total	**1,356,606.00**	**1,031,538.79**	

EXPENSES

BUSINESS UNIT	9602	SEWER UTILITY	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6102 F.T. REGULAR-WAGES & SALARIES	130,854.00	51,645.63	39.47%
6103 FULL TIME-REGULAR-OVERTIME	-	722.19	0.00%
6105 TEMPORARY-WAGES & SALARIES	-	4,573.50	0.00%
6121 PERA CONTRIBUTIONS	9,487.00	3,726.74	39.28%
6122 FICA/MEDICARE CONTRIBUTIONS	10,114.00	4,407.72	43.58%
6131 GROUP INSURANCE	5,997.00		0.00%
6133 WORKERS COMP INSURANCE PREMIUM	4,049.00	-	0.00%
6223 GASOLINE	-	1,806.11	0.00%
6225 DIESEL FUEL	3,500.00	1,871.33	53.47%
6249 MISCELLANEOUS OPERATING SUPPLY	8,000.00	10,745.44	134.32%
6257 OTHER VEHICLE PARTS		(387.04)	0.00%
6275 OTHER EQUIPMENT PARTS	2,400.00	5,572.96	232.21%
6281 SMALL TOOLS & MINOR EQUIPMENT		1,191.89	0.00%
6315 MISCELLANEOUS PROFESSIONAL SER	15,000.00	370.00	2.47%
6335 TRAINING	1,000.00	551.40	55.14%
6361 GENERAL LIABILITY/PROPERTY INS	12,900.00	-	0.00%
6371 ELECTRIC UTILITIES	11,000.00	13,751.59	125.01%
6373 GAS	2,000.00	1,602.02	80.10%
6374 REFUSE/RECYCLING	500.00	465.64	93.13%
6377 SEWER SERVICE CHARGE	623,600.00	623,618.28	100.00%
6489 OTHER CONTRACTED SERVICES	14,000.00	19,023.31	135.88%
6540 HEAVY MACHINERY		24,514.00	0.00%
6722 DEPRECIATION	467,250.00	-	0.00%
6820 OPERATING TRANSFERS TO OTHER F	31,000.00	-	0.00%
Grand Total	**1,352,651.00**	**769,772.71**	

Note: The Finance Department has highlighted line items that may be trending towards exceeding budget OR not may not have been included in the adopted budget.

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2014 THROUGH PERIOD ENDING: November 30, 2014

REVENUES

BUSINESS UNIT	9603	STREET LIGHT UTILITY	
GENERAL LEDGER ACCOUNT	**CURRENT YEAR REQUESTED BUDGET**	**CURRENT YTD GENERAL LEDGER**	**-% of Budget-**
4140 CREDIT CARD PROCESSING FEES	(500.00)	(496.55)	99.31%
4681 CHARGES FOR STREET LIGHTS	174,000.00	102,806.01	59.08%
4683 STREET LIGHTING PENALTIES	3,480.00	3,924.82	112.78%
4701 INTEREST ON INVESTMENTS	14,000.00	-	0.00%
4684 PRIORITY STREET LIGHT		34,267.79	0.00%
Grand Total	**190,980.00**	**140,502.07**	

EXPENSES

BUSINESS UNIT	9603	STREET LIGHT UTILITY	
GENERAL LEDGER ACCOUNT	**CURRENT YEAR REQUESTED BUDGET**	**CURRENT YTD GENERAL LEDGER**	**-% of Budget-**
6371 ELECTRIC UTILITIES	129,500.00	96,517.85	74.53%
6489 OTHER CONTRACTED SERVICES	12,000.00	10,121.11	84.34%
6722 DEPRECIATION	33,000.00	-	0.00%
6820 OPERATING TRANSFERS TO OTHER F	16,000.00	-	0.00%
Grand Total	**190,500.00**	**106,638.96**	

Note: The Finance Department has highlighted line items that may be trending towards exceeding budget OR not may not have been included in the adopted budget.

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2014 THROUGH PERIOD ENDING: **November 30, 2014**

REVENUES

BUSINESS UNIT	9604	RECYCLING UTILITY	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4140 CREDIT CARD PROCESSING FEES	(800.00)	(658.22)	82.28%
4287 OTHER LOCAL GOVERNMENT GRANTS	61,670.00	65,817.16	106.72%
4609 OTHER MISCELLANEOUS REVENUES	-	9,491.74	0.00%
4671 RECYCLING CHARGES	288,000.00	221,693.95	76.98%
4672 RECYCLING PENALTIES	8,464.00	5,909.02	69.81%
4701 INTEREST ON INVESTMENTS	150.00	-	0.00%
Grand Total	**357,484.00**	**302,253.65**	

EXPENSES

BUSINESS UNIT	9604	RECYCLING UTILITY	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6102 F.T. REGULAR-WAGES & SALARIES	5,160.00	4,637.10	89.87%
6103 FULL TIME-REGULAR-OVERTIME	-	693.54	0.00%
6121 PERA CONTRIBUTIONS	374.00	386.42	103.32%
6122 FICA/MEDICARE CONTRIBUTIONS	395.00	381.19	96.50%
6133 WORKERS COMP INSURANCE PREMIUM	30.00	-	0.00%
6249 MISCELLANEOUS OPERATING SUPPLY	10,000.00	12,402.28	124.02%
6322 POSTAGE	350.00	239.93	68.55%
6489 OTHER CONTRACTED SERVICES	309,540.00	277,429.16	89.63%
6820 OPERATING TRANSFERS TO OTHER F	9,500.00	-	0.00%
Grand Total	**335,349.00**	**296,169.62**	

Note: The Finance Department has highlighted line items that may be trending towards exceeding budget OR not may not have been included in the adopted budget.

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2014 THROUGH PERIOD ENDING: **November 30, 2014**

REVENUES

BUSINESS UNIT	9605	STORM WATER UTILITY		
GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4140	CREDIT CARD PROCESSING FEES	(1,200.00)	(1,042.17)	86.85%
4609	OTHER MISCELLANEOUS REVENUES	-	511.00	0.00%
4693	STORM WATER-RESIDENTIAL	340,745.00	259,252.92	76.08%
4694	STORM WATER-COMMERCIAL	339,655.00	259,012.84	76.26%
4695	STORM WATER-PENALTIES	13,600.00	11,169.72	82.13%
4701	INTEREST ON INVESTMENTS	3,800.00	-	0.00%
Grand Total		**696,600.00**	**528,904.31**	

EXPENSES

BUSINESS UNIT	9605	STORM WATER UTILITY		
GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6102	F.T. REGULAR-WAGES & SALARIES	97,388.00	20,361.51	20.91%
6103	FULL TIME-REGULAR-OVERTIME	-	163.23	0.00%
6105	TEMPORARY-WAGES & SALARIES	-	1,138.50	0.00%
6121	PERA CONTRIBUTIONS	7,061.00	1,488.13	21.08%
6122	FICA/MEDICARE CONTRIBUTIONS	7,488.00	1,614.47	21.56%
6131	GROUP INSURANCE	15,512.00		0.00%
6133	WORKERS COMP INSURANCE PREMIUM	2,793.00	-	0.00%
6223	GASOLINE	1,000.00	694.42	69.44%
6225	DIESEL FUEL	2,400.00	1,270.90	52.95%
6249	MISCELLANEOUS OPERATING SUPPLY	7,000.00	6,174.47	88.21%
6257	OTHER VEHICLE PARTS	8,000.00	9,182.08	114.78%
6315	MISCELLANEOUS PROFESSIONAL SER	50,000.00	16,119.00	32.24%
6361	GENERAL LIABILITY/PROPERTY INS	6,800.00	-	0.00%
6371	ELECTRIC UTILITIES	2,600.00	1,928.83	74.19%
6373	GAS	2,000.00	1,601.93	80.10%
6374	REFUSE/RECYCLING	500.00	465.61	93.12%
6451	MEMBERSHIP DUES	38,700.00	37,693.00	97.40%
6489	OTHER CONTRACTED SERVICES	15,000.00	52,393.11	349.29%
6722	DEPRECIATION	225,000.00	-	0.00%
6820	OPERATING TRANSFERS TO OTHER F	26,000.00	-	0.00%
Grand Total		**515,242.00**	**152,289.19**	

Note: The Finance Department has highlighted line items that may be trending towards exceeding budget OR not may not have been included in the adopted budget.

CC Regular Session **4. 2.**

Meeting Date: 01/13/2015

By: Diana Lund, Finance

Information

Title

Receive Cash and Investments for Period Ending December 31, 2014

Purpose/Background:

Purpose: Receive reports of the city's cash and investments for the period ending December 31, 2014.

Cash and investment report shows the monthly cash flow - receipts and expenditures through December 31, 2014 with the current listing of the city's investment portfolio.

Action:

None required. Informational only.

Attachments

Cash & Investments for Period Ending December 31, 2014

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/08/2015 09:38 AM
Form Started By: Diana Lund		Started On: 01/02/2015 10:51 AM
Final Approval Date: 01/08/2015		

CITY OF RAMSEY
REPORT OF POOLED CASH FLOWS
Period Ended December 31, 2014

	December-14 CURRENT MONTH	2014 YEAR-TO-DATE
CASH AND TEMPORARY INVESTMENTS		
BEGINNING BALANCE	$ 46,185,371.58	$ 47,755,155.12
CASH INFLOWS:		
Daily Deposit	614,184.39	5,373,271.80
Tax Settlements	4,750,550.77	10,225,392.84
U/B Receipts	70,957.49	3,733,810.78
Credit Cards	39,657.93	727,659.81
Interest Earnings [Net of Interest Paid on Investments]	124,672.05	675,987.92
Bond Proceeds	839,375.50	839,375.50
TOTAL CASH INFLOW	$ 6,439,398.13	$ 21,575,498.65
TOTAL CASH AVAILABLE	$ 52,624,769.71	$ 69,330,653.77
CASH OUTFLOWS:		
Prepaid Checks	417,141.51	$ 6,238,639.74
Bills Lists	698,722.80	5,500,024.67
Pay Estimates	1,632,017.59	3,592,653.56
Credit Cards	4,201.82	24,008.43
Payroll - Net	251,598.67	3,501,201.68
Flex Reimbursement	1,040.55	49,110.90
Void Checks/Dormant Checks Paid		(187,801.43)
Debt Service	1,336,207.51	2,328,171.27
Miscellaneous [Bank Charges; etc.]	-	805.69
TOTAL CASH OUTFLOW	$ 4,340,930.45	$ 21,046,814.51
POOLED CASH AND TEMPORARY INVESTMENTS ENDING BALANCE	**$ 48,283,839.26**	**$ 48,283,839.26**
MEMO - NET 2014 CASH INFLOW (OUTFLOW)	**2,098,467.68**	**528,684.14**
INVESTMENT PORTFOLIO SUMMARY		
BEGINNING BALANCE	**$ 42,404,594.35**	**$ 42,140,323.39**
Purchases	5,578,000.00	17,645,000.00
Maturities/Sales	(4,065,005.47)	(15,867,734.51)
ENDING BALANCE	**$ 43,917,588.88**	**$ 43,917,588.88**

Prepared by the City of Ramsey Finance Department
1/2/2015

2014 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	CUSIP	PRIN BAL 1/1/2014	PURCH 2014	SOLD/ MATURE 2014	BV PRIN BAL 12/31/2014	PAR	YTM
140320C	9/18/2014	4M	Term Series 4M			1,000,000.00	1,000,000.00	0.00	1,000,000	0.18%
14M1205A	9/18/2014	4M	CD-BANNER CAPITAL BA	19274		246,700.00	0.00	246,700.00	246,700	0.70%
14M1205B	9/18/2014	4M	CD-CAPITAL BANK NA (I	35278		83,300.00	0.00	83,300.00	83,300	0.85%
14M1205C	9/18/2014	4M	CD-SONABANK (BOND P	57968		161,000.00	0.00	161,000.00	161,000	0.75%
14M1212A	9/18/2014	4M	CD-BANK OF THE OZARI	110		198,000.00	0.00	198,000.00	198,000	0.26%
14M1212B	9/18/2014	4M	CD-ONEWEST BANK NA	58978		150,000.00	0.00	150,000.00	150,000	0.30%
141009	4/9/2015	4M	Term Series 4M			1,000,000.00	0.00	1,000,000.00	1,000,000	0.17%
140626	12/19/2014	4M	Term Series 4M			1,000,000.00	1,000,000.00	0.00	1,000,000	0.20%
141212B	12/14/2015	4M	Term Series 4M			1,000,000.00	0.00	1,000,000.00	1,000,000	0.25%
140501 due 10-:	9/18/2014	4M	Term Series 4M			1,000,000.00	1,000,000.00	0.00	1,000,000	0.18%
131219	6/19/2014	4M	Term Series 4M		1,000,000.00		1,000,000.00	0.00	1,000,000	0.18%
								2,839,000.00		
091229D	12/29/2014	BOW	FFCB	31331JAN3	1,000,000.00		1,000,000.00	0.00	1,000,000	2.75%
								0.00		
140904	9/1/2021	BAIRD	OKLAHOMA TAXABLE	678519RP6	-	535,000.00	0.00	535,000.00	535,000	2.45%
140725B	1/25/2017	ICD SEC	CD-AMERICAN WEST BA	03059OD59		200,000.00	0.00	200,000.00	200,000	0.80%
141209	6/9/2016	ICD SEC	CD-UNITED BANK	909552AQ4		250,000.00	0.00	250,000.00	250,000	0.65%
141210	12/12/2016	ICD SEC	CD-PEOPLE'S UNITED BA	7127OQKU9		250,000.00	0.00	250,000.00	250,000	1.00%
141211	12/12/2016	ICD SEC	CD-AMERICAN EXPRESS	02587DWT1		250,000.00	0.00	250,000.00	250,000	1.05%
141212A	6/12/2017	ICD SEC	CD-ALLY BANK	02006LMP5		100,000.00	0.00	100,000.00	100,000	1.20%
141217	12/19/2016	ICD SEC	CD-MERCANTILE COMM	58733ABD0		250,000.00	0.00	250,000.00	250,000	1.00%
141218	12/19/2016	ICD SEC	CD-ENERBANK	29266NG27		115,000.00	0.00	115,000.00	115,000	0.90%
141223	9/23/2015	ICD SEC	CD-LAKESIDE BANK	5121OSKN6		250,000.00	0.00	250,000.00	250,000	0.40%
141224A	12/24/2015	ICD SEC	CD-SANTANDER BANK	8028OJCS8		250,000.00	0.00	250,000.00	250,000	0.55%
141224B	6/24/2015	ICD SEC	CD-BANK INDIA	06278CG66		100,000.00	149,000.00	-49,000.00	100,000	0.35%
141230A	9/30/2015	ICD SEC	CD-INTEGRITY BANK	45824ABT2		250,000.00	0.00	250,000.00	250,000	0.40%
141230B	9/30/2015	ICD SEC	CD-PACIFIC WESTERN B/	69506YBS7		250,000.00	0.00	250,000.00	250,000	0.45%
141231	6/30/2016	ICD SEC	CD-FIRST NIAGARA BAN	33583CLU1		149,000.00	0.00	149,000.00	149,000	0.65%
140709	7/11/2016	ICD SEC	CD-ALLY BANK	02006LFP3		76,000.00	0.00	76,000.00	76,000	0.65%
120711	7/11/2014	ICD SEC	CD-ALLY BANK	02005QM67	73,000.00		73,000.00	0.00	73,000	0.90%
121219B	12/19/2014	ICD SEC	CD-ALLY BANK	02005QU84	115,000.00		115,000.00	0.00	115,000	0.70%
121219A	12/21/2015	ICD SEC	CD-ALLY BANK	02005QU76	58,000.00		0.00	58,000.00	58,000	0.90%
110609	6/9/2014	ICD SEC	CD-AMERICAN EXPRESS	02587DAX6	250,000.00		250,000.00	0.00	250,000	1.25%
140813	2/16/2016	ICD SEC	CD-BANCO POPULAR	05967ES75		250,000.00	0.00	250,000.00	250,000	0.65%
131231	12/31/2014	ICD SEC	CD-BANK INDIA	06278CLS2	149,000.00		0.00	149,000.00	149,000.00	0.45%
091203	12/3/2014	ICD SEC	CD-BANK OF AMERICA N	3510	100,000.00		100,000.00	0.00	100,000	3.50%
131224A	12/27/2016	ICD SEC	CD-BANK OF BARODA	06062ACN7	249,000.00		0.00	249,000.00	249,000.00	1.00%
130424	4/23/2014	ICD SEC	CD-BANK OF INDIA	0627826D4	100,000.00		100,000.00	0.00	100,000	0.35%
140716	7/16/2019	ICD SEC	CD-BARCLAYS BANK	0674OKHF7		250,000.00	0.00	250,000.00	250,000	2.05%
131127	11/25/2015	ICD SEC	CD-BEAL BANK USA	07370WBF2	78,000.00		0.00	78,000.00	78,000	0.65%
131218	12/16/2015	ICD SEC	CD-BEAL BANK USA	07370WC27	150,000.00		0.00	150,000.00	150,000.00	0.65%
121123C	11/16/2016	ICD SEC	CD-BMW BANK OF NORT	05568P2K2	100,000.00		0.00	100,000.00	100,000	1.20%
141126	11/28/2016	ICD SEC	CD-CAPITAL ONE BANK	140420RA0		150,000.00	0.00	150,000.00	150,000	1.05%
130726A	1/26/2016	ICD SEC	CD-CATHAY BANK	149159JA4	248,000.00		0.00	248,000.00	248,000	0.70%
110831	2/28/2014	ICD SEC	CD-CIT BANK	172854AWZ7	200,000.00		200,000.00	0.00	200,000	1.05%
140818	8/18/2016	ICD SEC	CD-COMENITY BANK	20033AGB6		250,000.00	0.00	250,000.00	250,000	0.80%
130925	9/25/2015	ICD SEC	CD-COMPASS BANK	20451PEM4	100,000.00		0.00	100,000.00	100,000	0.75%
131030	10/30/2015	ICD SEC	CD-COMPASS BANK	20451PGF7	150,000.00		0.00	150,000.00	150,000	0.75%
140723A	1/23/2018	ICD SEC	CD-CUSTOMERS BANK	23204HBR8		200,000.00	0.00	200,000.00	200,000	1.30%
130710A	7/10/2015	ICD SEC	CD-DISCOVER BANK	254671RU6	100,000.00		0.00	100,000.00	249,000	0.70%
130724	7/24/2015	ICD SEC	CD-DISCOVER BANK	254671SP6	149,000.00		0.00	149,000.00	249,000	0.65%
130325	9/25/2014	ICD SEC	CD-DORAL BANK	25811L3F4	249,000.00		249,000.00	0.00	249,000	0.40%
140715	1/15/2016	ICD SEC	CD-EVERBANK	29976DTD2		250,000.00	0.00	250,000.00	250,000	0.45%
130731	2/9/2016	ICD SEC	CD-FARMERS TRUST & S	310756AB7	100,000.00		0.00	100,000.00	249,000	0.70%
130520	11/20/2014	ICD SEC	CD-FIDELITY BANK	315886AQ4	150,000.00		150,000.00	0.00	150,000	0.30%
131129	11/30/2015	ICD SEC	CD-FIRST BANK OF PUER	33764JJ63	200,000.00		0.00	200,000.00	200,000	0.80%
131230D	9/30/2016	ICD SEC	CD-FIRST CREDIT BANK	320055BF2	249,000.00		0.00	249,000.00	249,000.00	0.75%
140821	2/21/2017	ICD SEC	CD-FIRST SAVINGS BANI	33621LBA0		249,000.00	0.00	249,000.00	249,000	1.00%
131230A	6/30/2016	ICD SEC	CD-FLUSHING BANK	34387AAB5	249,000.00		0.00	249,000.00	249,000.00	0.75%
131220	12/20/2016	ICD SEC	CD-GE CAPITA RETAIL B	36157QTX5	50,000.00		0.00	50,000.00	50,000.00	1.00%
140822	2/22/2017	ICD SEC	CD-GE CAPITAL BANK	36161TX59		49,000.00	0.00	49,000.00	49,000	1.00%
120817B	8/18/2014	ICD SEC	CD-GE CAPITAL BANK	36161TDW2	49,000.00		49,000.00	0.00	49,000	0.90%
130301	3/1/2018	ICD SEC	CD-GE CAPITAL BANK	36161TJB2	200,000.00		0.00	200,000.00	200,000	1.10%
130823	2/23/2015	ICD SEC	CD-GE CAPITAL RETAIL	36157QNH6	198,000.00		0.00	198,000.00	198,000	0.60%
130327	9/28/2015	ICD SEC	CD-GOLDMAN SACHS	38147JCG5	100,000.00		0.00	100,000.00	100,000	0.65%
131227A	12/27/2016	ICD SEC	CD-GOLDMAN SACHS	38147JQU9	149,000.00		0.00	149,000.00	149,000.00	1.00%

2014 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	CUSIP	PRIN BAL 1/1/2014	PURCH 2014	SOLD/ MATURE 2014	BV PRIN BAL 12/31/2014	PAR	YTM
140828	2/28/2017	ICD SEC	CD-GREAT SOUTHERN B.	3912OVRK2		249,000.00	0.00	249,000.00	249,000	1.00%
140717	4/17/2017	ICD SEC	CD-GUARANTY BANK &	40082OBK1		250,000.00	0.00	250,000.00	250,000	0.85%
131230C	9/30/2016	ICD SEC	CD-HOME SAVINGS BAN	43733LAT4	155,000.00		0.00	155,000.00	155,000.00	0.75%
131106	8/8/2016	ICD SEC	CD-INSBANK	45776NBJ4	250,000.00		0.00	250,000.00	250,000	0.75%
130213	8/13/2014	ICD SEC	CD-KEY BANK NA	49306SRC2	249,000.00		249,000.00	0.00	249,000	0.35%
110629C	4/29/2014	ICD SEC	CD-LAKESIDE BANK	51210SG47	249,000.00		249,000.00	0.00	249,000	1.00%
130417	10/16/2015	ICD SEC	CD-MARLIN BUSINESS B.	57116AFUS	200,000.00		0.00	200,000.00	200,000	0.45%
140610	6/9/2017	ICD SEC	CD-MEDALLION BANK	58403BP26		250,000.00	0.00	250,000.00	250,000	1.00%
130628A	12/29/2014	ICD SEC	CD-MERRICK BANK	59012Y3Y1	150,000.00		150,000.00	0.00	150,000	0.50%
130726B	1/26/2015	ICD SEC	CD-MERRICK BANK	56012Y4E4	100,000.00		0.00	100,000.00	249,000	0.50%
130206	2/8/2016	ICD SEC	CD-ORIENTAL BANK & T	6861845S2	200,000.00		0.00	200,000.00	200,000	0.90%
131004	10/4/2016	ICD SEC	CD-PRIVATEBANK & TR	74267GTZ0	100,000.00		0.00	100,000.00	100,000	1.00%
120131	1/30/2015	ICD SEC	CD-SAFRA NATIONAL B/	786584YA2	100,000.00		0.00	100,000.00	100,000	1.00%
130515	5/15/2015	ICD SEC	CD-SAFRA NATIONAL B/	78658AGG	99,000.00		0.00	99,000.00	99,000	0.40%
140924	9/25/2017	ICD SEC	CD-SALLIE MAE BANK	40082OBK1		249,000.00	0.00	249,000.00	249,000	1.40%
120815	8/15/2014	ICD SEC	CD-SALLIE MAE BANK	795450NU5	249,000.00		249,000.00	0.00	249,000	0.90%
140725A	4/25/2017	ICD SEC	CD-SECURITY FEDERAL	81423LBL5		250,000.00	0.00	250,000.00	250,000	1.00%
120123	1/23/2015	ICD SEC	CD-STATE BANK OF INDI	33664	150,000.00		0.00	150,000.00	150,000	1.10%
131018	10/19/2015	ICD SEC	CD-STATE BANK OF INDI	856284Q98	100,000.00		0.00	100,000.00	100,000	0.85%
140305	3/6/2017	ICD SEC	CD-SYNOVOUS BANK	87164DEB2		200,000.00	0.00	200,000.00	200,000	0.85%
131230B	9/30/2016	ICD SEC	CD-TOWN & COUNTRY B	89210PBD4	249,000.00		0.00	249,000.00	249,000.00	0.75%
111005	10/5/2026	ICD SEC	CD-WELLS FARGO BANK	949748K97	150,000.00		0.00	150,000.00	150,000	3.00%
								10,566,000.00		
090102A	1/25/2033	Com Sec	FNR 2003-19 ME	31392JJG5	21,094.07		12,145.32	8,948.75	165,176	3.95%
090102B	12/25/2018	Com Sec	FNR 2003-120 BY	31393UGR8	80,472.06		28,192.08	52,279.98	200,000	3.98%
								61,228.73		
110913A	12/1/2015	Northland	APPLETON MN TAXABLE	03805A-KR-8	140,000.00		0.00	140,000.00	140,000	1.60%
110913B	12/1/2016	Northland	APPLETON MN TAXABLE	038051-KS-6	110,000.00		0.00	110,000.00	110,000	2.00%
110114B	3/1/2016	Northland	APPLETON WIS SCHOOL	038106-JN-1	100,000.00		0.00	100,000.00	100,000	2.77%
130412	2/1/2024	Northland	BECKER MN TAX	075671LJ4	50,000.00		0.00	50,000.00	50,000	2.75%
110310	2/1/2020	Northland	BROOKLYN CENTER ISD:	113853-KG-9	285,000.00		0.00	285,000.00	285,000	4.65%
090420B	12/1/2015	Northland	BURLINGTON VT PUB IM	022062-ML-3	200,000.00		0.00	200,000.00	200,000	3.75%
110715	10/22/2014	Northland	CD-BMW BANK	05568P-YZ-4	147,000.00		147,000.00	0.00	147,000	1.55%
090528B	5/28/2014	Northland	CD-SUNTRUST BANK	86789V-HM-2	100,000.00		100,000.00	0.00	100,000	4.00%
120215B	6/1/2026	Northland	CEDAR RAPIDS IO TAX	150528-JU-2	50,000.00		0.00	50,000.00	50,000	4.55%
120606B	6/1/2022	Northland	CEDAR RAPIDS IO TAX	150528-N2-6	135,000.00		0.00	135,000.00	135,000	2.50%
120606A	6/1/2023	Northland	CEDAR RAPIDS IO TAX	150528-PA-9	140,000.00		0.00	140,000.00	140,000	2.70%
110106	6/1/2017	Northland	CHARLES CTY MD	159807-C3-8	105,000.00		105,000.00	0.00	105,000	4.00%
130815A	12/1/2020	Northland	CHASKA, MN TAX	161664-DY-0	75,000.00		0.00	75,000.00	75,000	2.50%
130815B	12/1/2021	Northland	CHASKA, MN TAX	161664-DZ-7	75,000.00		0.00	75,000.00	75,000	2.75%
080425A	3/1/2014	Northland	DAUPHIN COUNTY PA	238253-RU-4	150,000.00		150,000.00	0.00	150,000	5.00%
100223A	6/1/2016	Northland	DAVENPORT IOWA TAX/	238388-FU-1	335,000.00		0.00	335,000.00	335,000	3.25%
110301B	6/1/2014	Northland	DES MOINES IA COMM C	250097-YR-7	265,000.00		265,000.00	0.00	265,000	2.00%
110301A	6/1/2015	Northland	DES MOINES IA COMM C	250097-YS-5	100,000.00		0.00	100,000.00	100,000	2.50%
110602	7/5/2014	Northland	ELKHART, IN COMM SCH	287515-SF-8	250,000.00		250,000.00	0.00	250,000	5.75%
131205	12/28/2018	Northland	FNMA	3136GO-RB-9	500,000.00		0.00	500,000.00	500,000	1.38%
080507	5/1/2014	Northland	FREEPORT NE ELEC TAX	356730-T7-6	110,000.00		110,000.00	0.00	110,000	4.50%
090914	2/1/2015	Northland	GRAND RAPIDS MN EQU.	386334-2L-9	115,000.00		0.00	115,000.00	115,000	3.70%
091103	6/1/2014	Northland	GRIMES IOWA BABS	398526-FV-O	120,000.00		120,000.00	0.00	120,000	3.25%
110114A	2/1/2017	Northland	HOPKINS ISD #270	439881-HB-2	100,000.00		0.00	100,000.00	100,000	2.75%
121211A	6/1/2014	Northland	IOWA WESTERN COMM (	462612-QJ-4	130,000.00		130,000.00	0.00	130,000	0.40%
121211B	6/1/2015	Northland	IOWA WESTERN COMM (	462612-QK-1	175,000.00		0.00	175,000.00	175,000	0.50%
121211C	6/1/2016	Northland	IOWA WESTERN COMM (	462616-QL-9	100,000.00		0.00	100,000.00	100,000	0.65%
121228A	6/1/2017	Northland	IOWA WESTERN COMM (	462612-QM-7	100,000.00		0.00	100,000.00	100,000	0.85%
081106	6/1/2015	Northland	KIRKWOOD COMM COLL	497595-VC-9	245,000.00		0.00	245,000.00	245,000	5.50%
090820B	2/1/2014	Northland	LACQUI PARLE VALLEY	505468-AJ-7	120,000.00		120,000.00	0.00	120,000	3.15%
120321	3/1/2022	Northland	MADISION WI SCHOOL D	558495-KN-6	500,000.00		0.00	500,000.00	500,000	2.50%
090630C	12/30/2014	Northland	MCGREGOR ISD #004	580705-GM-7	105,000.00		105,000.00	0.00	105,000	3.40%
110208	12/30/2015	Northland	MCGREGOR ISD #004	580705-GN-5	95,000.00		0.00	95,000.00	95,000	2.35%
110203A	4/1/2017	Northland	MEDFORD WIS SCHOOL I	58434T-DK-3	40,000.00		0.00	40,000.00	40,000	2.75%
130312	12/1/2014	Northland	MENARD & CASS COUNT	586362-EJ-0	590,000.00		590,000.00	0.00	590,000	3.50%
121228B	9/1/2023	Northland	MIDDLETON WIS REFUN.	596782-T6-7	300,000.00		0.00	300,000.00	300,000	2.36%
120214B	9/1/2025	Northland	MIDDLETON WIS REFUN.	596782-TJ-1	315,000.00		0.00	315,000.00	315,000	2.85%
130702A	1/1/2019	Northland	MINNETONKA ISD #276	604195-VW-4	285,000.00		0.00	285,000.00	285,000	1.40%
130702B	1/1/2021	Northland	MINNETONKA ISD #276	604195-VY-0	400,000.00		0.00	400,000.00	400,000	2.10%
120215A	1/1/2028	Northland	MINNETONKA ISD #276	604195-SB-4	50,000.00		0.00	50,000.00	50,000	5.20%
130722	2/1/2021	Northland	MOUND MN TAXABLE	620S35-W4-2	95,000.00		0.00	95,000.00	95,000	2.00%
090715A	2/1/2014	Northland	MOWER CTY MIN JAIL	624662-AH-5	515,000.00		515,000.00	0.00	515,000	3.80%
090715B	2/1/2015	Northland	MOWER CTY MIN JAIL	624662-AJ-1	250,000.00		0.00	250,000.00	250,000	4.10%
100803A	2/1/2015	Northland	NEW PRAGUE BAB	648159-TU-5	60,000.00		0.00	60,000.00	60,000	2.65%
100803B	2/1/2018	Northland	NEW PRAGUE BAB	648159-TX-9	70,000.00		0.00	70,000.00	70,000	3.75%

2014 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	CUSIP	PRIN BAL 1/1/2014	PURCH 2014	SOLD/ MATURE 2014	BV PRIN BAL 12/31/2014	PAR	YTM
100803C	2/1/2019	Northland	NEW PRAGUE BAB	648159-TY-7	45,000.00		0.00	45,000.00	45,000	4.00%
140117	11/1/2019	Northland	HONOLULU TAXABLE	438670-Q4-6		275,000.00	0.00	275,000.00	275,000	1.84%
141205A	9/1/2018	Northland	WYANDOTTE KANSAS SI	982696-QE-9		125,000.00	0.00	125,000.00	125,000	1.93%
141104	2/1/2022	Northland	DULUTH MN TAXABLE	264438-G5-5		150,000.00	0.00	150,000.00	150,000	3.00%
141006	6/1/2020	Northland	NORTHEAST IOWA COMI	664214-JQ-7		320,000.00	0.00	320,000.00	320,000	1.90%
140320A	3/1/2019	Northland	HAWLEY MN SCHOOL DI	420416-EZ-8		390,000.00	0.00	390,000.00	390,000	1.85%
140320B	3/1/2016	Northland	HAWLEY MN SCHOOL DI	420416-E-5		180,000.00	0.00	180,000.00	180,000	0.60%
140730A	6/1/2019	Northland	DES MOINES IA TAXABL	25009X-GB-5		115,000.00	0.00	115,000.00	115,000	2.00%
140730B	6/1/2020	Northland	DES MOINES IA TAXABL	25009X-GC-3		145,000.00	0.00	145,000.00	145,000	2.10%
140326	9/26/2017	Northland	FHLB	FHLN4103136		350,000.00	0.00	350,000.00	350,000	1.00%
140502	2/15/2020	Northland	COLLINGSWOOD NJ TAX	194756-PQ-9		145,000.00	0.00	145,000.00	145,000	3.00%
140620	12/1/2020	Northland	CELINA OHIO SCHOOL D	151069-FD-8		300,000.00	0.00	300,000.00	300,000	2.13%
100803D	2/1/2020	Northland	NEW PRAGUE BAB	648159-TZ-4	70,000.00		0.00	70,000.00	70,000	4.25%
090206	2/1/2015	Northland	NORTH ST PAUL MAPLE	6621406D9	355,000.00		0.00	355,000.00	355,000	3.70%
111031	6/1/2018	Northland	RACINE WIS TAXABLE	750021-6D-4	755,000.00		0.00	755,000.00	755,000	2.10%
130624A	2/1/2023	Northland	RAMSEY COUNTY TAXA	751622-HH-7	595,000.00		0.00	595,000.00	595,000	2.75%
130624B	2/1/2022	Northland	RAMSEY COUNTY TAXA	751622-HG-9	285,000.00		0.00	285,000.00	285,000	2.50%
080502	12/15/2015	Northland	ROCKFORD ILL TAX	77316Q-BY-4	205,000.00		205,000.00	0.00	20,500	5.13%
090212B	2/1/2014	Northland	ROSEMOUNT ISD#196	777594-WX-6	300,000.00		300,000.00	0.00	300,000	3.50%
120308A	12/1/2020	Northland	SHOREWOOD WIS TAX	825230-KU-8	150,000.00		0.00	150,000.00	150,000	2.50%
120308B	12/1/2022	Northland	SHOREWOOD WIS TAX	825230-KW-4	150,000.00		0.00	150,000.00	150,000	2.80%
120308C	12/1/2027	Northland	SHOREWOOD WIS TAX	825230-LB-9	225,000.00		0.00	225,000.00	225,000	3.25%
120308D	12/1/2028	Northland	SHOREWOOD WIS TAX	825230-LC-7	465,000.00		0.00	465,000.00	465,000	3.15%
120214B	4/1/2017	Northland	ST FRANCIS ISD#15	789466-PU-7	250,000.00		0.00	250,000.00	250,000	4.40%
090217B	3/1/2014	Northland	STILLWATER ISC #834	860758-PY-1	200,000.00		200,000.00	0.00	200,000	3.40%
090217C	3/1/2016	Northland	STILLWATER ISC #834	860758-QA-2	245,000.00		0.00	245,000.00	245,000	4.20%
120214A	9/1/2017	Northland	TAOS NEW MEX SD	876014-FV-8	175,000.00		175,000.00	0.00	175,000	4.63%
110608	2/1/2019	Northland	WADENA MN BAB	930217-JD-7	95,000.00		0.00	95,000.00	95,000	3.94%
130624C	6/1/2018	Northland	WATERLOO IOWA TAXA	941647-NZ-8	345,000.00		0.00	345,000.00	345,000	2.00%
110714B	10/1/2016	Northland	WAUWATO WIS REFUND	943504-R2-8	300,000.00		0.00	300,000.00	300,000	1.90%
090528A	2/1/2015	Northland	WAYZATA ISD #284	946813-TF-9	500,000.00		0.00	500,000.00	500,000	3.15%
090310	4/1/2015	Northland	WEST ALLIS WIS COMM	951172-7R-0	340,000.00		0.00	340,000.00	340,000	3.75%
120215C	10/1/2019	Northland	WESTERN LAKE SUPERI	958522-WU-4	100,000.00		0.00	100,000.00	100,000	3.15%
110816A	10/1/2016	Northland	WESTIN LAKE SUPERIOR	958522-WR-1	350,000.00		0.00	350,000.00	350,000	2.10%
110816B	10/1/2017	Northland	WESTIN LAKE SUPERIOR	958522-WS-9	350,000.00		0.00	350,000.00	350,000	2.50%
110201A	6/1/2014	Northland	WINDSOR HTS IOWA TA	973602-KR-5	255,000.00		255,000.00	0.00	255,000	1.35%
110201B	6/1/2016	Northland	WINDSOR HTS IOWA TA	973602-KT-1	130,000.00		0.00	130,000.00	130,000	2.30%
100223B	4/1/2014	Northland	WINNEBAGO CITY WIS	974603-MZ-2	200,000.00		200,000.00	0.00	200,000	2.10%
								14,185,000.00		
971212	11/28/2002	UBS	CD-FNB KEYSTONE, Neva	320950AJ7R	96,000.00		96,000.00	0.00	96,000	6.25%
010328	6/25/2023	UBS	FHG14A	312916PD5R	6,000.00		2,000.00	4,000.00	152,000	6.00%
120822	8/22/2022	UBS	FHLB	313380C47	500,000.00		0.00	500,000.00	500,000	1.25%
120820	8/20/2027	UBS	FHLB	313380B71	1,000,000.00		1,000,000.00	0.00	1,000,000	1.00%
130404	10/25/2027	UBS	FHLB	31338OUU9	750,000.00		0.00	750,000.00	750,000	2.13%
131121	4/30/2018	UBS	FNMA	3136G1LB3	500,000.00		0.00	500,000.00	500,000	1.33%
130903	6/5/2023	UBS	FHLB	313383B42	850,000.00		850,000.00	0.00	850,000	2.24%
130912	6/13/2023	UBS	FHLB	313383CB5	400,000.00		400,000.00	0.00	400,000	5.00%
131002	11/26/2027	UBS	FHLB	313381BA2	500,000.00		0.00	500,000.00	500,000	2.00%
130710B	6/20/2023	UBS	FHLB	313383DZ1	750,000.00		0.00	750,000.00	750,000	2.03%
130606B	11/1/2019	UBS	NYC GEN TAX	64971QH63	1,000,000.00		0.00	1,000,000.00	1,000,000	1.73%
130611	5/21/2018	UBS	FNMA	3135GOXDO	750,000.00		0.00	750,000.00	750,000	1.29%
130627	6/5/2019	UBS	FHLB	3133835X5	500,000.00		0.00	500,000.00	500,000	1.99%
130628B	5/26/2023	UBS	FHLB	313383CQ2	500,000.00		0.00	500,000.00	500,000	1.78%
130425	4/25/2023	UBS	FHLB	313382QZ9	500,000.00		0.00	500,000.00	500,000	1.63%
130807	12/27/2024	UBS	FHLB	3133816K5	500,000.00		0.00	500,000.00	500,000	1.25%
130821	9/6/2022	UBS	FHLB	31338OHG5	500,000.00		500,000.00	0.00	500,000	2.23%
131203	12/11/2020	UBS	FHLB	313383BE0	500,000.00		0.00	500,000.00	500,000	2.56%
131206A	12/19/2022	UBS	FHLB	313381F34	500,000.00		500,000.00	0.00	500,000	3.45%
131206B	8/23/2027	UBS	FHLB	313380DF1	500,000.00		0.00	500,000.00	500,000	4.05%
131223	5/20/2020	UBS	FHLB	313382WR0	500,000.00		0.00	500,000.00	500,000	2.43%
131224B	5/16/2023	UBS	FHLB	313382V83	500,000.00		0.00	500,000.00	500,000	3.01%
131227B	10/25/2022	UBS	FHLB	31338OX51	840,000.00		0.00	840,000.00	840,000	3.95%
121123A	11/23/2027	UBS	FHLB	313381BT1	500,000.00		0.00	500,000.00	500,000	2.16%
121123B	11-23-27	UBS	FHLB	313381BD6	500,000.00		0.00	500,000.00	500,000	2.00%
121128	11/28/2022	UBS	FHLB	313381AC9	500,000.00		0.00	500,000.00	500,000	1.25%
121221	12/21/2027	UBS	FHLB	313381FPS	750,000.00		0.00	750,000.00	750,000	2.00%
120730	7/30/2024	UBS	FHLB-STEP	3133803H8	500,000.00		0.00	500,000.00	500,000	1.90%
120228	2/28/2017	UBS	FHLMC	313463NA4	400,000.00		400,000.00	0.00	400,000	1.31%
000417	8/15/2021	UBS	FHLMC REMIC 181e	312904AU9C	1,518.02		715.81	802.21	88,604	7.00%

2014 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	CUSIP	PRIN BAL 1/1/2014	PURCH 2014	SOLD/ MATURE 2014	BV PRIN BAL 12/31/2014	PAR	YTM
970917B	9/15/2021	UBS	FHLMC REMIC SERIES FI	312904GT6C	2,762.13		912.50	1,849.63	255,714	7.21%
020826	10/15/2022	UBS	FHR 1391D	312912LUO	2,078.34		463.97	1,614.37	59,990	6.00%
030630A	6/15/2018	UBS	FHR 2628 AB	31393VMQ1C	15,979.60		5,432.82	10,546.78	200,000	3.12%
030930A	9/15/2018	UBS	FHR 2677 KH	31394JTP2	33,461.03		15,664.08	17,796.95	300,000	4.50%
040730A	7/15/2019	UBS	FHR 2822 DB	31395C3S8	55,859.44		19,509.40	36,350.04	500,000	5.00%
040730B	7/15/2019	UBS	FHR 2822 DQ	31395C3U3	3,481.82		1,101.43	2,380.39	500,000	5.00%
970625	2/25/2021	UBS	FNMA FNR-1991-7 H	31358FZW2	2,000.00		1,000.00	1,000.00	129,000	7.84%
021004	8/25/2022	UBS	FNR 1992-125L	31358PS40C	2,521.47		451.63	2,069.84	52,000	7.00%
030730A	8/25/2018	UBS	FNR 2003-74-KN	31393EAL3C	30,857.18		9,685.37	21,171.81	300,000.00	3.59%
001127	7/25/2022	UBS	FNR G92-35	31358PHV2C	2,238.23		460.10	1,778.13	75,215	7.49%
121207	11/1/2018	UBS	NYC GEN TAX	64971QH55	500,000.00		0.00	500,000.00	500,000	1.28%
140227	12/27/2023	UBS	FHLMC CANARY	313464PG7	-	300,000.00	300,000.00	0.00	300,000	3.66%
140723B	1/30/2023	UBS	FHLB	313381X26	-	400,000.00	0.00	400,000.00	400,000	1.00%
140716A	5/23/2024	UBS	FHLB	313379G45	-	500,000.00	0.00	500,000.00	500,000	2.00%
141212C	1/30/2023	UBS	FNMA	3136G1B81	-	300,000.00	0.00	300,000.00	300,000	2.49%
141205B	5/24/2027	UBS	FNMA	3136GOJG7	-	450,000.00	0.00	450,000.00	450,000	2.25%
141205C	4/25/2028	UBS	FNMA	3136G1KL2	-	400,000.00	0.00	400,000.00	400,000	2.38%
140710	7/10/2019	UBS	CD-AMERICAN EXPRESS	02587CAC4	-	240,000.00	0.00	240,000.00	240,000	1.95%
140312	2/28/2024	UBS	FHLMC	3134G4UN6	-	350,000.00	350,000.00	0.00	350,000	4.59%
120817A	5/1/2018	UBS	NYC-TAXABLE	64971QTU7	500,000.00		0.00	500,000.00	500,000	1.60%
								15,731,360.15		

Money Mkt

TOTAL INVESTMENTS	42,140,323.39	17,645,000.00	15,867,734.51	43,917,588.88	
Unamortized Premiums	1,268,748.59	27,711.45		1,296,460.04	
Unamortized Discounts	(3,231,212.89)	-35,085.10		-3,266,297.99	
BOW	2,231,681.63	33,790,964.99	33,054,781.76	2,967,864.86	
Village Bank Checking	(70,941.42)	16,742.74		-54,198.68	
Money Market Accounts (contains bond proceeds)	5,416,555.82	3,844,866.33	5,839,000.00	3,422,422.15	
Net Cash and Investments	47,755,155.12	55,290,200.41	54,761,516.27	48,283,839.26	

CC Regular Session **4. 3.**

Meeting Date: 01/13/2015

Submitted For: Katy Hauan, Community Development **By:** Katy Hauan, Community Development

Information

Title

Receive 2014 Building Division Month End Reports: September, October, November & December.

Purpose/Background:

Attached is the Monthly Building Permits Reports for September, October, November & December 2014.

Action:

Motion to receive the Building Permit Reports for September, October, November & December 2014.

Attachments

September Permits Summary Report
September Permits Detailed Report
October Permits Summary Report
October Permits Detailed Report
November Permits Summary Report
November Permits Detailed Report
December Permits Summary Report
December Permits Detailed Report

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	01/07/2015 09:07 AM
Kurt Ulrich	Kurt Ulrich	01/08/2015 10:35 AM
Form Started By: Katy Hauan		Started On: 01/06/2015 03:04 PM
Final Approval Date: 01/08/2015		

Report Name: PermitsIssued
Permit Category: All Permits

City of Ramsey
Permits Issued

Printed: 1/6/201
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	CURRENT RANGE 9/1/2014 - 9/30/2014				PREVIOUS RANGE 9/1/2013 - 9/30/2013			
	QTY	BASE FEE	VALUATION	PLAN REVIEW	QTY	BASE FEE	VALUATION	PLAN REVIEW
Building								
Commercial	0	0.00	0.00	0.00	4	1,355.25	92,055.00	851.99
Residential	48	13,927.25	949,038.00	4,674.77	56	66,896.50	10,951,565.00	31,078.60
Subtotal	48	13,927.25	949,038.00	4,674.77	60	68,251.75	11,043,620.00	31,930.59
Electrical								
Commercial	6	806.50	0.00	0.00	14	1,587.00	0.00	0.00
Residential	37	2,619.00	0.00	0.00	71	3,715.00	0.00	0.00
Subtotal	43	3,425.50	0.00	0.00	85	5,302.00	0.00	0.00
Fire								
Burning	3	75.00	0.00	0.00	2	50.00	0.00	0.00
Daycare Inspection	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Fire Alarm / Device	1	35.70	882.00	23.21	2	564.70	34,602.00	367.05
Fire Sprinkler	1	94.01	3,500.00	63.21	1	377.25	23,440.00	245.21
Fireworks	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Tent / Temp Membrane	0	0.00	0.00	0.00	1	50.00	0.00	0.00
Subtotal	5	204.71	4,382.00	86.42	6	1,041.95	58,042.00	612.26
Mechanical								
Commercial	1	280.00	28,000.00	182.00	1	1,890.00	189,000.00	1,228.50
Residential	25	1,269.00	0.00	0.00	10	517.00	1,500.00	0.00
Subtotal	26	1,549.00	28,000.00	182.00	11	2,407.00	190,500.00	1,228.50
Plumbing								
Commercial	2	60.00	0.00	0.00	2	360.00	3,000.00	0.00
Residential	7	312.00	0.00	0.00	10	389.00	3,000.00	0.00
Subtotal	9	372.00	0.00	0.00	12	749.00	6,000.00	0.00
Sewer & Water								
Commercial	1	1,200.00	60,000.00	0.00	0	0.00	0.00	0.00
Residential	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Subtotal	1	1,200.00	60,000.00	0.00	0	0.00	0.00	0.00
Sign								
Commercial	5	200.00	0.00	0.00	7	550.00	0.00	0.00
Residential	1	100.00	0.00	0.00	0	0.00	0.00	0.00
Subtotal	6	300.00	0.00	0.00	7	550.00	0.00	0.00

Report Name: PermitsIssued
Permit Category: All Permits

City of Ramsey
Permits Issued

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	CURRENT RANGE 9/1/2014 - 9/30/2014				PREVIOUS RANGE 9/1/2013 - 9/30/2013			
	QTY	BASE FEE	VALUATION	PLAN REVIEW	QTY	BASE FEE	VALUATION	PLAN REVIEW
Temporary Use								
Residential	0	0.00	0.00	0.00	2	7,500.00	0.00	0.00
Subtotal	0	0.00	0.00	0.00	2	7,500.00	0.00	0.00
User Defined								
Commercial	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Residential	14	2,940.00	0.00	0.00	18	4,700.00	0.00	0.00
Subtotal	14	2,940.00	0.00	0.00	18	4,700.00	0.00	0.00
Zoning								
Residential	10	250.00	0.00	0.00	4	125.00	0.00	0.00
Subtotal	10	250.00	0.00	0.00	4	125.00	0.00	0.00
Total	**162**	**24,168.46**	**1,041,420.00**	**4,943.19**	**205**	**90,626.70**	**11,298,162.00**	**33,771.35**

Report Name:
Permits Issued with Description
Issued Dates:
9/1/2014 to 9/30/2014

City of Ramsey
Permits Issued with Description

Permit Description	Permit Count	Base Fee	Plan Review	Valuation
Building				
Residential				
Accessory Structure	3	811.25	527.31	45,818
Basement Finish	3	423.00	0.00	0
Deck	8	752.00	0.00	0
Dwelling	3	1,479.50	961.68	102,500
Egress Window	1	94.00	0.00	0
Fire Repair	1	456.00	0.00	28,994
Fireplace	2	188.00	0.00	0
New Dwelling	3	7,058.25	3,041.97	747,553
Porch	1	221.25	143.81	12,000
Roofing	12	1,128.00	0.00	4,000
Roofing & Siding	1	188.00	0.00	0
Siding	1	94.00	0.00	0
Siding & Window Replacement	2	376.00	0.00	0
Window Replacement	7	658.00	0.00	8,173
Sub Total:	**48**	**13,927.25**	**4,674.77**	**949,038**
TOTAL:	**48**	**13,927.25**	**4,674.77**	**949,038**
Electrical				
Commercial				
Alteration	1	100.00	0.00	0
Build-Out	1	335.00	0.00	0
Fire Alarm System	1	241.50	0.00	0
Miscellaneous	2	70.00	0.00	0
Temp Power	1	60.00	0.00	0
Sub Total:	**6**	**806.50**	**0.00**	**0**
Residential				
A/C Power Nap Installation	7	245.00	0.00	0
Accessory Structure	2	169.00	0.00	0
Addition	1	70.00	0.00	0
Basement Finish	3	175.00	0.00	0
Dwelling	4	533.00	0.00	0
Fireplace	1	35.00	0.00	0
Furnace & Air Conditioner	3	105.00	0.00	0
Miscellaneous	4	258.00	0.00	0
New Service	3	450.00	0.00	0
Order For Payment	5	404.00	0.00	0
Septic Pump	3	105.00	0.00	0
Service Change	1	70.00	0.00	0
Sub Total:	**37**	**2,619.00**	**0.00**	**0**
TOTAL:	**43**	**3,425.50**	**0.00**	**0**
Fire				
Burning				

City of Ramsey
Permits Issued with Description

Permit Description	Permit Count	Base Fee	Plan Review	Valuation
	1	25.00	0.00	0
Residential	2	50.00	0.00	0
Sub Total:	**3**	**75.00**	**0.00**	**0**
Fire Alarm / Device				
	1	35.70	23.21	882
Sub Total:	**1**	**35.70**	**23.21**	**882**
Fire Sprinkler				
Commercial	1	94.01	63.21	3,500
Sub Total:	**1**	**94.01**	**63.21**	**3,500**
TOTAL:	**5**	**204.71**	**86.42**	**4,382**
Mechanical				
Commercial				
Build-Out	1	280.00	182.00	28,000
Sub Total:	**1**	**280.00**	**182.00**	**28,000**
Residential				
Accessory Structure	1	47.00	0.00	0
Air Conditioner	3	141.00	0.00	0
Dwelling	2	188.00	0.00	0
Furnace	6	282.00	0.00	0
Furnace & Air Conditioner	12	564.00	0.00	0
Miscellaneous	1	47.00	0.00	0
Sub Total:	**25**	**1,269.00**	**0.00**	**0**
TOTAL:	**26**	**1,549.00**	**182.00**	**28,000**
Plumbing				
Commercial				
RPZ / Vacuum Breaker	1	60.00	0.00	0
Water Meter	1	0.00	0.00	0
Sub Total:	**2**	**60.00**	**0.00**	**0**
Residential				
Dwelling	1	94.00	0.00	0
Irrigation	1	47.00	0.00	0
Water Heater	3	141.00	0.00	0
Water Softener	2	30.00	0.00	0
Sub Total:	**7**	**312.00**	**0.00**	**0**
TOTAL:	**9**	**372.00**	**0.00**	**0**
Sewer & Water				
Commercial				
Utility	1	1,200.00	0.00	60,000
Sub Total:	**1**	**1,200.00**	**0.00**	**60,000**
TOTAL:	**1**	**1,200.00**	**0.00**	**60,000**

City of Ramsey
Permits Issued with Description

Permit Description	Permit Count	Base Fee	Plan Review	Valuation
Sign				
Commercial				
Permenant	1	100.00	0.00	0
Temporary	4	100.00	0.00	0
Sub Total:	**5**	**200.00**	**0.00**	**0**
Residential				
	1	100.00	0.00	0
Sub Total:	**1**	**100.00**	**0.00**	**0**
TOTAL:	**6**	**300.00**	**0.00**	**0**
User Defined				
Residential				
Pumping Permit	8	2,040.00	0.00	0
Tank(s) & Drainfield	6	900.00	0.00	0
Sub Total:	**14**	**2,940.00**	**0.00**	**0**
TOTAL:	**14**	**2,940.00**	**0.00**	**0**
Zoning				
Residential				
Accessory Structure 120 Sq. Ft. or Smaller	2	50.00	0.00	0
Driveway	3	75.00	0.00	0
Fence	5	125.00	0.00	0
Sub Total:	**10**	**250.00**	**0.00**	**0**
TOTAL:	**10**	**250.00**	**0.00**	**0**
Grand Total:	**162**	**24,168.46**	**4,943.19**	**1,041,420**

Report Name: PermitsIssued
Permit Category: All Permits

City of Ramsey
Permits Issued

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	CURRENT RANGE 10/1/2014 - 10/31/2014				PREVIOUS RANGE 10/1/2013 - 10/31/2013			
	QTY	BASE FEE	VALUATION	PLAN REVIEW	QTY	BASE FEE	VALUATION	PLAN REVIEW
Building								
Commercial	1	177.00	2,800.00	57.53	6	9,323.78	1,575,000.00	5,938.24
Residential	70	19,296.25	1,132,634.00	6,195.43	52	25,395.50	1,917,000.00	8,039.97
Subtotal	71	19,473.25	1,135,434.00	6,252.96	58	34,719.28	3,492,000.00	13,978.21
Electrical								
Commercial	9	673.00	0.00	0.00	8	802.50	0.00	0.00
Residential	45	2,501.00	0.00	0.00	43	3,691.00	0.00	0.00
Subtotal	54	3,174.00	0.00	0.00	51	4,493.50	0.00	0.00
Fire								
Burning	6	150.00	0.00	0.00	10	250.00	0.00	0.00
Daycare Inspection	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Fire Alarm / Device	0	0.00	0.00	0.00	1	69.25	2,000.00	45.01
Fire Sprinkler	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Fireworks	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Subtotal	6	150.00	0.00	0.00	11	319.25	2,000.00	45.01
Mechanical								
Commercial	1	480.00	48,000.00	0.00	4	598.00	39,100.00	323.70
Residential	21	1,081.00	0.00	0.00	19	893.00	0.00	0.00
Subtotal	22	1,561.00	48,000.00	0.00	23	1,491.00	39,100.00	323.70
Plumbing								
Commercial	0	0.00	0.00	0.00	4	360.00	7,000.00	0.00
Residential	22	919.00	0.00	0.00	14	607.00	1,400.00	0.00
Subtotal	22	919.00	0.00	0.00	18	967.00	8,400.00	0.00
Sewer & Water								
Commercial	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Residential	2	6,032.00	0.00	0.00	0	0.00	0.00	0.00
Subtotal	2	6,032.00	0.00	0.00	0	0.00	0.00	0.00
Sign								
Commercial	8	650.00	0.00	0.00	2	125.00	0.00	0.00
Residential	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Subtotal	8	650.00	0.00	0.00	2	125.00	0.00	0.00

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City of Ramsey
Permits Issued

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	CURRENT RANGE 10/1/2014 - 10/31/2014				PREVIOUS RANGE 10/1/2013 - 10/31/2013			
	QTY	BASE FEE	VALUATION	PLAN REVIEW	QTY	BASE FEE	VALUATION	PLAN REVIEW
Temporary Use								
Residential	4	14,600.00	0.00	0.00	2	11,500.00	0.00	0.00
Subtotal	4	14,600.00	0.00	0.00	2	11,500.00	0.00	0.00
User Defined								
Commercial	1	150.00	0.00	0.00	0	0.00	0.00	0.00
Residential	22	4,440.00	0.00	0.00	29	6,720.00	0.00	0.00
Subtotal	23	4,590.00	0.00	0.00	29	6,720.00	0.00	0.00
Zoning								
Residential	5	125.00	0.00	0.00	7	175.00	0.00	0.00
Subtotal	5	125.00	0.00	0.00	7	175.00	0.00	0.00
Total	**217**	**51,274.25**	**1,183,434.00**	**6,252.96**	**201**	**60,510.03**	**3,541,500.00**	**14,346.92**

Report Name:
Permits Issued with Description
Issued Dates:
10/1/2014 to 10/31/2014

City of Ramsey
Permits Issued with Description

Permit Description	Permit Count	Base Fee	Plan Review	Valuation
Building				
Commercial				
Interior	1	177.00	57.53	2,800
Sub Total:	**1**	**177.00**	**57.53**	**2,800**
Residential				
Accessory Structure	7	2,000.75	1,300.50	114,893
Basement Finish	4	564.00	0.00	0
Deck	4	376.00	0.00	0
Dwelling	5	1,277.75	827.48	71,800
Fireplace	3	282.00	0.00	0
New Dwelling	5	10,471.75	4,067.45	945,941
Roofing	18	1,692.00	0.00	0
Siding	3	282.00	0.00	0
Siding & Window Replacement	4	752.00	0.00	0
Window Replacement	17	1,598.00	0.00	0
Sub Total:	**70**	**19,296.25**	**6,195.43**	**1,132,634**
TOTAL:	**71**	**19,473.25**	**6,252.96**	**1,135,434**
Electrical				
Commercial				
Alteration	1	70.00	0.00	0
Miscellaneous	7	444.00	0.00	0
Order For Payment	1	159.00	0.00	0
Sub Total:	**9**	**673.00**	**0.00**	**0**
Residential				
A/C Power Nap Installation	1	35.00	0.00	0
Accessory Structure	4	288.00	0.00	0
Basement Finish	5	350.00	0.00	0
Dwelling	6	580.00	0.00	0
Furnace	4	140.00	0.00	0
Furnace & Air Conditioner	4	140.00	0.00	0
Hot Tub	1	45.00	0.00	0
Miscellaneous	5	210.00	0.00	0
Order For Payment	2	70.00	0.00	0
Panel	1	90.00	0.00	0
Remodel	2	140.00	0.00	0
Septic Pump	9	378.00	0.00	0
Water Heater	1	35.00	0.00	0
Sub Total:	**45**	**2,501.00**	**0.00**	**0**
TOTAL:	**54**	**3,174.00**	**0.00**	**0**
Fire				
Burning				
	6	150.00	0.00	0

City of Ramsey
Permits Issued with Description

Permit Description	Permit Count	Base Fee	Plan Review	Valuation
Sub Total:	**6**	**150.00**	**0.00**	**0**
TOTAL:	**6**	**150.00**	**0.00**	**0**
Mechanical				
Commercial				
Miscellaneous	1	480.00	0.00	48,000
Sub Total:	**1**	**480.00**	**0.00**	**48,000**
Residential				
Accessory Structure	2	94.00	0.00	0
Air Conditioner	1	47.00	0.00	0
Bath Fan,heat runs and vent	1	94.00	0.00	0
Dwelling	1	94.00	0.00	0
Furnace	8	376.00	0.00	0
Furnace & Air Conditioner	7	329.00	0.00	0
Gas Piping	1	47.00	0.00	0
Sub Total:	**21**	**1,081.00**	**0.00**	**0**
TOTAL:	**22**	**1,561.00**	**0.00**	**48,000**
Plumbing				
Residential				
Accessory Structure	1	94.00	0.00	0
Alteration	1	94.00	0.00	0
Miscellaneous	1	94.00	0.00	0
Water Heater	11	517.00	0.00	0
Water Softener	8	120.00	0.00	0
Sub Total:	**22**	**919.00**	**0.00**	**0**
TOTAL:	**22**	**919.00**	**0.00**	**0**
Sewer & Water				
Residential				
Change Over	2	6,032.00	0.00	0
Sub Total:	**2**	**6,032.00**	**0.00**	**0**
TOTAL:	**2**	**6,032.00**	**0.00**	**0**
Sign				
Commercial				
Permenant	5	500.00	0.00	0
Temporary	3	150.00	0.00	0
Sub Total:	**8**	**650.00**	**0.00**	**0**
TOTAL:	**8**	**650.00**	**0.00**	**0**
Temporary Use				
Residential				

City of Ramsey
Permits Issued with Description

Permit Description	Permit Count	Base Fee	Plan Review	Valuation
Landscape	4	14,600.00	0.00	0
Sub Total:	**4**	**14,600.00**	**0.00**	**0**
TOTAL:	**4**	**14,600.00**	**0.00**	**0**
User Defined				
Commercial				
Tank(s) & Mound	1	150.00	0.00	0
Sub Total:	**1**	**150.00**	**0.00**	**0**
Residential				
Drainfield	1	150.00	0.00	0
Pumping Permit	8	2,340.00	0.00	0
Tank(s)	1	150.00	0.00	0
Tank(s) & Drainfield	10	1,500.00	0.00	0
Tank(s) & Mound	2	300.00	0.00	0
Sub Total:	**22**	**4,440.00**	**0.00**	**0**
TOTAL:	**23**	**4,590.00**	**0.00**	**0**
Zoning				
Residential				
Accessory Structure 120 Sq. Ft. or Smaller	3	75.00	0.00	0
Driveway	1	25.00	0.00	0
Fence	1	25.00	0.00	0
Sub Total:	**5**	**125.00**	**0.00**	**0**
TOTAL:	**5**	**125.00**	**0.00**	**0**
Grand Total:	**217**	**51,274.25**	**6,252.96**	**1,183,434**

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City of Ramsey
Permits Issued

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	CURRENT RANGE 11/1/2014 - 11/30/2014				PREVIOUS RANGE 11/1/2013 - 11/30/2013			
	QTY	BASE FEE	VALUATION	PLAN REVIEW	QTY	BASE FEE	VALUATION	PLAN REVIEW
Building								
Commercial	4	4,122.00	374,800.00	2,679.30	2	987.25	64,004.00	0.00
Residential	33	11,819.50	815,815.00	3,652.93	48	20,772.25	1,576,393.00	6,582.78
Subtotal	37	15,941.50	1,190,615.00	6,332.23	50	21,759.50	1,640,397.00	6,582.78
Electrical								
Commercial	7	325.00	0.00	0.00	8	701.00	0.00	0.00
Residential	32	1,769.00	0.00	0.00	32	1,957.00	0.00	0.00
Subtotal	39	2,094.00	0.00	0.00	40	2,658.00	0.00	0.00
Fire								
Burning	3	75.00	0.00	0.00	2	50.00	0.00	0.00
Daycare Inspection	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Fire Alarm / Device	0	0.00	0.00	0.00	2	65.30	1,480.00	42.45
Fire Sprinkler	3	343.48	16,195.00	123.64	1	29.60	700.00	19.24
Fireworks	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Subtotal	6	418.48	16,195.00	123.64	5	144.90	2,180.00	61.69
Mechanical								
Commercial	3	300.00	9,250.00	65.00	2	1,100.00	102,850.00	650.00
Residential	17	846.00	6,000.00	0.00	14	658.00	0.00	0.00
Subtotal	20	1,146.00	15,250.00	65.00	16	1,758.00	102,850.00	650.00
Plumbing								
Commercial	0	0.00	0.00	0.00	2	737.24	46,724.00	0.00
Residential	14	466.00	0.00	0.00	11	577.00	2,320.00	0.00
Subtotal	14	466.00	0.00	0.00	13	1,314.24	49,044.00	0.00
Sewer & Water								
Commercial	1	250.00	11,266.00	0.00	0	0.00	0.00	0.00
Residential	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Subtotal	1	250.00	11,266.00	0.00	0	0.00	0.00	0.00
Sign								
Commercial	5	350.00	0.00	0.00	1	25.00	0.00	0.00
Residential	0	0.00	0.00	0.00	1	100.00	0.00	0.00
Subtotal	5	350.00	0.00	0.00	2	125.00	0.00	0.00

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City of Ramsey
Permits Issued

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	CURRENT RANGE 11/1/2014 - 11/30/2014				PREVIOUS RANGE 11/1/2013 - 11/30/2013			
	QTY	BASE FEE	VALUATION	PLAN REVIEW	QTY	BASE FEE	VALUATION	PLAN REVIEW
Temporary Use								
Residential	2	6,500.00	0.00	0.00	4	22,000.00	0.00	0.00
Subtotal	2	6,500.00	0.00	0.00	4	22,000.00	0.00	0.00
User Defined								
Commercial	0	0.00	0.00	0.00	1	250.00	0.00	0.00
Residential	7	1,430.00	0.00	0.00	10	2,330.00	0.00	0.00
Subtotal	7	1,430.00	0.00	0.00	11	2,580.00	0.00	0.00
Zoning								
Residential	3	75.00	0.00	0.00	1	25.00	0.00	0.00
Subtotal	3	75.00	0.00	0.00	1	25.00	0.00	0.00
Total	**134**	**28,670.98**	**1,233,326.00**	**6,520.87**	**142**	**52,364.64**	**1,794,471.00**	**7,294.47**

Report Name:
Permits Issued with Description
Issued Dates:
11/1/2014 to 11/30/2014

City of Ramsey
Permits Issued with Description

Permit Description	Permit Count	Base Fee	Plan Review	Valuation
Building				
Commercial				
Accessory Structure & Antennas	1	794.25	516.26	65,000
Building	1	1,356.75	881.89	150,000
Footing & Foundation	1	734.25	477.26	30,000
Interior	1	1,236.75	803.89	129,800
Sub Total:	**4**	**4,122.00**	**2,679.30**	**374,800**
Residential				
Basement Finish	2	282.00	0.00	0
Deck	1	94.00	0.00	0
Dwelling	7	3,057.25	1,815.46	211,200
Fireplace	3	282.00	0.00	0
New Dwelling	3	6,506.25	1,837.47	604,615
Roofing	5	470.00	0.00	0
Window Replacement	12	1,128.00	0.00	0
Sub Total:	**33**	**11,819.50**	**3,652.93**	**815,815**
TOTAL:	**37**	**15,941.50**	**6,332.23**	**1,190,615**
Electrical				
Commercial				
Miscellaneous	6	290.00	0.00	0
Septic Pump	1	35.00	0.00	0
Sub Total:	**7**	**325.00**	**0.00**	**0**
Residential				
Air Conditioner	6	210.00	0.00	0
Basement Finish	3	175.00	0.00	0
Dwelling	4	475.00	0.00	0
Furnace	1	35.00	0.00	0
Miscellaneous	3	140.00	0.00	0
New Service	1	150.00	0.00	0
Order For Payment	10	409.00	0.00	0
Porch	1	70.00	0.00	0
Septic Pump	2	70.00	0.00	0
Water Heater	1	35.00	0.00	0
Sub Total:	**32**	**1,769.00**	**0.00**	**0**
TOTAL:	**39**	**2,094.00**	**0.00**	**0**
Fire				
Burning				
	3	75.00	0.00	0
Sub Total:	**3**	**75.00**	**0.00**	**0**
Fire Sprinkler				
	2	292.50	90.52	14,795

City of Ramsey
Permits Issued with Description

Permit Description	Permit Count	Base Fee	Plan Review	Valuation
Commercial	1	50.98	33.12	1,400
Sub Total:	**3**	**343.48**	**123.64**	**16,195**
TOTAL:	**6**	**418.48**	**123.64**	**16,195**
Mechanical				
Commercial				
Alteration	1	100.00	65.00	4,650
Furnace	1	100.00	0.00	2,700
Miscellaneous	1	100.00	0.00	1,900
Sub Total:	**3**	**300.00**	**65.00**	**9,250**
Residential				
Furnace	9	470.00	0.00	0
Furnace & Air Conditioner	7	329.00	0.00	0
Miscellaneous	1	47.00	0.00	6,000
Sub Total:	**17**	**846.00**	**0.00**	**6,000**
TOTAL:	**20**	**1,146.00**	**65.00**	**15,250**
Plumbing				
Residential				
Water Heater	8	376.00	0.00	0
Water Softener	6	90.00	0.00	0
Sub Total:	**14**	**466.00**	**0.00**	**0**
TOTAL:	**14**	**466.00**	**0.00**	**0**
Sewer & Water				
Commercial				
Sewer	1	250.00	0.00	11,266
Sub Total:	**1**	**250.00**	**0.00**	**11,266**
TOTAL:	**1**	**250.00**	**0.00**	**11,266**
Sign				
Commercial				
Permenant	3	300.00	0.00	0
Temporary	2	50.00	0.00	0
Sub Total:	**5**	**350.00**	**0.00**	**0**
TOTAL:	**5**	**350.00**	**0.00**	**0**
Temporary Use				
Residential				
Landscape	1	5,000.00	0.00	0
Public Sidewalk	1	1,500.00	0.00	0
Sub Total:	**2**	**6,500.00**	**0.00**	**0**
TOTAL:	**2**	**6,500.00**	**0.00**	**0**

City of Ramsey
Permits Issued with Description

Permit Description	Permit Count	Base Fee	Plan Review	Valuation
User Defined				
Residential				
Pumping Permit	6	1,280.00	0.00	0
Tank(s) & Drainfield	1	150.00	0.00	0
Sub Total:	**7**	**1,430.00**	**0.00**	**0**
TOTAL:	**7**	**1,430.00**	**0.00**	**0**
Zoning				
Residential				
Driveway	1	25.00	0.00	0
Fence	2	50.00	0.00	0
Sub Total:	**3**	**75.00**	**0.00**	**0**
TOTAL:	**3**	**75.00**	**0.00**	**0**
Grand Total:	**134**	**28,670.98**	**6,520.87**	**1,233,326**

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City of Ramsey
Permits Issued

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	CURRENT RANGE 12/1/2014 - 12/31/2014				PREVIOUS RANGE 12/1/2013 - 12/31/2013			
	QTY	BASE FEE	VALUATION	PLAN REVIEW	QTY	BASE FEE	VALUATION	PLAN REVIEW
Building								
Commercial	2	629.00	37,500.00	408.85	1	221.25	11,500.00	143.81
Residential	21	13,327.25	1,076,808.00	4,770.02	25	16,037.50	1,393,830.00	5,781.24
Subtotal	23	13,956.25	1,114,308.00	5,178.87	26	16,258.75	1,405,330.00	5,925.05
Electrical								
Commercial	5	310.00	0.00	0.00	7	1,114.00	0.00	0.00
Residential	28	2,028.00	0.00	0.00	22	1,513.00	0.00	0.00
Subtotal	33	2,338.00	0.00	0.00	29	2,627.00	0.00	0.00
Fire								
Burning	4	100.00	0.00	0.00	5	125.00	0.00	0.00
Daycare Inspection	1	50.00	0.00	0.00	0	0.00	0.00	0.00
Fire Alarm / Device	1	181.25	9,107.00	117.81	0	0.00	0.00	0.00
Fire Sprinkler	0	0.00	0.00	0.00	1	419.53	27,800.00	272.69
Fireworks	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Subtotal	6	331.25	9,107.00	117.81	6	544.53	27,800.00	272.69
Mechanical								
Commercial	1	100.00	7,987.00	65.00	0	0.00	0.00	0.00
Residential	12	611.00	0.00	0.00	15	752.00	0.00	0.00
Subtotal	13	711.00	7,987.00	65.00	15	752.00	0.00	0.00
Plumbing								
Commercial	3	357.00	24,901.00	0.00	1	150.00	10,153.00	0.00
Residential	11	515.00	0.00	0.00	15	671.00	2,500.00	0.00
Subtotal	14	872.00	24,901.00	0.00	16	821.00	12,653.00	0.00
Sewer & Water								
Commercial	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Residential	1	75.00	0.00	0.00	1	197.00	0.00	0.00
Subtotal	1	75.00	0.00	0.00	1	197.00	0.00	0.00
Sign								
Commercial	1	100.00	0.00	0.00	4	250.00	0.00	0.00
Residential	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Subtotal	1	100.00	0.00	0.00	4	250.00	0.00	0.00

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City of Ramsey
Permits Issued

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	CURRENT RANGE 12/1/2014 - 12/31/2014				PREVIOUS RANGE 12/1/2013 - 12/31/2013			
	QTY	BASE FEE	VALUATION	PLAN REVIEW	QTY	BASE FEE	VALUATION	PLAN REVIEW
Temporary Use								
Commercial	1	0.00	0.00	0.00	0	0.00	0.00	0.00
Residential	3	11,500.00	0.00	0.00	4	24,000.00	0.00	0.00
Subtotal	4	11,500.00	0.00	0.00	4	24,000.00	0.00	0.00
User Defined								
Commercial	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Residential	2	800.00	0.00	0.00	6	1,030.00	0.00	0.00
Subtotal	2	800.00	0.00	0.00	6	1,030.00	0.00	0.00
Zoning								
Residential	1	25.00	0.00	0.00	0	0.00	0.00	0.00
Subtotal	1	25.00	0.00	0.00	0	0.00	0.00	0.00
Total	**98**	**30,708.50**	**1,156,303.00**	**5,361.68**	**107**	**46,480.28**	**1,445,783.00**	**6,197.74**

Report Name:
Permits Issued with Description
Issued Dates:
12/1/2014 to 12/31/2014

City of Ramsey
Permits Issued with Description

Permit Description	Permit Count	Base Fee	Plan Review	Valuation
Building				
Commercial				
Antenna(s)	1	162.25	105.46	7,500
Interior	1	466.75	303.39	30,000
Sub Total:	**2**	**629.00**	**408.85**	**37,500**
Residential				
Accessory Structure	2	944.50	613.93	63,700
Basement Finish	3	423.00	0.00	0
Deck	2	188.00	0.00	0
Dwelling	3	448.00	124.64	17,808
Fireplace	1	94.00	0.00	0
New Dwelling	5	10,759.75	4,031.45	995,300
Siding	1	94.00	0.00	0
Window Replacement	4	376.00	0.00	0
Sub Total:	**21**	**13,327.25**	**4,770.02**	**1,076,808**
TOTAL:	**23**	**13,956.25**	**5,178.87**	**1,114,308**
Electrical				
Commercial				
Miscellaneous	4	180.00	0.00	0
Order For Payment	1	130.00	0.00	0
Sub Total:	**5**	**310.00**	**0.00**	**0**
Residential				
Accessory Structure	1	130.00	0.00	0
Basement Finish	3	210.00	0.00	0
Dwelling	6	740.00	0.00	0
Furnace	3	105.00	0.00	0
Furnace & Air Conditioner	1	35.00	0.00	0
Miscellaneous	3	136.00	0.00	0
Order For Payment	7	347.00	0.00	0
Panel	1	130.00	0.00	0
Porch	1	70.00	0.00	0
Service Upgrade	1	90.00	0.00	0
Water Heater	1	35.00	0.00	0
Sub Total:	**28**	**2,028.00**	**0.00**	**0**
TOTAL:	**33**	**2,338.00**	**0.00**	**0**
Fire				
Burning				
	4	100.00	0.00	0
Sub Total:	**4**	**100.00**	**0.00**	**0**
Daycare Inspection				
	1	50.00	0.00	0

City of Ramsey
Permits Issued with Description

Permit Description	Permit Count	Base Fee	Plan Review	Valuation
Sub Total:	**1**	**50.00**	**0.00**	**0**
Fire Alarm / Device				
	1	181.25	117.81	9,107
Sub Total:	**1**	**181.25**	**117.81**	**9,107**
TOTAL:	**6**	**331.25**	**117.81**	**9,107**
Mechanical				
Commercial				
Building	1	100.00	65.00	7,987
Sub Total:	**1**	**100.00**	**65.00**	**7,987**
Residential				
Dwelling	1	94.00	0.00	0
Furnace	8	376.00	0.00	0
Furnace & Air Conditioner	3	141.00	0.00	0
Sub Total:	**12**	**611.00**	**0.00**	**0**
TOTAL:	**13**	**711.00**	**65.00**	**7,987**
Plumbing				
Commercial				
Building	2	310.00	0.00	24,601
Miscellaneous	1	47.00	0.00	300
Sub Total:	**3**	**357.00**	**0.00**	**24,901**
Residential				
Dwelling	2	188.00	0.00	0
Water Heater	6	282.00	0.00	0
Water Softener	3	45.00	0.00	0
Sub Total:	**11**	**515.00**	**0.00**	**0**
TOTAL:	**14**	**872.00**	**0.00**	**24,901**
Sewer & Water				
Residential				
Sewer	1	75.00	0.00	0
Sub Total:	**1**	**75.00**	**0.00**	**0**
TOTAL:	**1**	**75.00**	**0.00**	**0**
Sign				
Commercial				
Permenant	1	100.00	0.00	0
Sub Total:	**1**	**100.00**	**0.00**	**0**
TOTAL:	**1**	**100.00**	**0.00**	**0**
Temporary Use				

City of Ramsey
Permits Issued with Description

Permit Description	Permit Count	Base Fee	Plan Review	Valuation
Commercial				
Erosion Control	1	0.00	0.00	0
Sub Total:	**1**	**0.00**	**0.00**	**0**
Residential				
Landscape	2	10,000.00	0.00	0
Public Sidewalk	1	1,500.00	0.00	0
Sub Total:	**3**	**11,500.00**	**0.00**	**0**
TOTAL:	**4**	**11,500.00**	**0.00**	**0**
User Defined				
Residential				
Pumping Permit	2	800.00	0.00	0
Sub Total:	**2**	**800.00**	**0.00**	**0**
TOTAL:	**2**	**800.00**	**0.00**	**0**
Zoning				
Residential				
Fence	1	25.00	0.00	0
Sub Total:	**1**	**25.00**	**0.00**	**0**
TOTAL:	**1**	**25.00**	**0.00**	**0**
Grand Total:	**98**	**30,708.50**	**5,361.68**	**1,156,303**

CC Regular Session **4. 4.**

Meeting Date: 01/13/2015

By: Jo Thieling, Administrative Services

Information

Title

Approve Licenses

Purpose/Background:

Purpose: The purpose of this case is to approve the annual license renewals for 2015. Renewals include Garbage/Rubbish Haulers, Gasoline Sales, Tobacco Sales,Pawnbroker, and Motor Vehicles Sales and/or Repair.

Background: Certain businesses in the City of Ramsey are required to have a license in addition to the Business Registration Certificate. Those renewals are attached for Council approval. All renewals have not yet been received - those are highlighted in yellow on the attachment. Staff is asking Council to approve these licenses contingent upon receiving the proper paperwork. Staff will continue to bring new licenses forward as they are received throughout the year.

Recommendation:

Staff recommends approval of license applications.

Action:

Motion to approve license applications.

Attachments

Licenses for Approval

Form Review

Form Started By: Jo Thieling Started On: 01/07/2015 03:52 PM

Final Approval Date: 01/07/2015

License Applications
For Year 2015

Garbage	Ace Solid Waste	6601 McKinley Street NW	Ramsey, MN 55303	763-427-3110
Garbage	Republic Services	8661 Rendova Street NE	Circle Pines, MN 55014	763-784-0809
Garbage	Aspen Waste Systems, Inc.	2951 Weeks Avenue S.E.	Minneapolis, MN 55414	612-884-8000
Garbage	LePage & Sons	3118 – 162nd Lane NW Ste B	Andover, MN 55304	763-757-7100
Garbage	Randy's Sanitation, Inc.	P.O. Box 169	Delano, MN 55328	763-972-3335
Garbage	Walters Recycling & Refuse	P.O. Box 67	Circle Pines, MN 55014	763-780-8464
Garbage	Waste Management of Minnesota, Inc.	10050 Naples Street NE	Blaine, MN 55449	952-890-1100
Gasoline	Holiday StationStore #323	14350 Xkimo Street NW	Ramsey, MN 55303	763-422-8397
Gasoline	Holiday StationStore #395	14075 Ramsey Blvd NW	Ramsey, MN 55303	763-421-3075
Gasoline	Northern Tier Retail LLC, dba SuperAmerica #4508	14000 St. Francis Blvd NW	Ramsey, MN 55303	763-576-9444
Gasoline	Casey's Retail Company dba Casey's General Store #1988	14131 Sunfish Lake Boulevard NW	Ramsey, MN 55303	763-427-1658 515-965-6517
Gasoline	Coborn's, Incorporated dba Little Dukes	7900 Sunwood Drive NW	Ramsey, MN 55303	763-576-6821
Gasoline	Rademacher Companies Inc. dba/Bill's Superette	15299 St. Francis Boulevard NW	Ramsey, MN 55303	763-422-8383
Gasoline	Ramsey Market	14911 Ramsey Boulevard NW	Ramsey, MN 55303	763-427-7560
Tobacco	Coborn's, Incorporated dba Coborn's Liquor	7880 Sunwood Drive NW	Ramsey, MN 55303	763-323-1382
Tobacco	Coborn's, Incorporated dba Coborn's	7900 Sunwood Drive NW	Ramsey, MN 55303	763-576-6821
Tobacco	Rademacher Companies Inc. dba Bill's Superette	15299 St. Francis Boulevard NW	Ramsey, MN 55303	763-422-8383
Tobacco	Casey's Retail Company dba Casey's General Store #1988	14131 Sunfish Lake Boulevard NW	Ramsey, MN 55303	763-427-1658
Tobacco	Northern Tier Retail LLC, dba SuperAmerica LLC #4508	14000 St. Francis Boulevard NW	Ramsey, MN 55303	763-576-9444
Tobacco	Holiday StationStore #395	14075 Ramsey Boulevard NW	Ramsey, MN 55303	763-421-3075
Tobacco	Holiday StationStore #323	14350 Xkimo Street NW	Ramsey, MN 55303	763-422-8397
Tobacco	Rum River Wine & Spirits, Inc.	14107 St. Francis Boulevard NW	Ramsey, MN 55303	763-427-7131
Tobacco	Atlantic Cargo Company Inc., DBA Fairway Liquors	5900 – 167th Avenue NW	Ramsey, MN 55303	763-753-2544
Tobacco	Ramsey #1 Smoke Shop Inc.	14050 St. Francis Boulevard NW – Suite E.	Ramsey, MN 55303	763-323-1444
Tobacco	Ramsey Market	14911 Ramsey Boulevard NW	Ramsey, MN 55303	763-427-7560
Tobacco	The Links at Northfork	9333 Alpine Drive NW	Ramsey, MN 55303	763-241-0506
Tobacco	Templer Group Inc. dba Jr's Outpost	6141 Highway #10 NW	Ramsey, MN 55303	763-427-3381

Tobacco	E-Cig Warehouse Inc.	6111 Highway #10 NW #500	Ramsey, MN 55303	763-208-4062
Vehicle	Reimann Inc.	18008 Waco Street NW	Ramsey, MN 55303	763-753-1566
Vehicle	Son Auto & Watersports West Inc.	6750 Highway #10 NW	Ramsey, MN 55303	763-422-9800
Vehicle	B Brothers Auto LLC	7103 Highway #10 NW Ste A	Ramsey, MN 55303	763-354-4093
Vehicle	J.A.C. Auto Repair & Sales	6336 Highway #10 NW	Ramsey, MN 55303	763-421-2705
Vehicle	Blatz Automotive/Mach 5 Motors	7105 Highway #10 NW	Ramsey, MN 55303	763-323-0045
Vehicle	Lano Equipment Inc.	6140 Highway #10 NW	Ramsey, MN 55303	763-323-1720
Vehicle	Pro Power Sports & Marine, Inc.	6781 Highway #10 NW	Ramsey, MN 55303	763-576-1706
Vehicle	Jacks Auto Repair LLC	14290 Sunfish Lake Blvd	Ramsey, MN 55303	763-421-8690
Vehicle	E-Z Auto Sales Inc.	7751 Highway #10 NW - #6	Ramsey, MN 55303	763-422-1100
Vehicle	Diamond Auto, Inc.	6100 Highway #10 NW	Ramsey, MN 55303	763-205-6689
Vehicle	Baines Professional Vehicles, Inc.	14000 Sunfish Lake Blvd NW, Suite H	Ramsey, MN 55303	763-516-3251
Vehicle	Pleasureland RV Center – North Metro	7900 Riverdale Drive NW	Ramsey, MN 55303	763-422-4171
Vehicle	Eddy's Auto & Body Repair Inc.	6845 Highway #10 NW	Ramsey, MN 55303	763-757-5353
Vehicle	Classic Affordable Rides, Inc.	6250 Bunker Lk Blvd. Ste 107	Ramsey, MN 55303	763-229-1627
Vehicle	Dumarks & Sons Auto Sales	7127 Highway #10 NW	Ramsey, MN 55303	763-432-5807
Vehicle	V-Tech Motorsports Inc.	14000 Sunfish Lake Blvd NW – Suite i	Ramsey, MN 55303	763-576-1538
Vehicle	Citi Group Auto Inc.	7751 Highway #10 NW - #101	Ramsey, MN 55303	763-496-8245
Vehicle	Thermo Leasing dba Shorewood RV	8390 Highway #10 NW	Ramsey, MN 55303	763-421-2505
Vehicle	Auto Fitness and Service Center	7029 Highway 10 NW	Ramsey, MN 55303	763-323-0207
Vehicle	Star Auto & Truck Sales	7009 Highway 10 NW	Ramsey, MN 55303	763-422-9633
Vehicle	RV World, Inc.	7405 Highway 10 NW	Ramsey, MN 55303	763-712-1383
Vehicle	Value Motors	6740 Highway 10 NW – Ste G 0	Ramsey, MN 55303	763-923-3840
Vehicle	Affordable Imports LLC	7751 Highway 10 NW – 8	Ramsey, MN 55303	612-408-3131
Vehicle	DM's Auto Sale LLC	7820 Riverdale Dr NW - #4	Ramsey, MN 55303	612-418-6673
Vehicle	Wilkins used Cars LLC	7995 Riverdale Drive NW	Ramsey, MN 55303	763-506-0000
Vehicle	Reliable Auto Collision Experts/Blue Line Collision	6260 Highway 10 NW	Ramsey, MN 55303	
Vehicle	Ramsey Goodyear	7151 Riverdale Drive NW	Ramsey, MN 55303	763-432-6847
Vehicle	Independent Auto Service	6745 Highway 10 NW	Ramsey, MN 55303	763-205-6101
Vehicle	T3 Auto & Rec, LLC	7820 Riverdale Drive NW – 3	Ramsey, MN 55303	763-221-7803
Vehicle	DBest Auto LLC	6250 Bunker Lake Blvd	Ramsey, MN 55303	653-205-6013
Vehicle	My Way Motors	6845 Highway #10 NW – Suite 200	Ramsey, MN 55303	763-231-7777
Vehicle	Joe Davis Auto Repair	7060 – 143rd Avenue NW	Ramsey, MN 55303	763-744-9526

The highlighted businesses have not yet submitted their application.

CC Regular Session **4. 5.**

Meeting Date: 01/13/2015

By: Jo Thieling, Administrative Services

Information

Title

Approve the Following Meeting Minutes:

1. City Council Work Session dated 11/24/2014
2. City Council Regular dated 11/24/2014
3. City Council Work Session dated 12/09/14
4. City Council Regular dated 12/09/14

Purpose/Background:

Purpose: The purpose of this case is for Council review and approval of meeting minutes.

Background: Attached are the meeting minutes referenced above.

Action:

Motion to approve the following Council meeting minutes:

1. City Council Work Session dated 11/24/2014
2. City Council Regular dated 11/24/2014
3. City Council Work Session dated 12/09/14
4. City Council Regular dated 12/09/14

Attachments

CCWS Mts 112514

CC Mts 112514

CCWS Mts 120914

CC Mts 120914

Form Review

Form Started By: Jo Thieling Started On: 01/07/2015 03:17 PM

Final Approval Date: 01/07/2015

CITY COUNCIL WORK SESSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a City Council Work Session on Tuesday, November 25, 2014, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Mayor Sarah Strommen Councilmember Jill Johns Councilmember Mark Kuzma Councilmember John LeTourneau Councilmember Chris Riley
Members Absent:	Councilmember Randy Backous Councilmember Jason Tossey
Also Present:	City Administrator Kurtis Ulrich Police Captain Jeff Katers Public Works Superintendent Grant Riemer Human Resources Manager Colleen Lasher City Clerk Jo Ann Thieling City Attorney Joe Langel

1. CALL TO ORDER

Mayor Strommen called the City Council Work Session to order at 5:36 p.m.

2. TOPICS FOR DISCUSSION

2.01: Review Survey Information Relating to an Ordinance Licensing Massage Establishments and Massage Therapists

City Administrator Ulrich stated the last time this was discussed, the Council directed staff to conduct a survey of massage establishments in Ramsey. Two responses were received and are within the meeting packet as well as a streamlined ordinance. He noted that City Attorney Langel and Police Captain Katers are present to answer the Council's questions related to the ordinance and/or enforcement.

City Attorney Langel stated of 20 surveys sent out there was a low response with only two surveys being returned and neither indicated strong objections to the draft ordinance or offered guidance. He stated this topic is in the same position as on September 9, 2014, related to whether the Council supported moving the ordinance forward. City Attorney Langel reviewed the language revisions made to streamline the process and asked if the Council would like additional revisions prior to formal consideration.

Mayor Strommen asked if City Attorney Langel and the Police Department are comfortable with the language of the ordinance to assure it meets the Council's concerns and can be enforced without over reaching.

City Attorney Langel explained if the establishment is forced to give certain information, those who are creative with their license will be reluctant to provide that information and obtain a license. He stated he would like to see the ordinance language that was removed to be reinserted including the requirement to provide past addresses as it would aid the Police Department in tracking the establishment, deterring illicit acts, and enforcing the ordinance.

Police Captain Katers concurred and stated any tool available for enforcement is a benefit to the Police Department and ultimately the community. He stated there is an issue with massage therapist establishments in Ramsey and the Police Department has worked with the Anoka County Sheriff's Department to do undercover work and address issues raised by neighboring businesses. The intent is to assure the businesses are operating legally and the City has the tools needed for enforcement. Police Captain Katers explained that because there is a lack of State law regulating these establishments, it is left to counties and cities to have such an ordinance. Police Captain Katers agreed that address history, similar to other applications, is important as it relates to past criminal practices and shows the Police Department whether the business is being run by someone in the metro area, outside of the metro area, operates additional establishments, or only a single establishment.

Councilmember Riley stated having an ordinance in place is very important, which staff has made clear. He stated he has also heard that the five-year history of addresses should be re-inserted into the ordinance as it is recommended by the City Attorney and Police Department. Councilmember Riley stated he does not want the language to over reach and be unfriendly to business as this ordinance will create a hurdle that illicit establishments may not even attempt to hurdle. He felt it contained language to allow good businesses to exist while keeping out illegal activity.

Councilmember Kuzma stated he found the survey spoke volumes, due to the non-response, as being a vote of support for the ordinance. He stated if there had been a lot of objection, those business owners would have shown up in force at tonight's meeting. Councilmember Kuzma supported adding the requirement for address history.

The consensus of the Council was to add the requirement for address history.

Councilmember LeTourneau asked if Item 8, relating to training and educational casework, is needed and what is the extended value.

City Attorney Langel advised that provision was taken from other licensing ordinances and is basically to expose if an establishment hires an untrained therapist that is not providing massage therapy. In addition, when it is required to set forth their training, it works towards a deterrent effect.

Councilmember LeTourneau stated a person could still get the application and a license even if the training is not related.

City Attorney Langel stated that is correct if everything else is in play but it would provide information that could be used against an establishment if activity not related to massage therapy occurs at the establishment. In addition, it is a defense for the therapist who is properly trained to bolster their application and defense they may have to someone claiming they are not providing massage therapy. City Attorney Langel stated, however, that provision is not as important as other requirements. He referenced the following provision requiring professional information on employees because in a business license, law enforcement will want to know who is working there in the capacity of a massage therapist.

Police Captain Katers explained that language will avoid a situation where employees are shifted from one location to another, which the Police Department has seen occur with larger illegal operations when one location is cited for a violation.

Councilmember LeTourneau asked if it is the responsibility of the license holder to report new employees in order to maintain the license, which would make it more complicated in who is monitoring that information.

City Attorney Langel stated it is the owner's responsibility to monitor their establishment and provide the City with information when there is a new employee. He explained that should there be a raid and it is found there are employees working at that establishment who are not listed on the license, it is another means to enforce.

Councilmember Riley stated it was his understanding that requiring both the establishment and masseuse to be licensed would address that problem. He felt requiring a business to keep a list of employees would be burdensome and he does not know of another business that is required to do that. In addition, he is concerned with the City monitoring that information.

City Attorney Langel clarified that language is to target the business, not the individual. He stated if the business owner is having a large turn over, that is an indicator that there may be other activity occurring at the establishment. He stated if illegal activity is occurring, the City wants that type of 'hook' in the ordinance language. In addition, Anoka County wants to assure there is a mechanism to close the business, not just cite the therapist.

Councilmember Johns asked if the individual as well as business licenses would be posted or on file for inspections.

Mayor Strommen stated that may be an item to include on a checklist for inspection.

City Clerk Thieling explained that the only time the City has asked for prior addresses is for background checks on pawnbrokers, peddlers/solicitors license, and liquor licenses. But, constant updates are not required on any of those licenses. She stated the City renews licenses yearly and at that point, it is asked who is the manager and the owner, but not the names of employees.

Councilmember LeTourneau asked how that licensing for the individual employee would be enforced and if there is requirement for the establishment owner to have on file the licensing credentials of the individual therapists.

City Attorney Langel reviewed the language of Section 26-858.b, saying the establishment cannot hire an employee who does not have a current license. He explained that there is no language that requires the owner to constantly update the City but if law enforcement conducts a raid and finds employees who are not properly licensed, it is a violation of this section that can be grounds for revocation of the business license.

Mayor Strommen asked if that language is sufficient or deficient for enforcement.

City Attorney Langel explained that clause i. was stricken so providing an original list of therapists is not required when the establishment opens. But, the requirement remains that the establishment hire only therapists with a current license. He stated it is true that this is not the norm to regulate businesses but the problem with prostitution does not regularly occur in normal types of business. City Attorney Langel referenced the point made by Councilmember Kuzma that most of the 20 surveyed do not have 'heartburn' over this ordinance or find it to be overly onerous.

Mayor Strommen stated if this was her business, she would want a process to establish her business as being legitimate and separation from illicit businesses.

Councilmember Johns noted that on Page 14, Requirements, the language requires the establishment to post its license as well as each therapist's license in such location the public can readily view.

Mayor Strommen asked the Council if it finds the current language to be sufficient relating to licensing.

After review of the ordinance, City Attorney Langel advised that language was stricken requiring each business to notify the City Clerk within 10 days when an employee is changed. But, a restriction remains that the establishment cannot retain a therapist without a license.

Mayor Strommen noted that since the licenses have to be posted, in theory, the list of employees is known. She stated her question is more the application so the City can check out the credentials on the original list of employees.

Councilmember Kuzma stated without being too restrictive, it seems that other establishments don't have a problem and once the ordinance is in place, the language can be 'tweaked' if found to be needed.

Councilmember Riley supported requiring posting of the establishment's and individual employee's licenses and he does not take the 'survey silence' by establishments to indicate their stance on the ordinance.

Councilmember Johns asked about a requirement for insurance in case a client is harmed.

City Attorney Langel explained that the public liability insurance portion of the ordinance was removed. He stated if included, this requirement would distinguish between legitimate and non-legitimate establishments. However, this requirement may not be required for other types of business licensing.

City Administrator Ulrich asked whether the City assumes any liability by licensing massage therapists as being qualified to do their job and having a background check.

City Attorney Langel stated typically not because simple issuance of a license is not liability on the part of the City and no different from when a City issues a liquor license to a bar that violates the law, or with electrical or building inspections when something is missed. He advised this is not an issue.

Councilmember Riley stated he thinks all reputable businesses should have insurance but he does not think the City should be involved with requiring the insurance. He noted it is not required of other businesses so he would not want to go any further than just inquiring if they have insurance.

City Clerk Thieling stated it is asked on all applications whether they have liability insurance, but it is not required.

Mayor Strommen suggested that question be added to the application.

The consensus of the Council was to add a question to the application asking whether the establishment has insurance.

Councilmember Riley stated the Council has done a job it was 'forced' to do and asked if the City should attempt to push licensing of these establishments to the County or State as the City does not license other professions.

Mayor Strommen asked if the League of Minnesota Cities had taken up this topic to address whether the licensing requirement should be pushed to the County.

City Attorney Langel stated he is unsure why the State is silent on the issue of licensing these types of establishments as prostitution is against State law.

Councilmember Riley asked if the topic should be raised with the City's political delegation.

City Administrator Ulrich stated he will first raise the topic with the League to get additional information.

Mayor Strommen thanked staff who worked to refine this ordinance language.

The consensus of the Council was to direct staff to prepare an ordinance licensing massage establishments and massage therapists for introduction in December and adoption in January.

2.02: Discussion Regarding 2015-2016 Union Contract Negotiations for AFSCME, LELS-Patrol and LELS-Sergeants (Closed to the Public)

2.03: Discussion Regarding the Annual Performance Review of the City Administrator, an Individual who is subject to the City Council's Authority (Closed to the Public)

Human Resources Manager Lasher advised that under Minnesota Statutes, Section 13D.03, the meeting can move into Closed Session to discuss labor negotiations strategy for the City's three union contracts and under Minnesota Statutes, Section 13D.05, Subd.3a, the meeting can move into Closed Session to evaluate the performance of an individual who is subject to the City Council's authority.

Motion by Councilmember LeTourneau, seconded by Councilmember Riley, to move to Closed Session to discuss union contract negotiations and evaluate the performance of City Administrator Ulrich, an individual who is subject to the City Council's authority.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers LeTourneau, Riley, Johns, and Kuzma. Voting No: None. Absent: Councilmembers Backous and Tossey.

The City Council moved into a Closed Session at 6:12 p.m. and reconvened in Work Session at 6:54 p.m.

3. TOPICS FOR FUTURE DISCUSSION

Noted.

4. MAYOR / COUNCIL / STAFF INPUT

None

5. ADJOURNMENT

Mayor Strommen declared the Work Session of the City Council adjourned at 6:54 p.m.

Respectfully submitted,

_____

Kurtis G. Ulrich
City Administrator

ATTEST:

_____

Jo Ann M. Thieling
City Clerk

Drafted by Carla Wirth
TimeSaver Off Site Secretarial, Inc.

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CITY COUNCIL
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a regular meeting on Tuesday, November 25, 2014, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Mayor Sarah Strommen Councilmember Jill Johns Councilmember Mark Kuzma Councilmember John LeTourneau Councilmember Chris Riley
Members Absent:	Councilmember Randy Backous Councilmember Jason Tossey
Also Present:	City Administrator Kurtis Ulrich Police Chief Jeff Katers Parks and Assistant Public Works Superintendent Mark Riverblood Human Resources Manager Colleen Lasher Community Development Director Timothy Gladhill City Engineer Bruce Westby City Attorney Joe Langel

1. CALL TO ORDER

Mayor Strommen called the regular meeting of the Ramsey City Council to order at 7:00 p.m., and led in the Pledge of Allegiance.

2. PRESENTATION

2.01: Department Report: Public Works/Parks

Parks and Assistant Public Works Superintendent Riverblood presented a report on 2014 Public Works and Park Department activities, improvement projects, and thanked all who volunteered and contributed to these efforts. He announced that for the first time, the Central Park rink and warming house will open early for one day, Friday, November 28, 2014.

3. CITIZEN INPUT

None.

4. CONSENT AGENDA

Motion by Councilmember LeTourneau, seconded by Councilmember Riley, to approve the following items on the Consent Agenda:

4.01: Note the following Board and Commissions Meeting Minutes:
- 1) Planning Commission Meeting Minutes dated October 9, 2014
- 2) Park and Recreation Commission Meeting Minutes dated October 9, 2014

4.02: Approve the following Meeting Minutes:
- 1) Special City Council (Canvassing Board) dated November 12, 2014
- 2) City Council Work Session dated November 12, 2014
- 3) City Council Regular dated November 12, 2014
- 4) HRA Regular dated November 12, 2014

4.03: Declare Surplus Property

4.04: Adopt Resolution #14-11-237 Adopting the 2015 Parking Ramp Maintenance Budget and Adopt Resolution #14-11-238 Allocating the Parking Ramp Maintenance Costs per the Adopted 2015 Budget

4.05: Adopt Resolution #14-11-239 Approving Partial Payment to Douglas-Kerr Underground LLC for IP 14-24; Center Street Improvements

4.06: Adopt Resolution #14-11-240 Approving Partial Payment to Kuechle Underground, Inc. for IP 12-22 Riverdale Drive Reconstruction and Extension

4.07: Adopt Resolution #14-11-241 Awarding the Bid for Construction of the Mississippi River Trial – Riverdale Drive Extension to Armstrong Boulevard

4.08: Adopt Resolution #14-11-242 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Received During the Period of November 6, 2014, through November 19, 2014

4.09: Adopt Resolution #14-11-243 to Hire Temporary Snow Plow Drivers

4.10: Adopt Resolution #14-11-244 to Appoint a Police Department Captain and a Police Department Sergeant

4.11: Adopt Resolution #14-11-247 Recognizing the Anoka Tornadoes Boys Soccer Team for Winning the Class 2A State Title in Boys High School Soccer

Motion carried. Voting Yes: Mayor Strommen, Councilmembers LeTourneau, Riley, Johns, and Kuzma. Voting No: None. Councilmembers Backous and Tossey.

5. APPROVE AGENDA

Motion by Councilmember Riley, seconded by Councilmember Johns, to approve the agenda as presented.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers Riley, Johns, Kuzma, and LeTourneau. Voting No: None. Councilmembers Backous and Tossey.

6. PUBLIC HEARING

6.01: Consider Ordinance #14-15 Adopting 2015 Schedule of Rates, Fees and Charges

Mayor Strommen closed the regular portion of the City Council meeting at 7:13 p.m. in order to conduct a public hearing.

Public Hearing

Mayor Strommen called the public hearing to order at 7:13 p.m.

Presentation

City Administrator Ulrich reviewed the staff report and recommendation to adopt the 2015 Schedule of Rates, Fees, and Charges, which is an annual consideration.

Citizen Input

There was none.

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

Motion carried. Voting Yes: Mayor Strommen, Councilmembers LeTourneau, Riley, Johns, and Kuzma. Voting No: None. Councilmembers Backous and Tossey.

The public hearing was closed at 7:15 p.m.

Council Business

Mayor Strommen called the regular City Council meeting back to order at 7:15 p.m.

The Council acknowledged it had discussed the Schedule of Rates, Fees, and Charges at several meetings and most will remain constant.

Motion by Councilmember LeTourneau, seconded by Councilmember Riley, to Waive the Charter Requirement that the Ordinance be read aloud and Adopt Ordinance #14-15, An Ordinance Establishing Permit Fees, Service Charges, and Various Other Fees to be Collected by the City of Ramsey.

A roll call vote was performed by the Recording Secretary:

Councilmember Backous	absent
Councilmember Tossey	absent
Councilmember Johns	aye
Councilmember Riley	aye
Councilmember Kuzma	aye

Councilmember LeTourneau aye
Mayor Strommen aye

Motion carried.

7. COUNCIL BUSINESS

None.

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Ulrich reported on a survey the City conducted of impacted businesses that indicated the majority, 9, support closing Armstrong Boulevard during the project so it can be completed in eight months; 4 businesses support leaving Armstrong Boulevard open during the project with a prolonged construction period of 16 months; and, 3 businesses were indifferent.

City Administrator Ulrich announced upcoming training opportunities for HEARTSafe Ramsey and the Holiday Tree Lighting Ceremony on December 9, 2014, at 6:30 p.m. City Administrator Ulrich also provided information on Northstar Station ridership and the upcoming Highway 10 Transportation Coalition meeting.

Mayor Strommen reported that she and City Administrator Ulrich met last week with the School Board Chair and Superintendent to discuss its boundary change proposal for Ramsey Elementary in advance of the parent meeting. She indicated that discussion involved the demographics used to plan for the future and a potential change to use a kindergarten center model.

Councilmember LeTourneau thanked staff for communicating with Highway 10 businesses relating to the Armstrong Boulevard project and asked staff to include the Council in those updates and the process of making choices on variables relating to detours and signage.

9. ADJOURNMENT

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

Motion carried.

The regular meeting of the City Council adjourned at 7:23 p.m.

Respectfully submitted,

_____

Kurtis G. Ulrich, City Administrator

ATTEST:

_____

Jo Ann M. Thieling, City Clerk

Drafted by Carla Wirth, *TimeSaver Off Site Secretarial, Inc.*

CITY COUNCIL WORK SESSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a City Council Work Session on Tuesday, December 9, 2014, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Sarah Strommen
Councilmember Randy Backous
Councilmember Jill Johns
Councilmember Mark Kuzma
Councilmember John LeTourneau
Councilmember Chris Riley

Member Absent: Councilmember Jason Tossey

Planning Commission
Members Present: Commissioner Randy Bauer
Commissioner Ralph Brauer
Commissioner Gary VanScoy

Also Present: City Administrator Kurtis Ulrich
Finance Director Diana Lund
Police Chief James Way
Parks and Assistant Public Works Superintendent Mark Riverblood
Public Works Superintendent Grant Riemer
Human Resources Manager Colleen Lasher
City Clerk Jo Ann Thieling
Community Development Director Timothy Gladhill
City Engineer Bruce Westby
City Planner Chris Anderson
Asst. City Administrator/Economic Development Manager Patrick Brama
City Attorney Joe Langel
Councilmember Elect Kristine Williams

1. CALL TO ORDER

Mayor Strommen called the City Council Work Session to order at 5:30 p.m.

2. TOPICS FOR DISCUSSION

2.01: Discussion with Metropolitan Council Representative Ed Reynoso and Sector Representative Annalee Garletz

Mayor Strommen welcomed Metropolitan Council Representative Ed Reynoso and Sector Representative Annalee Garletz. It was noted that Ramsey is located within Metropolitan Council District #9 represented by Ed Reynoso and Ramsey's primary staff contact for regional planning at the Metropolitan Council is Sector Representative Annalee Garletz.

Following introductions, Community Development Director Gladhill explained the purpose of this Case is to provide an opportunity to open a dialog relating to regional planning issues with Metropolitan Council policy makers and staff. He provided a presentation on Ramsey's organizational strategic plan, mission, vision, four broad goals/imperatives, and referenced the City's 70 initiatives and balanced scorecard that will be represented in the next Comprehensive Plan update.

Community Development Director Gladhill addressed the City's two key issues: transportation (US Highway 10, Trunk Highway 47, bicycle and pedestrian connections); and, ground water supply (regional balance of surface water and ground water supply). He referenced other regional planning documents, as well as policies and plans that had been provided for tonight's discussion.

Community Development Director Gladhill commented on the Highway 10 Access Planning Study that was recently updated and can accomplish 90% of the safety objectives with one-third of the cost; the Regional Parks and Trails Plan; success in employment growth; future Comprehensive Plan Amendment to change land use to create a new business park; residential growth and survey giving Ramsey high remarks on its housing; and, resulting benefit of the Livable Community Grants that was received from the Metropolitan Council.

Annalee Garletz, Metropolitan Council Sector Representative, reviewed her professional background and provided a brief update of the Metropolitan Council's activities relating to regional policymaking, regional planning, and provider of services for the metropolitan region. Ms. Garletz displayed a map of Metropolitan Council's sectors and described its 10-year planning cycle activities from 2010 to 2020.

Ed Reynoso, Metropolitan Council Representative, explained this cycle is triggered by the census every ten years.

Ms. Garletz reviewed a list of items that need to be addressed within local comprehensive plans and explained that as the result of a directive from the Legislature, the Metropolitan Council developed Thrive MSP 2040. She then presented next steps going forward, noting the dates that various plans were adopted ranging from December of 2014 to 2018 when local comprehensive plan updates are due.

Mr. Reynoso stated the goal of tonight's discussion is to introduce the Metropolitan Council's functions and enlighten new Councilmembers relating to its processes.

Mayor Strommen stated there has been some preparation for the City's upcoming Comprehensive Plan update to provide a baseline of knowledge about its purpose and importance.

Mr. Reynoso stated in looking at it from a regional view, it is fantastic to 'bring things home' for this district but the whole goal of putting long-term plans together is to assure growth at the right pace and to not make mistakes while looking at the regional picture.

Mayor Strommen opened the floor to comments and questions.

City Administrator Ulrich asked for an opinion on the opportunities presented with the new Comprehensive Plan for a suburban community like Ramsey and issues that may be of concern to the Metropolitan Council.

Mr. Reynoso stated Ramsey, as a suburban community, is doing a fantastic job in creating the ratio of number of units per acre, even with the Comprehensive Plan amendments. He felt there had been aggressive goals at first that may be pulled back a bit, but Ramsey is at 21 units per acre, which is phenomenal. He stated the City has a vision for growing the area in the right manner and he thinks there are opportunities with a different approach at Highway 10, as detailed in the Access Study, to take project sections step-by-step to address raising capital. He stated this will be beneficial for Ramsey and he looks forward to working with the City.

Planning Commissioner Bauer stated the recent community survey showed the City was average on most categories but employment opportunities scored low. He noted that a large demographic lives in Ramsey but does not work here so transportation is important. He asked how the Metropolitan Council looks at the inner city and suburbs as far as jobs, transportation, and public transportation.

Mr. Reynoso stated as long as there is a problem with Highway 10, it will be difficult to attract big business (manufacturing) as they want good and quick highway access and will not want to move to an area that is congested. With regard to net loss of jobs going to the cities, ways need to be found to transport people to jobs. Mr. Reynoso stated the reality is that the way Northstar is set up, it's not good even though it has improved the past several months He stated if the consistency of Northstar is not resolved, it will be difficult to 'sell,' but he thinks they can get to that point eventually. He felt no one had foreseen that as a problem five to six years ago when it first started but the Metropolitan Council is optimistic in working with BNSF to minimize delays. He stated he spoke with some riders of the Blaine express bus who stopped using Northstar because they need consistent and regular service. Mr. Reynoso stated providing flow both ways is important and the Metropolitan Council needs to be more conscientious to find ways to balance public transit with roads while looking at the big picture to plan ahead.

Mayor Strommen asked how the Metropolitan Council can reconcile the regional perspective while recognizing within that, there are sub-regional differences (north metro versus south metro). She noted staff's drafted Comprehensive Plan responses relating to traffic and water resource issues will drive the Comprehensive Plan Update and how things play out.

Mr. Reynoso stated they struggle with those issues all the time and the reality is that each community is a little different so it is difficult to create a 'flat rule' that can apply to all. He stated the Metropolitan Council needs to recognize those differences.

Ms. Garletz explained that as the Metropolitan Council Sector Representatives look at local plans, they hope to consider things that can be addressed in the plan and offer that flexibility, assistance and guidance. She noted that geographic planning areas have been added to allow more flexibility and ability for cities to find a better way to identify with community designation and show what is going on in each area.

Mr. Reynoso agreed that no community within the entire region is identical so coming down to specific guidelines and rules is difficult for all to maneuver identically.

Ms. Garletz stated as the handbook is developed, she hopes it can include resources for each community type as some things are not pertinent to all. She stated they will also develop sample policy positions in like size communities with like development.

Mr. Reynoso commented on the importance of receiving input and stated he will admit they are not perfect, will make mistakes, and that there is not a set of rules and guidelines that will make everybody happy but they clearly got the message relating to the Transportation Policy Plan (TPP) and will modify that language while maintaining the same goals.

Planning Commissioner Brauer stated they ran some data on the weigh station traffic counter and determined that for the last nine years, there is an extremely strong correlation between that traffic and the growth in Ramsey. He stated he wonders, looking at plans for growth, how the Metropolitan Council sees the issues of Highway 10 and growth as fitting together.

Mr. Reynoso stated he is glad the Highway 10 Access Planning Study determined palatable solutions as there are problems with finding funding. He stated that he hopes within the next five to six years or even sooner, they can take pragmatic steps to accomplish safe roads and access for emergency vehicles. He stated as the projects come forward, he thinks there will be growth in business and the Metropolitan Council is optimistic they can assist communities such as Ramsey to grow.

Mayor Strommen stated the City has heard from many businesses that there is a severe challenge in recruiting and retaining employees in Ramsey, which causes difficulties for its companies and businesses.

Mr. Reynoso stated in looking back at what has been done in the last four years, a lot of projects have come a long ways through collaboration and cooperation.

Councilmember Kuzma stated he has been on the Ramsey Council for two years and is glad to hear the Metropolitan Council is 'on board' with the importance of Highway 10. He noted the traffic counts on I-35W (an interstate) to Highway 10 are three-to-one so what was mentioned about it being a problem, is clear.

Mr. Reynoso offered to lobby at the Capitol on behalf of Ramsey to raise funds to improve Highway 10, noting that one life lost is one too many. He commented on the difficulty of getting transportation dollars and hope that the Legislature develops an adequate and robust

transportation bonding bill. Mr. Reynoso agreed that bigger investments are needed, noting $20 billion in the next 20 years is needed to just stay on pace with growth and maintaining the State's highway system.

Councilmember Riley noted that all of the questions have been on transportation, showing that it is the highest priority. He stated the next issue relates to water, a regional problem, and asked what is being done on that issue without adding red tape and government bureaucracy.

Mr. Reynoso stated coming forward with an approach that includes everybody's input is important and if specific areas have to take measures, it should be borne by the entire region. Also, local communities have to be invested. He commented on the importance of preserving the aquifers, taking precautionary measures that are responsible, and not impacting communities that results in stop of growth. He stated this is already under discussion and he supports taking a pragmatic approach that includes discussion from all communities. Mr. Reynoso stated Ramsey is taking more action on this front (protection and preservation of the City aquifer) than other communities.

Community Development Director Gladhill stated City Engineer Westby attends meetings of the Northwest Metro Water Supply Study Group, which is discussing this issue. He noted that the 2018 deadline may seem a long ways out but the Comprehensive Plan Update takes time to complete and includes a public comment period so the City needs to start working on the Plan update soon so it can be submitted on time.

Mayor Strommen asked if there were further questions or comments.

Community Development Director Gladhill stated the purpose of this Case was to open the discussion and during the Plan Update, staff will be taking the Council through a methodical step-by-step process, which will lead with citizen engagement so that input is received up front.

City Administrator Ulrich stated the City is fortunate to have a good relationship with the Metropolitan Council, noting it had worked in partnership for the rail station, on transportation policy issues, land use issues, livable communities, and received a number of grants through the Metropolitan Council. He stated his hope that good relationship will continue.

Ms. Garletz thanked the Council for the invitation and stated Metropolitan Council staff is available to provide input as the City moves forward with its Plan update.

Mr. Reynoso announced there is an opening on the Metropolitan Council's Parks and Open Space Commission should someone from Ramsey wish to serve in that capacity.

Mayor Strommen thanked Mr. Reynoso and Ms. Garletz for attending tonight's Work Session to provide input.

2.02: Discuss 2015 Legislative Platform

It was noted due to time constraints, this item will be considered during the Regular Session.

3. TOPICS FOR FUTURE DISCUSSION

Noted.

4. MAYOR / COUNCIL / STAFF INPUT

None

5. ADJOURNMENT

Mayor Strommen declared the Work Session of the City Council was adjourned at 6:16 p.m.

Respectfully submitted,

_____
Kurtis G. Ulrich
City Administrator

ATTEST:

_____
Jo Ann M. Thieling
City Clerk

Drafted by Carla Wirth
TimeSaver Off Site Secretarial, Inc.

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CITY COUNCIL
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a regular meeting on Tuesday, December 9, 2014, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Sarah Strommen
Councilmember Randy Backous (left the meeting at 7:48 p.m.)
Councilmember Jill Johns
Councilmember Mark Kuzma
Councilmember John LeTourneau
Councilmember Chris Riley
Councilmember Jason Tossey (left the meeting at 9:07 p.m.)

Members Absent: None

Also Present: City Administrator Kurtis Ulrich
Finance Director Diana Lund
Fire Chief Dean Kapler
Police Chief James Way
Parks and Assistant Public Works Superintendent Mark Riverblood
Public Works Superintendent Grant Riemer
Human Resources Manager Colleen Lasher
City Clerk Jo Ann Thieling
Community Development Director Timothy Gladhill
City Engineer Bruce Westby
City Planner Chris Anderson
Asst. City Administrator/Economic Development Manager Patrick Brama
City Attorney Joe Langel
Councilmember Elect Kristine Williams

1. CALL TO ORDER

Mayor Strommen called the regular meeting of the Ramsey City Council to order at 7:02 p.m., followed by the Pledge of Allegiance led by Mayor Strommen.

2. PRESENTATION

2.01: Recognition of Anoka High School Tornadoes Boys Soccer Team

Mayor Strommen read in full a resolution of proclamation recognizing and congratulating the Anoka High School Tornadoes Boys Soccer Team for winning the Class 2A State Title.

Coaches Seul and Becklin and Michael Talbot, the team member who scored the game winning goal stepped forward to accept the proclamation. They expressed their appreciation for this recognition and indicated the team's success is a result of hard work and belief in their abilities. The Council and audience responded with a round of applause.

Councilmember Backous noted that one-half of the students attending the Anoka High School live in Ramsey and commented on the pride taken by the City in their accomplishments.

2.02: Strategic Plan Update

City Administrator Ulrich presented an update on the City's Strategic Plan, its vision, mission, and goals/imperatives. He commended the City Council for moving the City forward and staff for its work on the City's behalf.

Mayor Strommen added the appreciation of the Council for staff's commitment to the Strategic Plan and its process, noting it has paid off in a number of areas including success in achieving funding for Highway 10.

3. CITIZEN INPUT

Mayor Strommen noted this is the last meeting of the year and the last meeting that will be attended by Councilmembers Backous and Tossey. She thanked both for their four years of service to Ramsey, stating she will miss working with them. It was noted that a formal recognition will be scheduled after the first of the year.

4. CONSENT AGENDA

Motion by Councilmember Riley, seconded by Councilmember Tossey, to approve the following items on the Consent Agenda:

4.01: Receive October 2014 Financial Reports – General Fund and Enterprise Funds
4.02: Receive Cash and Investments for Period Ending November 30, 2014
4.03: Consider Waiving / Not Waiving statutory Tort Limits
4.04: Adopt Resolution #14-12-261 Approving Cash Disbursements Made and Authorize Payment of Accounts Payable Invoicing received During the Period of November 20, 2014, and December 3, 2014
4.05: Adopt Resolution #14-12-245 Decertifying Tax Increment Financing District #4
4.06: Adopt Resolution #14-12-251 Authorizing Local Road Improvement Program Funding Application for Riverdale Drive Extension from Traprock Street to Ramsey Boulevard
4.07: Adopt Resolution #14-12-256 to Accept the City Administrator's Annual Performance Evaluation
4.08: Adopt Resolution #14-12-259 to Hire an Engineering Technician III
4.09: Report from the Public Works Committee Meeting dated November 18, 2014:
    1) Consider Stop Sign Installations on 146th Avenue at Iodine Street – *Ratify the recommendation of the Public Works Committee to approve the installation of stop signs on 146th Avenue on both sides of Iodine Street.*

Motion carried. Voting Yes: Mayor Strommen, Councilmembers Riley, Tossey, Backous, Johns, Kuzma, and LeTourneau. Voting No: None.

5. APPROVE AGENDA

Motion by Councilmember Backous, seconded by Councilmember Johns, to approve the agenda as revised to add Case 7.00: Discuss 2015 Legislative Platform.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers Backous, Johns, Kuzma, LeTourneau, Riley, and Tossey. Voting No: None.

6. PUBLIC HEARING

6.01: Public Hearing on 2015 Tax Levy and General Fund Budget and Adoption of Final Levies and Budgets

Mayor Strommen closed the regular portion of the City Council meeting at 7:20 p.m. in order to conduct a public hearing.

Public Hearing

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

Presentation

Finance Director Lund presented the 2015 Proposed Tax Levy and General Fund Budget of $9,407,821, a reduction of $2,677 from the preliminary budget. She advised that the Council has decided the HRA will be dissolved effective January 1, 2015, so there is no HRA levy in 2015. Finance Director Lund also presented details of the 2015 EDA/HRA budget and levy of $116,444, a 4.39% decrease since 2014.

City Administrator Ulrich stated this is a culmination of a yearlong process, noting the 2016 budget will start in the first quarter of 2015 starting with the Strategic Plan to determine what is to be accomplished. He noted that adjustments can be made and while the levy can be decreased, it cannot be increased.

Citizen Input

There was none.

Motion by Councilmember Backous, seconded by Councilmember Kuzma, to close the public hearing.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers Backous, Kuzma, Johns, LeTourneau, Riley, and Tossey. Voting No: None.

The public hearing was closed at 7:39 p.m.

Council Business

Mayor Strommen called the regular City Council meeting back to order at 7:39 p.m.

Mayor Strommen stated this has been a lengthy process and a lot of the Council's discussion and focus was to address funding for road maintenance. After hearing from the public and Charter Commission, it was ultimately decided that the original proposal of franchise fees was not supported, which is the major factor in the budget increase.

Councilmember Backous felt a major accomplishment of the Council in 2014 is dissolving the HRA to remove that hidden tax. He stated he supported franchise fees because he thinks assessments are also a hidden tax but really prefers to have all costs placed on the books so there are no hidden taxes.

Motion by Councilmember LeTourneau, seconded by Councilmember Riley, to Adopt Resolution #14-12-252 Adopting the 2014 Payable 2015 EDA levy in the amount of $116,444; to Adopt Resolution #14-12-253 Adopting the 2015 EDA Budget in the amount of $204,301; to Adopt Resolution #14-12-254 Adopting the 2014, Payable 2015 Municipal Tax Levy in the amount of $9,407,821; and, to Adopt Resolution #14-12-255 Adopting the 2015 General Fund Budget in the amount of $10,423,759.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers LeTourneau, Riley, Backous, Johns, Kuzma, and Tossey. Voting No: None.

6.02: Public Hearing on the Dissolution of the Ramsey Housing and Redevelopment Authority

Mayor Strommen closed the regular portion of the City Council meeting at 7:43 p.m. in order to conduct a public hearing.

Public Hearing

Mayor Strommen called the public hearing to order at 7:43 p.m.

Presentation

City Attorney Langel reviewed the staff report and indicated the purpose of this Case is to hold a public hearing on whether the Ramsey Housing and Redevelopment Authority should be dissolved. It was noted that at its November 12, 2014, meeting, the Council decided to dissolve the HRA and transfer its assets to the City. He explained that upon adoption of the draft resolution, the HRA will be dissolved on December 31, 2014.

Citizen Input

There was none.

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

Motion carried. Voting Yes: Mayor Strommen, Councilmembers Riley, Johns, Backous, Kuzma, LeTourneau, and Tossey. Voting No: None.

The public hearing was closed at 7:45 p.m.

Council Business

Mayor Strommen called the regular City Council meeting back to order at 7:45 p.m.

Motion by Councilmember Backous, seconded by Councilmember Tossey, to Adopt Resolution #14-12-232 Dissolving the Ramsey Housing and Redevelopment Authority.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers Backous, Tossey, Johns, Kuzma, LeTourneau, and Riley. Voting No: None.

7. COUNCIL BUSINESS

7.00: Discuss 2015 Legislative Platform

Asst. City Administrator/Economic Development Manager Brama reviewed the staff report and presented the City's draft 2015 Legislative Platform, which is drafted and adopted annually. It was noted this document includes a list of Legislative priorities, specifically related to the City. Upon adoption by the Council, this Platform will be forwarded to Anoka County, State, and Federal elected officials. In addition, this document will be used internally by staff as a supplemental work plan for 2015.

Councilmember Backous left the meeting at 7:48 p.m.

Mayor Strommen asked for the Council's feedback on whether the items included in the City's Legislative Platform are appropriate.

Councilmember LeTourneau supported the idea that 'less is more' and removing the items suggested by staff to keep an eye on the highest priority items.

Asst. City Administrator/Economic Development Manager Brama explained the first and second items are listed in order of priority and the remaining are randomly listed.

Councilmember LeTourneau stated support to narrow the Legislative Platform by removing the e-cigarette smoking ban and regulation of massage therapists.

Councilmember Tossey concurred and advised the new Council to assure Highway 10 is kept as a priority.

Mayor Strommen noted the Council has had recent discussion relating to an e-cigarettes smoking ban and massage therapist licensure and agreed that neither issue rose to the category of other items on the Platform. She offered an option to remove those two items from the City's priority list and include them on another list of items supported for the League of Minnesota Cities' Legislative Platform.

The Council discussed whether to remove those two items from the City's Legislative Platform and include a general statement of support of the League's Platform.

Councilmember Johns noted the Council does support the State regulating e-cigarettes and massage therapists so that should be indicated, yet she does not want to dilute the City's other Legislative Platform items.

The Council supported the suggestion of Mayor Strommen to direct staff to draft a statement indicating there is Ramsey support for the following items in the League of Minnesota Cities Platform: e-cigarette smoking ban and regulation of massage therapists.

Asst. City Administrator/Economic Development Manager Brama explained why it is problematic for the City to support the League's entire Platform and suggested catch all language indicating the City will consider, on a case-by-case basis, items as they come forward.

Police Chief Way agreed those issues are not a priority at the level of Highway 10 or ground water but when the State does take up those issues, he would ask for the Council's support.

The consensus of the Council was to direct staff to draft a final Legislative Platform based on tonight's discussion for formal adoption on January 13, 2015.

7.01: Consider Adopting Resolution #14-12-258 Approving the 2015 Non-Union Cost of Living Adjustments (COLA) and Non-union Health Insurance Contributions

Human Resources Manager Lasher reviewed the staff report and recommendation to authorize the 2015 non-union City health insurance contribution and increase the non-union wage sale by two percent.

Councilmember Kuzma expressed the Council's appreciation to Human Resources Manager Lasher for her work on the City's behalf.

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to Adopt Resolution #14-12-258 Approving the 2015 Non-Union Health Insurance Contributions and Non-Union Health Insurance Contributions.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers Kuzma, Johns, LeTourneau, Riley, and Tossey. Voting No: None. Absent: Councilmember Backous.

7.02: Consider Adopting Resolution #14-12-257 Approving a Two-Year Labor Agreement with the American Federation of State, County, and Municipal Employees (AFSCME)

Human Resources Manager Lasher reviewed the staff report and recommendation to settle a two-year labor agreement with the American Federation of State, County, and Municipal Employees (AFSCME).

Councilmember Riley noted the recommendation is for the City to give a cost of living raise to City staff, which is a fair amount while also being fair stewards of the public's money. He indicated that in view of high health insurance cost increases experienced by others, the City is lucky it is only experiencing a 10% increase.

Councilmember LeTourneau concurred and extended the Council's appreciation to Human Resources Manager Lasher and staff for their due diligence in negotiating these contract terms.

Motion by Councilmember LeTourneau, seconded by Councilmember Riley, to Adopt Resolution #14-12-257 Approving a Two-Year Labor Agreement with the American Federation of State, County, and Municipal Employees (AFSCME).

Motion carried. Voting Yes: Mayor Strommen, Councilmembers LeTourneau, Riley, Johns, Kuzma, and Tossey. Voting No: None. Absent: Councilmember Backous.

7.03: Consider Adopting Resolution #14-12-250 Adopting Special Assessments Policy for City Improvement Projects

City Engineer Westby reviewed the staff report and recommendation to adopt the draft Special Assessment Policy. It was noted that if adopted, staff will complete the Garnet Street Reconstruction Feasibility Report and present it to Council for approval on January 13, 2015, with approvals for plans and specifications and bidding to be requested in the spring of 2015.

Mayor Strommen described the Council's lengthy consideration in developing this Policy and thanked staff and all who contributed towards that effort including the Public Works Committee.

Councilmember Riley noted the Policy highlight is that it is compliant with the City Charter and the focus is street reconstruction. He clarified that the City would not assess higher than the increase in value to the property as calculated by an outside appraiser.

Councilmember LeTourneau stated this Policy is part of a strategy that includes many complex pieces. He stated support for the Policy as it offers flexibility and addresses the larger question of how the City will maintain and reconstruct its streets.

Motion by Councilmember Riley, seconded by Councilmember Kuzma, to Adopt Resolution #14-12-250 Adopting Special Assessments Agreement for City Improvement Projects.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers Riley, Kuzma, Johns, LeTourneau, and Tossey. Voting No: None. Absent: Councilmember Backous.

7.04: Review and Respond to the Anoka Conservation District's Draft 2015-2019 Comprehensive Plan

City Planner Anderson provided of an overview of the Anoka County District's (ACD) draft 2015-2019 Comprehensive Plan and the City's draft response. He reviewed items that staff recommends highlighting, recommendation for approval, and to submit the City's response to the ACD.

Mayor Strommen advised that to avoid a potential perception of influence, as she works for the Board of Water and Soil Resources (BWSR), she will abstain from this discussion and the vote.

Councilmember LeTourneau stated the Environmental Policy Board (EPB) has discussed this topic and he appreciates that staff revised the draft to reflect those comments including that relating to education.

Motion by Councilmember LeTourneau, seconded by Councilmember Riley, to approve the draft response to the Anoka Conservation District's 2015-2019 Comprehensive Plan.

Further discussion: Councilmember Tossey stated during his tenure on the Council, the issue of groundwater supply and quality has seen no headway and he is concerned that it may result in a crisis if the new Council does not focus on it. Councilmember Riley supported the stronger language drafted by staff, noting this issue was also raised at tonight's Work Session with the Metropolitan Council representatives as it is a regional issue.

Motion carried. Voting Yes: Councilmembers LeTourneau, Riley, Johns, Kuzma, and Tossey. Voting No: None. Abstain: Mayor Strommen. Absent: Councilmember Backous.

Mayor Strommen advocated for the City assuring the issue of ground water remains a focus as well as addressing and including conservation tools in the City's Comprehensive Plan Update. The Council supported the suggestion of Mayor Strommen to ask the EPB to study this issue including current research and information being gathered by other regulating agencies.

7.05: Consider Work Order for Preparation of Plat for Park Dedication Purposes for Rivers' Bend Park

Parks and Assistant Public Works Superintendent Riverblood reviewed the staff report and recommendation to approve the work order for Hakanson Anderson to prepare a plat to formally dedicate to the public the area known as Rivers' Bend Park.

Councilmember Kuzma stated during the Work Session discussion he indicated he could not support this Case due to the $10,000 cost of the survey; however, he could now support this recommendation as the cost is lowered to $7,000.

Councilmember LeTourneau advocated for approval, noting it is supported by residents in that area who have indicated it is an issue of parks.

Motion by Councilmember LeTourneau, seconded by Councilmember Riley, to approve the work order for Hakanson Anderson to prepare a plat to formally dedicate to the public the area known as Rivers' Bend Park, at a not-to-exceed amount of $7,000.

Further discussion: Mayor Strommen agreed this action relates to certainty and the City's long-term intentions relating to this property. She felt this was a modest investment when compared to the first estimate to provide that certainty to those residents.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers LeTourneau, Riley, Johns, Kuzma, and Tossey. Voting No: None. Absent: Councilmember Backous.

Councilmember Tossey expressed his appreciation to Parks and Assistant Public Works Superintendent Riverblood for his dedication and support of the City's park facilities.

7.06: Consider Authorization of Sale of 1989 Fire Tanker Truck to the City of Nowthen

Fire Chief Kapler reviewed the staff report and recommendation to authorize the sale of the 1989 Ford L9000 tanker to the City of Nowthen for the amount of $13,500. He reported that the City of Nowthen has approved the purchase and staff had obtained two independent valuations that resulted in a value window of $12,000 to $15,000. The funds will be used to offset the price of the newly purchased vehicle.

Councilmember Riley noted this equipment has lasted 25 years, a testament to the quality maintenance it has received.

Motion by Councilmember Riley, seconded by Councilmember Kuzma, to authorize the sale of the 1989 Ford L9000 tanker to the City of Nowthen for the amount of $13,500 contingent upon approval of the Nowthen City Council for purchase of the same said vehicle.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers Riley, Kuzma, Johns, LeTourneau, and Tossey. Voting No: None. Absent: Councilmember Backous.

7.07: Consider Adoption of Anoka County Fire Protection Council Joint Powers Agreement

Fire Chief Kapler reviewed the staff report and recommendation to adopt the Joint Powers Agreement (JPA) with the Anoka County Fire Protection Council as it will benefit both Police and Fire Departments. He explained the need to formulate a JPA with the 22 communities involved and thanked City Attorney Langel for his assistance and review of the JPA.

City Attorney Langel stated this JPA, because it involves so many differing types of entities, has been reviewed extensively to assure it works the best possible for all entities that will enter into

the Agreement. He stated this Agreement has to be accomplished by the end of 2014 and he believed this document was a good starting point.

Councilmember LeTourneau stated that while this is a complicated document, from a public safety perspective, it will provide a higher level of service to Ramsey's residents.

Motion by Councilmember LeTourneau, seconded by Councilmember Johns, to adopt the Anoka County Fire Protection Council Joint Powers Agreement.

Further discussion: Councilmember Riley asked what concerns have been raised relating to the JPA. City Attorney Langel stated there are no glaring issues but there had been discussion about who can be a member and how a Board can be created because of the many different entities involved. He agreed it is complicated and the City can see how it works over the next few years knowing it can be modified, if needed. Councilmember Tossey clarified that this action will just make the Anoka County Fire Board, which runs well, official for joint and shared responsibilities (Dispatch CAD System and Records Management System). Councilmember Kuzma asked about the term of the JPA. City Attorney Langel explained it is a perpetual document with terms to elect in and out of the organization. Mayor Strommen stated this has been a long-standing collaboration that the JPA would formally memorialize.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers LeTourneau, Johns, Kuzma, Riley, and Tossey. Voting No: None. Absent: Councilmember Backous.

Councilmember Tossey left the meeting at 9:07 p.m.

7.08: Consider Adoption of Resolution #14-12-263 to Dissolve Shared Fire Service Study Group

City Administrator Ulrich reviewed the staff report, advised of areas determined for shared services that will be of benefit to Ramsey, and recommendation to dissolve the Shared Fire Service Study Group.

Fire Chief Kapler concurred this has been a great process, noting the City brought away some great things such as joint and coordinated training topics and standardized ordering of vehicles. He stated every 'rock' has been overturned to see if it is feasible but at this point, several major obstacles remain that cannot be resolved.

Mayor Strommen agreed it was a worthwhile and important effort, noting it confirmed that a full merger is not in Ramsey's best interest, and that the City's fire services are being delivered in the best method possible. She extended the Council's appreciation to Fire Chief Kapler for his important leadership in this effort.

Councilmember Riley agreed this was a good discussion that has now run its course.

Motion by Councilmember Riley, seconded by Councilmember Kuzma, to Adopt Resolution #14-12-263 to Dissolve the Shared Fire Service Study Group.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers Riley, Kuzma, Johns, and LeTourneau. Voting No: None. Absent: Councilmember Backous and Tossey.

7.09: Consider Offers to Purchase City Owned Property Located at 15153 Nowthen Boulevard (portions of the case closed to the public)

Asst. City Administrator/Economic Development Manager Brama reviewed the staff report and separate informal offers from NIK Management Group and D.R. Horton to purchase City-owned property located at 15153 Nowthen Boulevard. The property is listed by CBRE and currently listed at $40,000 with a total asking price of $820,000. Asst. City Administrator/Economic Development Manager Brama described the due diligence process that may result in slightly evolving offers.

Asst. City Administrator/Economic Development Manager Brama stated both offers propose a two-phase approach with the buyer purchasing all developable land (14 acres) now and a second phase to purchase the remaining 6.5 acres after Fire Station #2 is relocated and the buildings are removed. It was noted that both informal offers require the City to deliver a clean site at second phase.

Asst. City Administrator/Economic Development Manager Brama provided background information on both companies and advised that the D.R. Horton offer includes a land swap relating to about 10 acres.

Asst. City Administrator/Economic Development Manager Brama reviewed the anticipated timeline and advised that under Minnesota Statutes, Section 13D.05, Subd.3, the meeting can move into closed session to develop a negotiation strategy for the sale of City-owned property located at 15153 Nowthen Boulevard.

Motion by Councilmember LeTourneau, seconded by Councilmember Johns, to move to Closed Session to discuss acquisition negotiations.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers LeTourneau, Johns, Kuzma, and Riley. Voting No: None. Absent: Councilmembers Backous and Tossey.

The City Council meeting moved into a Closed Session at 9:24 p.m.

The City Council reconvened in Open Session at 9:45 p.m.

Asst. City Administrator/Economic Development Manager Brama stated the Council met in Closed Session and reviewed informal offers for City-owned property at 15153 Nowthen Boulevard from NIK Management Group and D.R. Horton and direction was given for staff to negotiate with NIK Management Group to prepare a purchase agreement for Council review in January of 2015 and to discontinue negotiation with D.R. Horton on this property but to continue conversation on other property within Ramsey.

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Ulrich announced upcoming meetings and events including the December 22, 2014, 11 a.m., visit by Governor Dayton and Senator Klobuchar for the Highway 10 project kick-off. He also announced the opportunity to donate items to the different charitable organizations who had drop boxes set up at City Hall. City Administrator Ulrich stated the Grant Evaluation and Ranking System (GEARS) Committee is soliciting members, which may be of interest to Councilmember LeTourneau. He noted this is the final Council meeting of 2014 and the next meeting will be January 13, 2015.

Mayor Strommen commented on letters received from third graders as a result of her elementary school visit that described a problem in the community. She wished a Merry Christmas and Happy Holidays to residents.

Councilmember Kuzma acknowledged the attendance of Councilmember-Elect Kristine Williams. City Administrator stated there will be a ceremonial public swearing in of new Councilmembers at the first regular meeting of 2015.

9. ADJOURNMENT

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

Motion carried.

The regular meeting of the City Council adjourned at 9:54 p.m.

Respectfully submitted,

_____
Kurtis G. Ulrich
City Administrator

ATTEST:

_____
Jo Ann M. Thieling
City Clerk

Drafted by Carla Wirth
TimeSaver Off Site Secretarial, Inc.

CC Regular Session **4. 6.**

Meeting Date: 01/13/2015

Submitted For: Dean Kapler, Fire Department **By:** Dean Kapler, Fire Department

Information

Title

Approve 2015 Paid on Call Fire Officer Selections

Purpose/Background:

Paid on Call Fire Officers consist of the following positions: Assistant Fire Chiefs (3), Captains (2), Lieutenants (4), Training Officer/Lieutenant (1) Terms are 2 years with half the positions available for application each year. The Fire Chief conducts interviews and brings a recommendation to the City Administrator for approval, then to council for approval. The City Administrator has discussed with the Fire Chief and approves the 2015 recommendations.

Funding Source:

Annual Officer pay is as follows: Assistant Chief $4500, Captain $3180, Lieutenant $2520, Training Officer/Lieutenant $2972. All these are budgeted annually in the Personnel Services portion of the Fire Department Budget. It should be noted that per the Ramsey/Nowthen Joint Powers Agreement, Nowthen pays for one Assistant Chief pay and one Lieutenant pay.

Recommendation:

Staff recommends to council to approve the Fire Chiefs 2015 Paid on Call Fire Officers selections as attached.

Action:

Approve/Not Approve Fire Chiefs recommendation of 2015 Paid on Call Fire Officer selections.

Attachments

2015 Fire Officers

Form Review

Inbox	Reviewed By	Date
Colleen Lasher	Colleen Lasher	01/08/2015 11:55 AM
Kurt Ulrich	Kurt Ulrich	01/08/2015 12:07 PM
Form Started By: Dean Kapler		Started On: 01/08/2015 10:28 AM
Final Approval Date: 01/08/2015		

2015 Paid on Call Fire Officers

Position	Name	Station	Term
Chief #2	Matt Kohner	2	2014/2015
Chief #3*	Carey Schiferli	1	2015/2016
Chief #4	Bart Hayft	3	2014/2015
Captain #11*	Brad Jorgensen	1	2015/2016
Captain #12	Dave Weigman	2	2014/2015
Lieutenant #1*	Kyle Hemmerich	1	2015/2016
Lieutenant #2	Jim Block	2	2014/2015
Lieutenant #3*	Chad Sacre	3	2015/2016
Lieutenant #4	Don Yamauchi	2	2014/2015
Lieutenant #5/Training Officer*	Tyler Wiemann	3	2015/2016

CC Regular Session **4. 7.**

Meeting Date: 01/13/2015

Submitted For: Patrick Brama, Administrative Services

By: Patrick Brama, Administrative Services

Information

Title

Execute Cancelation of Purchase Agreement with MDBNK (All Seasons Garage Door)

Purpose/Background:

Purpose

Execute Cancelation of Purchase Agreement with MDBNK (All Seasons Garage Door)

Background (case)

The Ramsey HRA approved a Purchase Agreement with MDBNK (All Seasons Garage Door Company) on October 28, 2014 for the former XXX bookstore site. Attached to this case is a memo from the October 28 meeting; which includes detailed background information on MDBNK and the proposed project.

Background (cancellation)

The City received word from All Season's Garage Door Company on December 24, 2014 that they will NOT be moving forward with purchasing the former XXX Bookstore site. Through their due-diligence, All Seasons discovered their company is growing too fast, and the size of the site they were considering would be too small. Within two years, they would be out of space again. Attached to this case is a formal *Cancelation of Purchase Agreement*.

Notification:

NA

Observations/Alternatives:

Alternatives before the City are limited. If the Council does not wish to execute this cancelation, the purchase agreement would remain in effect through the originally agreed upon termination date (March 04, 2015). Said action would result in retaining the Buyer's earnest money through the termination date.

Funding Source:

NA

Recommendation:

NA

Action:

Motion to execute the attached Cancelation of Purchase Agreement with MDBNK.

Attachments

10282014 HRA Case Memo

Purchase Agreement

Subject Property

Cancellation of PA (purpose of case)

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/08/2015 09:42 AM
Form Started By: Patrick Brama		Started On: 01/05/2015 09:34 AM
Final Approval Date: 01/08/2015		

HRA Regular Session **5. 1.**

Meeting Date: 10/28/2014

Submitted For: Patrick Brama, Administrative Services

By: Patrick Brama, Administrative Services

Information

Title:

Consider Purchase Agreement for 6710 Highway 10 (PORTIONS OF CASE MAY BE CLOSED TO THE PUBLIC)

Purpose/Background:

PURPOSE

Consider Purchase Agreement (PA) from MDBNK, LLC in the amount of $170,000 for 1.23 acres of Ramsey Housing and Redevelopment (HRA) owned land located at 6710 U.S. Highway 10.

BACKGROUND (Prospect/Project)

MDBNK, LLC is the legal entity seeking to purchase 6710 U.S. Highway 10. The business interested in operating from this location is All Seasons Garage Door Company. Both entities are owned and operated by the same persons. For the sake of this case write-up, MDBNK, LLC and All Seasons Garage Door are the same entity.

All Seasons Garage Door Company (All Seasons) is a residential, commercial, and industrial garage door supplier and installer. Established in 1978, this company was originally located in Columbia Heights. Eventually, All Seasons moved to their current location, the City of Coon Rapids. All Seasons has 23 full time employees; and is expecting 3-5 new employees over the next 24 months. Their current facility is 2,500 square feet and is located off Coon Rapids Boulevard.

Over the past decade, All Seasons has experienced significant growth. Their existing site in Coon Rapids is land-locked and not large enough to sustain required future expansions. Additionally, All Seasons would like to move from their existing Coon Rapids location due to various market forces and strategic business decision factors.

All Seasons is interested in purchasing a site that can sustain a 5,500 square foot facility, has room for a 5,000 square foot future expansion, and has visibility from U.S. Highway 10. The HRA owned site located at 6710 U.S. Highway 10 has been targeted by All Seasons as a desired location for their new facility and business operations. For more information on this prospect, please see their website: http://www.allseasonsgaragedoor.com/

BACKGROUND (6710 U.S. Highway 10)

The HRA owned property located at 6710 U.S. Highway 10 was acquired in May of 2013 from Arnold Holmberg. The previous use of this site was the "XXX Adult Bookstore." This property was purchased by the Ramsey HRA with the intent to remove an existing blighted structure and return the site back to the private sector for redevelopment.

6710 was purchased at a price of $361,100. The previously existing structure was demolished and all previously existing improvements were removed in August of 2013 at a cost of $23,000. Notable redevelopment factors for this site include (1) the anticipated loss of direct-access to U.S. Highway 10 and (2) the need for conformity to existing stormwater regulations.

The HRA began listing this property for sale with CBRE in the spring of 2014. Attached to this case is the CBRE listing and marketing materials. The asking price for this property is $215,000. The HRA (and City Council) developed and adopted a "*pricing strategy*" for this property in the spring of 2014. The asking price identified by All Seasons in the attached PA is within said approved *pricing strategy* deal range.

BACKGROUND (Process/PA)

Before the HRA is a PA for a potential land transaction. Moving forward, if PA is approved and executed, the buyer will enter a period of due-diligence; in which they will seek to complete a number of items--notably receiving Site Plan approval by February 18th, 2015. Closing for this potential transaction is March 4, 2015. Construction of this potential project is anticipated to begin in the spring of 2015 and to be completed in the late summer 2015.

Notification:

NA

Observations/Alternatives:

Alternative 1: Accept the proposed PA

Why should this alternative be considered? Based on past practice for the City of Ramsey, the proposed project would be considered a traditional economic development project. This proposed project would bring 23 jobs paying $17.00-$23.00 per hour; and would bring 3-5 new jobs within 2 years. The projected total property taxes for the proposed development is $26,200 annually (over 10 years, with no inflation, this would equate to $262,000). Today, this property is tax exempt. All Seasons is proposing a quality facility that will help improve the image of U.S. Highway 10 in the heart of Ramsey. Lastly, it is Staff's opinion, based on interactions with the All Seasons management team, this prospect will be a quality addition to the Ramsey business community.

Why should the purchase price be considered? As outlined in the background section of this case, the Ramsey HRA purchased 6710 Highway 10 to remove a blighted building/site conditions and return the property back to the private sector for redevelopment. This property was purchased with Anoka County HRA dollars which were levied and intended for said type of use (to remove blight and encourage redevelopment). Both goals would be accomplished by moving this project forward.

When the site was purchased, the purchase price ($361,100) included a building, site improvements, and direct access to U.S. Highway 10. All improvements have been removed. Direct access to this site will be eliminated--based on the Highway 10 Access Planning Study anticipated for adoption in November. Additionally, although this site is located adjacent to City infrastructure, it doesn't have the ability to connect to a regional stormwater pond so the required stormwater ponding for new development (the previous use was "grandfathered" with no stormwater ponding) will need to provide stormwater treatment for back-to-back 100-year rainfall events. Lastly, this prospect is fast moving and highly motivated to complete a project by summer 2015. A major in the PA process will increase the risk this prospect considers alternative sites.

Why should this alternative not be considered? If the HRA requires a higher transaction price for the sale of this property; or, the HRA is not satisfied with the proposed use for this site.

Alternative 2: Provide staff with direction to renegotiate a portion(s) of the proposed PA.

If the HRA requires a higher transaction price for the sale of this property, or the HRA is unsatisfied with portions of this PA, staff would recommend a counter-offer to the prospect. This PA has been reviewed by the City Attorney and City real estate broker for errors and concerns.

Alternative 3: Reject the proposed PA.

Staff would not recommend the proposed PA be rejected with no direction for renegotiation.

Funding Source:

The property was originally purchased with Anoka County HRA funds, designated for the City of Ramsey. Therefore, all sales proceeds from this transaction with return to the City, unrestricted as to their future use. It is recommended that land proceeds be returned to the City's Economic Development Fund, to be used for future economic development projects.

Recommendation:

Staff would recommend any required discussion related to the negotiation of land sale prices be moved to a closed session, as permitted by State Statue. Additionally, Staff would request for any direction to be contingent upon final review and amendments of the attached PA by the City Attorney.

Included in this case is memo from CBRE.

Action:

Approve/ Amend/ Renegotiate/ Do Not Approve:
the attached Purchase Agreement (PA) from MDBNK, LLC in the amount of $170,000 for 1.23 acres of Ramsey Housing and Redevelopment (HRA) owned land located at 6710 U.S. Highway 10, contingent upon final review and amendments of the attached PA by the City Attorney.

Attachments

Purchase Agreement
Property Listing
CBRE Memo
HRA Purchase of Property 2013 Case
PLAT

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	10/23/2014 09:18 AM
Bruce Westby	Bruce Westby	10/23/2014 10:57 AM
Kurt Ulrich	Kurt Ulrich	10/23/2014 11:13 AM
Form Started By: Patrick Brama		Started On: 10/18/2014 11:15 AM
Final Approval Date: 10/23/2014		

PURCHASE AGREEMENT

THIS PURCHASE AGREEMENT ("Agreement") is made and entered into as of this **10th** day of **October**, 2014 (the "Effective Date") between, **The Housing and Redevelopment Authority**, ("Seller"), and **MDBNK, LLC,** ("Buyer").

In consideration of the covenants and agreements contained herein, the parties agree as follows:

1. PREMISES. Subject to compliance with the terms and conditions of this Agreement, Seller shall sell to Buyer and Buyer shall purchase from Seller, the following (collectively, the "Premises"):

The real property located **6710 Highway 10 NW, Ramsey**, County of **Anoka**, State of **Minnesota**, comprising **PID # 34-32-25-13-0005**, legally described in **EXHIBIT A** attached hereto and depicted on **EXHIBIT A-1** attached hereto, together with all easements, tenements, hereditaments, and appurtenances belonging thereto (the "Land").

2. PURCHASE PRICE. The purchase price shall be **$170,000.00**. Buyer will pay upon the following terms:

A. **$3,000.00 Earnest money**. The Earnest Money shall be placed and held by Escrow Agent in its commercial interest bearing account in accordance with the terms of this Agreement and shall be credited against the Purchase Price in favor of Buyer at closing. Any and all interest accruing on the Earnest Money pursuant to this Agreement shall be paid to Buyer and shall accrue solely for Buyer's benefit. If Buyer provides Seller with written notice of Buyer's waiver or satisfaction of all the conditions to closing set forth in Section 5 of this Agreement, then the Earnest Money shall be deemed non-refundable to Buyer, except as otherwise provided in Sections 3.D, 5, 6, 9, 16, 18, 19, 28.A or elsewhere in this Agreement.

B. **$167,000.00 Cash.** The balance of the Purchase Price shall be paid (subject to proration's, reductions and credits as provided below) by wire transfer, certified check or cashier's check at the closing.

3. TITLE TO BE DELIVERED; COMMITMENT; SURVEY; TITLE OBJECTIONS.

A. Title To Be Delivered. At closing, **Seller** agrees to convey Marketable Fee Simple Title to the Premises. For purposes of this Agreement, the term "Marketable Fee Simple Title" means title to the Premises that, when acquired by Buyer, will be insurable by the Title Company under its current form ALTA Owner's Title Insurance Policy and is also free and clear of all liens,

encumbrances, easements, covenants, conditions restrictions adverse claims and other matters, other than the Permitted Exceptions (defined in Exhibit B attached hereto and made a part hereof).

B. Commitment. As soon hereafter as reasonably possible, **Seller,** at its sole cost and expense, shall cause to be issued and delivered to Buyer, a Commitment covering the Premises issued by the Title Company wherein the Title Company agrees to issue to Buyer upon the recording of the Deed, (defined herein) and the conveyance documents described herein, a current form of ALTA Owner's Title Insurance Policy ("Commitment"), with standard coverage, in the full amount of the purchase price. The Commitment shall be accompanied by copies of all recorded documents affecting the Premises, and shall include searches for real estate taxes and pending and levied special assessments. **Buyer** shall deliver a copy of the Survey (defined herein) to Title Company so that the initial Commitment may be amended or supplemented to contain any survey exceptions to title.

C. Survey. **Seller**, at its sole cost and expense, shall provide a current ALTA/ACSM Land Title Survey ("Survey") of the Premises prepared by a duly licensed land surveyor in the State of Minnesota.

D. Title Objections. **Buyer** shall have until thirty (30) days from the date it receives the latter of the Commitment or Survey (or any update or supplement thereto) to make its objections to matters disclosed in the Commitment or Survey (or any update or supplement thereto) in writing to Seller. Any exception disclosed in the Commitment or Survey (or any update or supplement thereto) and not timely objected to by Buyer within the thirty (30) day period shall be deemed a "Permitted Exception" hereunder. Seller shall have until thirty (30) days after it receives such objections to have the same removed or satisfied, using commercially reasonable efforts, or the Title Company agrees to insure over said defect based on Seller's Letter of Undertaking. If Seller shall fail to have such objections removed within that time, then Buyer may, as its sole remedy, either (a) terminate this Agreement without any liability on its part and receive the Earnest Money (together with any accrued interest) back, (b) waive such objections in writing and proceed to closing with the understanding that such uncured objections shall be deemed Permitted Exceptions at closing, or (c) attempt to cure such uncured objections, in which event Buyer shall have an additional thirty (30) days to attempt to cure such objections, and if Buyer is not successful in curing such objections, Buyer shall then have the right to either terminate this Agreement pursuant to clause (a) above, or waive such objections pursuant to clause (b) above. Seller shall use reasonable efforts to cure or have the Title Company insure over (i) mortgage or deed of trust financing or similar liens given for security or collateral purposes, (ii) state, federal or local tax liens or liens for the nonpayment of special assessments, and (iii) any other judgment liens or non-consensual monetary liens (collectively, "Liens"), it being the understanding and agreement that any such Liens will be satisfied out of Seller's proceeds at closing, if not sooner paid.

4. REPRESENTATIONS AND WARRANTIES. As an inducement to Buyer to enter into this Agreement, and as part of the consideration therefore, Seller represents and warrants to and covenants with Buyer that:

A. Seller has Marketable Fee Simple Interest to the Premises.

B. Each of the persons executing this Agreement on behalf of Seller does hereby represent and warrant that the execution and delivery of this Agreement by Seller will not constitute a default under any indenture, agreement, contract, mortgage or other instrument to which Seller is a party.

C. Seller warrants that there are no underground storage tanks on the Premises.

D. Seller has not used the Premises for storage or disposal of hazardous substances and Seller has no actual knowledge that any other persons have so used the Premises.

E. Seller has received no notice of any violation of any zoning, building, health and safety, fire safety and environmental codes and laws from the **City of Ramsey,** or other local authority.

F. Seller has received no notice of a violation of any statutes, ordinances, regulations, judicial decrees or orders, or the pendancy of any lawsuits, administrative or arbitration hearings or governmental investigations or proceedings affecting the Premises.

G. To the Seller's knowledge, there are no environmental proceedings, applications, petitions, resolutions, or other matters pending before any governmental agency, which would affect the Premises in any manner.

H. To Seller's knowledge there are no environmental proceedings, applications, petitions, court pleadings, resolutions, investigations, by public or private agencies, or other matters pending which could prohibit, impede, delay, or adversely, affect the use of the Premises.

I. The Premises will, as of the date of closing, be free and clear of all liens, security interests, encumbrances, leases or other restrictions or objections to title other than the Permitted Exceptions.

J. The Premises is not within a flood zone.

K. Seller is not a "foreign person", "foreign partnership", "foreign trust", or "foreign estate" as defined in Section 1445 of the Internal Revenue Code.

L. The sale of the Premises is not subject to any withholding requirements imposed by the Internal Revenue Code, including, without limitation, Section 1445(F)(3).

M. Municipal water and sewer, gas, electric, and telephone service, lines and systems (collectively, "Utilities") are or will be available and installed to the property line of the Premises through public right of ways, public utility easements or valid private, perpetual, appurtenant, irrevocable easements assignable to Buyer, on or before closing at Seller's sole expense.

N. There are no management, maintenance or service contracts, leases, licenses, purchase agreements, purchase options, rights of first refusal, or other unrecorded agreements affecting the Premises that will survive closing. Seller agrees not to enter into any new, or modify any existing, written or oral service contracts, leases, licenses or other recorded or unrecorded agreements affecting the Premises hereafter without Buyer's prior written consent which may be withheld in Buyer's reasonable discretion.

The representations and warranties set forth in this Section 4 shall be continuing and shall be true and correct on and as of the closing date with the same force and effect as if made at that time and all such representations, warranties and covenants shall survive closing for a period of six (6) months and shall not be affected by any investigation, verification or approval by any party hereto or by anyone on behalf of any party hereto and shall not merge into Seller's deed being delivered at closing. To the extent allowed by law, Seller agrees to indemnify and hold Buyer harmless from and against and to reimburse Buyer with respect to any and all claims, demands, causes of action, loss, damage, liabilities, and costs (including attorney's fees and court costs) asserted against or incurred by Buyer by reason of or arising out of the breach of any representation, warranty or covenant as set forth in this Section 4 for a period of six (6) months after closing.

5. BUYER'S CONTINGENCIES. Unless waived by Buyer in writing, Buyer's obligation to purchase the Premises shall be subject to Buyer being able to satisfy the following contingencies on or before closing. The sufficiency of the contingencies will be determined by Buyer, in Buyer's sole discretion. If any of these conditions are not satisfied by the date herein, Buyer has the option to terminate this Agreement by giving written notice of termination to Seller by 5:00 p.m. on the date thereof, time being of the essence, in which case Buyer and Seller must sign a Cancellation of Purchase Agreement and all earnest money will be returned to the Buyer within five (5) business days. Buyer may waive any condition in Buyer's sole and absolute discretion. The failure of Buyer to terminate the Agreement by the date provided in each of the following contingencies shall be a waiver of the condition:

A. The ability of Seller to convey marketable fee title to the Premises, free and clear of any and all liens.

B. Buyer to obtain suitable financing in a form and amount acceptable to Buyer in it's sole discretion by **February 18th**, 2015.

C. Buyer shall receive Site Plan Approval for the construction of a building of Buyer's design on the property by **February 18th**, 2015.

D. Buyer shall review all the documentation required from Seller as detailed in Paragraph 14 by the earlier of **February 18th, 2015 or thirty (30) days from actual receipt of requested materials.**

6. PERMITTED ACCESS AND INSPECTION. Buyer's performance of this Agreement is expressly conditioned upon Buyer's inspection and approval of the Premises, which inspection shall be made **within 30 days** after the "Effective" Date. During the term of such inspection, Buyer and its authorized representatives shall be permitted access to the Premises at reasonable times for the purposes of architectural inspection and design studies, and such soil borings and environmental assessment as are deemed necessary by Buyer. Buyer agrees to indemnify and defend Seller from, and to hold Seller harmless against, any and all claims, causes of action or expenses, including attorney's fees, relating to or arising from Buyer's presence on the Premises prior to the Closing Date. Buyer agrees to repair any damage to the Premises caused by such inspections and to return the Premises to substantially the same condition as existed prior to Buyer's inspection. If said inspection is, in Buyer's sole discretion, unsatisfactory to Buyer, Buyer shall notify Seller of the same in writing prior to five (5) days from date

thereof and this Agreement shall be null and void and all Earnest Money shall be refunded to Buyer within five (5) business days of such notice. Failure of the Buyer to provide this written notice within the prescribed time shall be a waiver of this condition.

7. **REAL ESTATE FEES.** **Seller** agrees to pay real estate commissions, at closing, in the amount of three percent (3.5%) of the purchase price to Premier Commercial Properties, Inc. and (3.5%) to CBRE, Inc.

8. **DUAL AGENCY.** PLEASE CHECK *ONE* OF THE FOLLOWING SELECTIONS:

XX Dual Agency representation ***DOES NOT*** apply in this transaction.

□ Dual Agency representation ***DOES*** apply in this transaction. .

Broker represents both the Seller(s) and the Buyer(s) of the Premises involved in this transaction, which creates a dual agency. This means that Broker and its salespersons owe fiduciary duties to both Seller(s) and Buyer(s). Because the parties may have conflicting interests, Broker and its salespersons are prohibited from advocating exclusively for either party. **Broker cannot act as a dual agent in this transaction without the consent of both Seller(s) and Buyer(s).** Seller(s) and Buyer(s) acknowledge that :

(1) confidential information communicated to Broker which regards price, terms or motivation to buy or sell will remain confidential unless Seller(s) or Buyer(s) instructs Broker, in writing, to disclose this information. Other information will be shared;
(2) Broker and its salespersons will not represent the interest of either party to the detriment of the other; and
(3) within the limits of dual agency, Broker and its salespersons will work diligently to facilitate the mechanics of the sale.

With the knowledge and understanding of the explanation above, Seller(s) and Buyer(s) authorize and instruct Broker and its salespersons to act as dual agents in this transaction.

_____	_____
(Seller)	(Buyer)
_____	_____
(Seller)	(Buyer)
_____	_____
(Date)	(Date)

9. **HAZARDOUS WASTE AND TOXIC SUBSTANCES.** Seller will provide copies to Buyer, within 10 days, of any Phase I and/or Phase II or any other Environmental tests that have been performed on the Premises within the last twenty four (24) months of the Effective Date.

The Buyer, at its' own expense, may perform additional environmental testing to confirm that the Premises are free and clear of any hazardous wastes or toxic substances. If such tests determine that said Premises are contaminated and Seller does not correct said contamination, this Agreement shall be voidable, at Buyer's option, by written notice by Buyer to Seller of same prior to the Closing Date and all earnest money refunded to the Buyer and Buyer shall have no further recourse against Seller.

10. REPRESENTATIONS OF BUYER. The party signing this Agreement on behalf of Buyer, hereby represent and warrant to Seller that such persons have all authority to sign this Agreement on behalf of Buyer.

11. REPRESENTATIONS OF SELLER. The party signing this Agreement on behalf of Seller, hereby represent and warrant to Buyer that such persons have all authority to sign this Agreement on behalf of Seller.

12. PERSONAL PROPERTY. This paragraph intentionally omitted.

13. DOCUMENTATION TO BUYER. Within ten (10) days after the Effective Date, Seller shall deliver to Buyer, at no cost to Buyer, complete and accurate copies of the following:

A. A current Property ALTA Survey.

14. SECURITY DEPOSITS. This paragraph intentionally omitted.

15. LEAD AND ASBESTOS DISCLOSURE. This paragraph intentionally omitted.

16. SELLER'S DUTY OF MAINTENANCE AND REPAIR. Between the date hereof and the date of closing, except for Buyer's indemnification obligations set forth in Section 6, Seller shall have the full responsibility and the entire liability for any and all damages or injury of any kind whatsoever to the Premises, the Improvements thereon, and all persons, whether employees or otherwise, and all property from and connected to the Premises. Seller agrees to keep the Premises continually insured during the term of this Agreement under a policies of (i) commercial general liability insurance with policy limits of not less than $1,000,000 per incident, and (ii) fire, hazard and all risk property insurance in amount equal to one hundred percent (100%) of the replacement value of the Improvements. Until the closing, Seller shall have the full responsibility for the continued operation, maintenance and repair of the Premises, normal wear and tear excluded.

17. CONDEMNATION. If, prior to the closing, the Premises shall be the subject of an action in eminent domain or a proposed taking by a governmental authority, whether temporary or permanent, Buyer, at its sole discretion, shall have the right to terminate this Agreement upon written notice to Seller without liability on its part by so notifying Seller and the Earnest Money (with any accrued interest) shall be refunded to Buyer. If Buyer does not exercise its right of termination, (i) any and all proceeds arising out of any such eminent domain or taking shall be held in trust by Seller for the benefit of Buyer and paid to Buyer at closing; and (ii) the "Premises" shall thereafter be defined to mean the Premises

less the portion taken by eminent domain or condemnation. In no event shall the Purchase Price be increased by the amount of any such proceeds.

18. CASUALTY. If, prior to the closing, the Premises or the Improvements are materially damaged or destroyed, Buyer, at its sole discretion, shall have the right to terminate this Agreement upon written notice to Seller without liability on its part by so notifying Seller and the Earnest Money (with any accrued interest) shall be refunded to Buyer. If the Premises or Improvements are not materially damaged or destroyed or Buyer does not exercise its right of termination, Seller shall proceed forthwith to repair the damage to the Premises and Improvements and any and all proceeds arising out of such damage or destruction, if the same be insured, shall be held in trust by Seller for the benefit of such repair. In no event shall the Purchase Price be increased by the amount of any such proceeds. The words "materially damaged or destroyed" for the purposes of this Section 19 shall mean the Premises incurs damage in excess of $50,000.00 and said damage cannot be repaired on or prior to closing.

19. AS IS PURCHASE. Buyer acknowledges that the Premises being purchased by Buyer, together with the other improvements, fixtures, appliances and other items of Personal Property that will remain with the Premises are not new, and are being purchased "AS IS". Buyer has the right and duty to inspect the Premises and Personal Property being purchased with the Premises, or have them inspected by a person of Buyer's choice, at Buyer's expense. It is understood by the Buyer that the Buyer accepts the Premises and Personal Property "AS IS" without any Representations or Warranties by the Seller except as expressly stated in this Agreement. Except as expressly provided in this Agreement, the Seller shall have no further responsibility or liability with respect to the condition of the Premises or Personal Property being sold with the Premises. This provision shall survive the delivery of the General Warranty Deed at Closing.

20. DISCLOSURE. This paragraph intentionally omitted.

21. INVENTORY. This paragraph intentionally omitted.

22. PATRIOT ACT. Buyer is not named, and is not acting, directly or indirectly, for or on behalf of any person, group, entity, or nation named by the Uniting and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act of 2001, Pub L 107-56, 115 Stat 272 ("USA Patriot Act"), Executive Order # 13224 or any other Executive Order or the United States Treasury Department as a terrorist, "Specially Designated Nation and Blocked Person," or other banned or blocked person, entity, nation, or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control. Buyer is not engaged in this transaction, directly or indirectly on behalf of, or instigating or facilitating this transaction, directly or indirectly on behalf of, any such person, group entity, or nation.

Buyer's full, legal, and complete name(s) is/are Mark Northfield. Buyer is not known as, and does not employ any other names or aliases. Buyer shall deliver to Seller such proof of identity that Seller may reasonably require.

23. CLOSING DATE. Subject to the fulfillment or waiver of the conditions hereof, and provided that all of the covenants, representations and warranties of Seller are true and correct on the closing date as though made on such date, the closing of the purchase and sale shall take place on or before **March 4, 2015**. The closing shall take place at the offices of Title Company or at such other place as Seller and Buyer may mutually determine. Actual possession of the Premises shall be delivered to Buyer on the Closing Date.

24. SELLERS OBLIGATION AT CLOSING. At or prior to the Closing date, **Seller** shall:

A. Deliver to Buyer, Seller's duly recordable General Warranty Deed (the "Deed") to the Premises (in a form reasonably satisfactory to Buyer) conveying to Buyer Marketable Fee Simple Title to the Premises and all rights appurtenant thereto, subject only to the Permitted Exceptions.

B. Cause to be furnished and delivered to Buyer the ALTA (Form 6/17/06) Owner's Title Insurance Policy in conformity with the requirements of this Agreement, or a "marked-up" Commitment in form acceptable to Buyer.

C. Deliver to Buyer, Title Company's standard affidavit of Seller, confirming that Seller is not a "foreign corporation" within the meaning of Section 1445 of the Internal Revenue Code.

D. Deliver to Buyer, Title Company's standard affidavit of Seller, in form and content sufficient to allow Title Company to delete the standard exceptions contained in Buyer's Owners Title Insurance Policy relative to (i) parties in possession, (ii) liens for labor, materials, or services, (iii) unrecorded easements or other instruments and (iv) the gap between date of title commitment and the recording date of the Deed.

E. Deliver to Buyer, a certificate confirming that the representations and warranties set forth in Section 4 of this Agreement are true and correct as of the Closing Date as though made as of such date.

F. Deliver to Buyer, such other documents as may be reasonably required by this Agreement (including, without limitation, authorizing resolutions of Seller), all in a form reasonably satisfactory to Buyer, Seller and Title Company.

G. Deliver to Buyer a Well Certificate.

H. An assignment, in a form and substance acceptable to Buyer, of all assignable warranties, guarantees, permits, licenses, certificates and franchises applicable or relating to the Premises.

I. An ALTA/ACSM Land Title Survey of the Premises.

25. CLOSING COSTS. The following costs and expenses shall be paid as follows in connection with the closing:

A. Seller shall pay:

1. The cost to prepare and deliver to Buyer the Commitment (including, without limitation, the cost of any title search and exam by Title Company); all fees to record all of the documents necessary to permit Seller to convey Marketable Fee Simple Title to the Premises to Buyer (other than the fee to record the Deed); the cost of any endorsements necessary to convey Marketable Fee Simple Title to Buyer; and one-half (1/2) of the closing fee charged by Title Company.

2. Any state, county or municipal deed tax, excise tax or transfer fee imposed on the conveyance, and any fees and costs incurred by Seller or necessary to subdivide the Premises from other real property into a separate tax parcel.

3. Any deferred or delinquent real estate taxes or utilities and Seller's pro-rata share of those costs and expenses set forth in Section 27.

4. All special assessments existing through and including the Closing Date, whether levied, pending, deferred or assessed, including without limitation, the unpaid balance of special assessments and/or installments of special assessments certified for payment to the real estate taxes, except all special assessments that become levied or pending after the Closing Date.

5. The cost of the ALTA Survey.

6. The brokerage fee of Broker pursuant to Section 7.

7. Attorneys' fees and costs of Seller's attorneys.

B. Buyer shall pay:

1. The documentary fee necessary to record the Deed.

2. The premium for the Owners Title Insurance Policy, any Lenders policy of title insurance, and the Survey.

3. One-half (1/2) of the closing fee and all of the escrow fee charged by Title Company.

4. All special assessments levied or pending after the Closing Date.

5. Attorneys' fees and costs of Buyer's attorneys.

6. Balance of the purchase price.

C. The terms of this Section 26 shall survive the closing of the transaction contemplated herein.

26. PRORATIONS. The following prorations shall be made as of the Closing Date:

A. Real estate taxes (excluding any outstanding special assessments and/or installments of special assessments certified to the real estate taxes for payment Seller is obligated to pay pursuant to Section 26 hereof) allocable to the Premises that are due and payable in the year of closing shall be prorated between Seller and Buyer to the Closing Date. Seller shall pay all such real estate taxes due and payable in years prior to the year of closing. Buyer shall assume responsibility for the payment of all such taxes due and payable in years subsequent to the year of closing. If, as of the Closing Date, the Premises is not assessed for purposes of property taxation separately from all other real property, then the real estate taxes for the total tax parcel shall be paid in full at closing, and the amount of taxes allocable to the Premises shall be determined based upon the ratio that the square footage of the Premises bears to the square footage of all the real property within the total tax parcel.

B. The terms of this Section 27 shall survive the closing of the transaction contemplated herein.

27. REMEDIES.

A. Seller Default. In the event Seller defaults under this Agreement and such default is not cured within 15 days after the date Buyer provides Seller written notice specifying such default, Buyer, as its sole and exclusive remedy, may either (a) seek specific performance of this Agreement provided such action is commenced within sixty (60) days after Seller's 15-day cure period, or (b) terminate this Agreement and receive a refund of all Earnest Money and any accrued interest thereon. In no event shall Seller be liable to Buyer for damages under this Agreement, or liable to Buyer for other costs and expenses incurred by Buyer in its investigation of the Premises.

B. Buyer Default. If Buyer defaults in the performance of this Agreement, Seller's sole and exclusive remedy shall be to cancel this Agreement by delivering written notice of such default to Buyer ("Seller's Default Notice"), in which event Buyer shall have the opportunity to cure such default within thirty (30) days after receipt of Seller's Default Notice, and if Buyer fails to timely cure such default after receipt of Seller's Default Notice, then this Agreement shall be deemed canceled without further action between the parties and the Escrow Agent shall deliver all of the Earnest Money to Seller as liquidated damages, it being the understanding and agreement of the parties that it would be impractical or extremely difficult to determine the actual damages to Seller in

the event of Buyer's default, and that the Earnest Money is a reasonable estimate of the damages which Seller would incur as a result of Buyer's default hereunder.

28. ESCROW. Title One, Inc., 7533 Sunwood Drive N.W., Suite 207, Ramsey, Minnesota, ("Escrow Agent") is authorized and agrees by acceptance thereof to promptly deposit the Earnest Money as provided herein and to hold same in escrow and to disburse the same in accordance with the terms and conditions of this Agreement. The sole duties of Escrow Agent regarding the Earnest Money shall be those described herein, and Escrow Agent shall be under no obligation to determine whether the other parties hereto are complying with any requirements of law or the terms and conditions of any other agreements among said parties. Escrow Agent may conclusively rely upon and shall be protected in acting upon any written notice, consent, order or other document believed by it to be genuine and to have been signed or presented by the proper party or parties to this Agreement. Escrow Agent shall have no duty or liability to verify any such written notice, consent, order or other document, and its sole responsibility shall be to act as expressly set forth in this Agreement. Escrow Agent shall be under no obligation to institute or defend any action, suit or proceeding in connection with this Agreement. If Buyer and Seller execute any separate escrow instructions or an escrow agreement with Escrow Agent, then in the event of a conflict between the terms of such escrow instructions or escrow agreement and the terms of this Agreement, the terms of this Agreement shall control. Escrow Agent shall also execute this Agreement solely for the purpose of acknowledging its agreement with and understanding of the terms of this Section 29 and the other provisions of this Agreement relative to receipt, escrow, investment and disbursement of the Earnest Money. Failure of Escrow Agent to execute this Agreement shall not affect the validity of this Agreement as between Seller and Buyer.

29. TIME FOR ACCEPTANCE. The Agreement, when duly executed by all of the parties hereto, shall be binding upon the parties hereto, their heirs, representatives, successors and assigns. In the event this Agreement has not been duly executed by Seller and delivered to Buyer or its agent on or before **November 11th, 2014 at 5:00 p.m. Central standard time**, then the offer herein made by Buyer shall automatically and unconditionally terminate and this Agreement shall be null and void, and Escrow Agent shall immediately return to Buyer the Earnest Money.

30. MISCELLANEOUS. The following general provisions govern the Agreement:

A. No Waivers. The waiver by either party hereto of any condition or the breach of any term, covenant or condition herein contained shall not be deemed to be a waiver of any other condition or of any subsequent breach of the same or of any other term, covenant or condition herein contained. Buyer, in its sole discretion may waive any right conferred upon Buyer by this Agreement; provided that such waiver shall only be made by Buyer giving Seller written notice specifically describing the right waived.

B. Time of Essence. Time is of the essence of this Agreement.

C. Governing Law. This Agreement is made and executed under and in all respects to be governed and construed by the laws of the State of Minnesota and the parties hereto hereby agree and consent and submit themselves to any court of competent jurisdiction situated in the State of Minnesota.

D. Notices. All notices and demands given or required to be given by any party hereto to any other party shall be deemed to have been properly given if and when delivered in person, the next business day after being sent by reputable overnight commercial courier (e.g. U.P.S. or Federal Express), sent by facsimile (with verification of receipt) or three (3) business days after having been deposited in any U.S. Postal Service and sent by registered or certified mail, postage prepaid, addressed as follows (or sent to such other address as any party shall specify to the other party pursuant to the provisions of this Section):

TO SELLER: **TO BUYER**:

City of Ramsey
c/o Kurt Ulrich, City Administrator
7550 Sunwood Dr. N.W.
Ramsey, MN 55303

In the event either party delivers a notice by facsimile, as set forth above, such party agrees to deposit the originals of the notice in a post office, branch post office, or mail depository maintained by the U.S. Postal Service, postage prepaid and addressed as set forth above. Such deposit in the U.S. Mail shall not affect the deemed delivery of the notice by facsimile, provided that the procedures set forth above are fully complied with.

Any party, by notice given as aforesaid, may change the address to which subsequent notices are to be sent to such party.

E. Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the successors and assigns of each of the parties hereto. This Agreement may be assigned or transferred by Buyer with the consent of Seller, which consent shall not be unreasonably withheld, including, without limitation, to a lender of Buyer, provided the assignee agrees to be bound by the terms of this Agreement. Provided, however, any such assignment of this Agreement shall not release Buyer from liability under this Agreement.

F. Invalidity. If for any reason any term or provision of this Agreement shall be declared void and unenforceable by any court of law or equity it shall only affect such particular term or provision of this Agreement and the balance of this Agreement shall remain in full force and effect and shall be binding upon the parties hereto.

G. Complete Agreement. All understandings and agreements heretofore had between the parties are merged into this Agreement which alone fully and

completely expresses their agreement. This Agreement may be changed only in writing signed by both of the parties hereto and shall apply to and bind the successors and assigns of each of the parties hereto and shall not merge with the deed delivered to Purchaser at closing.

H. Counterparts. This Agreement may be executed in one or more counterparts each of which when so executed and delivered shall be an original, but together shall constitute one and the same instrument.

I. Calculation of Time Periods. Unless otherwise specifically provided herein, in computing any period of time described in this Agreement, the day of the act or event after which the designated period of time begins to run is not to be included and the last day of the period so computed is to be included, unless such last day is a Saturday, Sunday or legal holiday under the laws of the State of Minnesota, in which event the period shall run until the end of the next day which is neither a Saturday, Sunday or legal holiday. The final day of such period shall be deemed to end at 5:00 p.m.

J. Attorneys' Fees. If any dispute arises between the parties regarding this Agreement or the subject matter thereof, the prevailing party in any court action, administrative proceeding or alternative dispute resolution commenced or maintained to resolve such dispute, shall be entitled to an award of reasonable attorneys' fees, disbursements and court costs in addition to any other remedy to which the parties are entitled.

By the signatures below, both the Buyer and Seller agree to the above terms.

SELLER:

By: _____ date: 11/4/14
Randy Backous
HRA Chair

_____ date: 11/5/14
Kurt Ulrich
City Administrator

BUYER:

_____ date: 11/17/14
Mark Northfield
President

ESCROW AGENT:

By: _____ Date: 11/11/14

Its: President

EXHIBIT A

LEGAL DESCRIPTION OF PREMISES

Lot 4, Block 1 Riverside West (subject to easements and other encumbrances of record), Anoka County, Minnesota.

NOTE: The precise legal description of the Land is to be confirmed by the Title Evidence. It is the intent of the parties that the Land consists of the real property owned by Seller commonly known as 6710 Hwy 10 NW in Ramsey, Minnesota. In the event that the correct description of the Land established in the Title Evidence should differ from the description of the Land set forth above in this *Exhibit A*, the description set forth in the Title Evidence shall be deemed to govern and replace the description set forth above.

EXHIBIT A-1

DEPICTION OF PREMISES

EXHIBIT B
Permitted Encumbrances

1) Building and zoning laws, ordinances, state and federal regulations;

2) Restrictions relating to use or improvement of the Property without effective forfeiture provision;

3) Reservation of any minerals or mineral rights to the State of Minnesota;

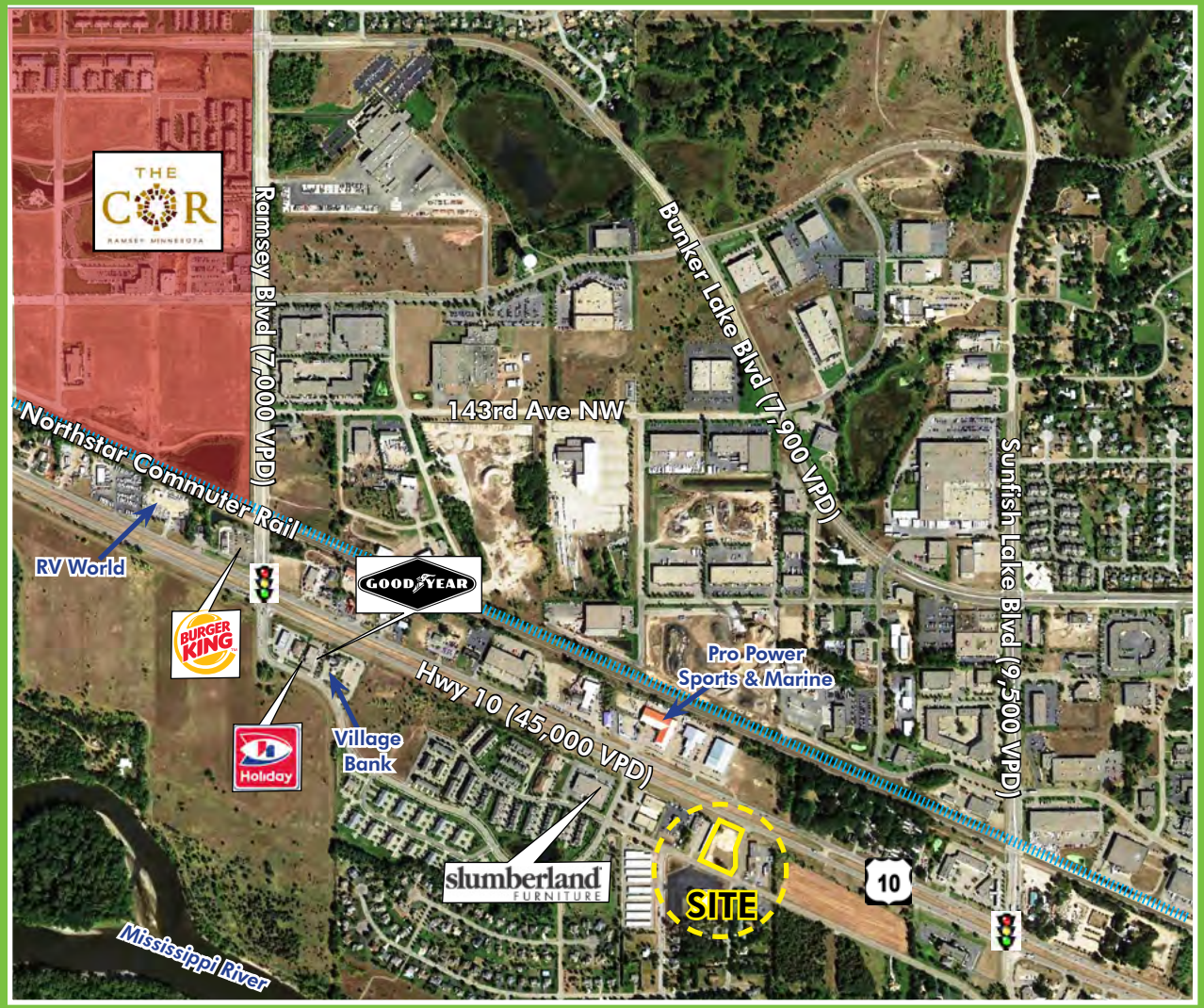
4) Utility and other easements of record which do not adversely interfere with Buyer's intended use of the Property; and

5) Any exception to title or survey waived or approved by Buyer in writing.

CITY-OWNED LAND FOR SALE: ±1.23 ACRES COMMERCIAL LAND USE

RAMSEY, MN 55303

$215,000



CITY PARCEL #40

LOCATION

Northwest corner of Riverdale Dr NW and Dolomite St NW, just south of Hwy 10

ACCESS

- Immediate access to Hwy 10
- Future road reconstruction require Hwy 10 access from

AMENITIES

- Near COR retail site
- Only 30 minutes to downtown Minneapolis
- Close proximity to Northstar Rail Station

VISIBILITY

Frontage and visibility along Hwy 10



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Minneapolis, MN 55435

CBRE

CITY-OWNED LAND FOR SALE: ±1.23 ACRES COMMERCIAL LAND USE

RAMSEY, MN 55303

$215,000

CITY PARCEL #40

ADDRESS:
RIVERDALE DR & DOLOMITE ST

PID:
343225130005

ACRES
1.23

ZONING
B-2 (Business District)

SCHOOL DISTRICT
Anoka Hennepin #11

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	10 MILES
Population (2013)	3,943	27,900	64,077	298,009
Growth 2013 - 2018	6.00%	4.92%	2.66%	4.08%
Average Household Income	$77,307	$82,528	$78,107	$84,316





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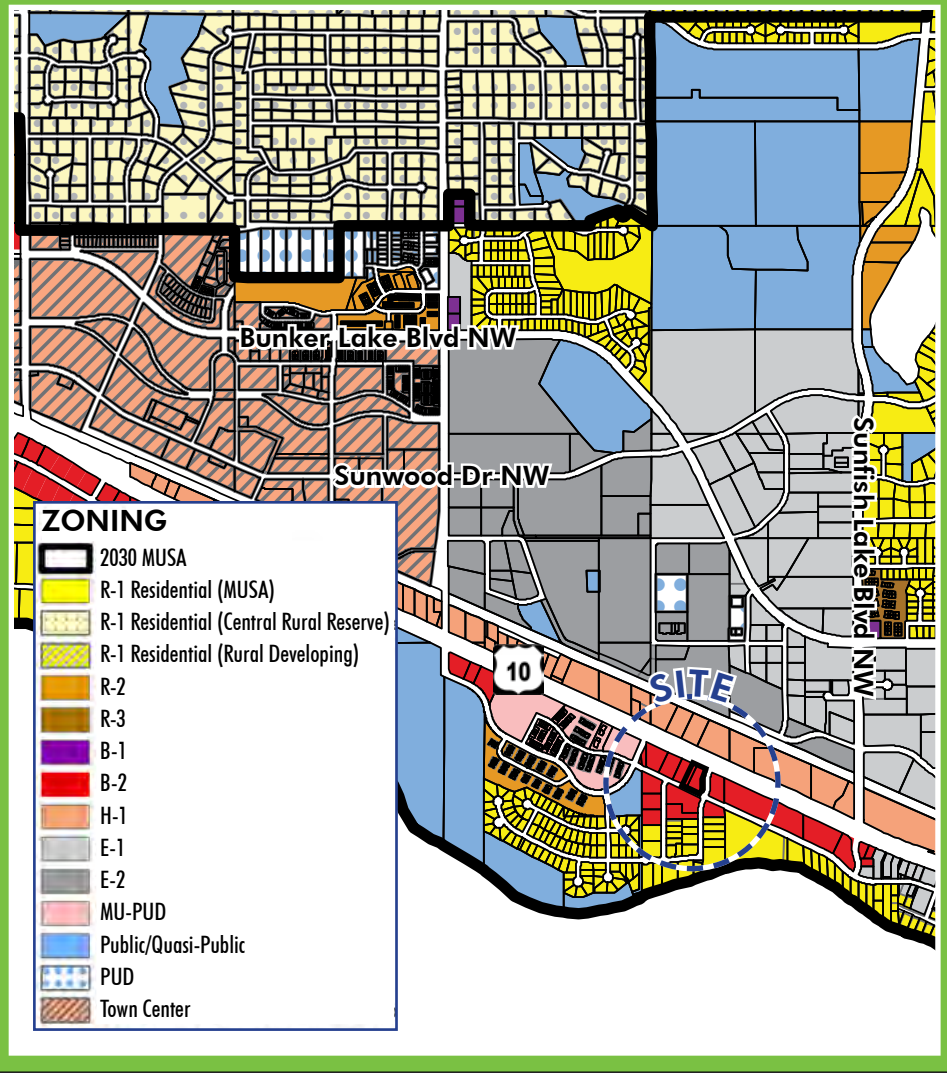
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Minneapolis, MN 55435

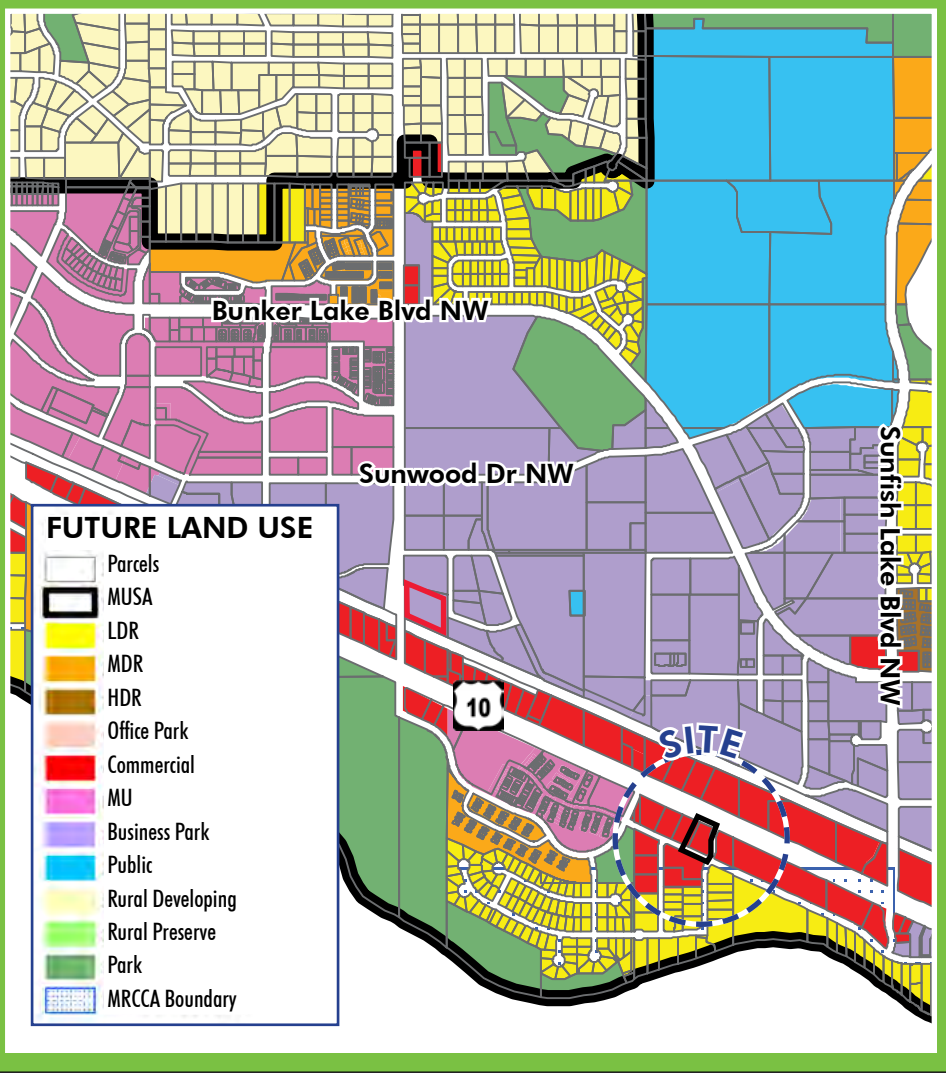
CBRE

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RAMSEY, MN 55303

$215,000





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CBRE

CITY-OWNED LAND FOR SALE: ±1.23 ACRES COMMERCIAL LAND USE

RAMSEY, MN 55303

$215,000

Sec. 117-115. - B-2 Highway Business District.

(a) Intent. The purpose of the B-2 Highway Business District is to provide for and limit the establishment of motor vehicle oriented or dependent and convenience type, high intensity commercial and service activities characteristically located along major traffic carriers.

(b) Permitted uses.

(1) Restaurants, cafes, on and off-sale liquor.
(2) Private clubs or lodges serving food and beverages.
(3) Commercial recreational uses.
(4) Governmental and public utility buildings and structures.
(5) Motels, motor hotels and hotels provided that the lot area contains not less than 500 square feet of lot area per unit.
(6) Animal clinics.
(7) Adult uses - principal and adult uses - accessory.
(8) Enclosed retail sales and rental activity.
(9) Offices, banks, personal and professional services.
(10) Drive-in and convenience, fast food establishments.
(11) Commercial carwashes (drive through and mechanical).
(12) Gas station, truck stop, and motor vehicle repair.
(13) Convenience grocery and/or food operations with convenience gas (no vehicle service or repair).
(14) Day care services.

(c) Conditional uses. Requires a conditional use permit based upon procedures set forth in and regulated by section 117-51 (conditional use permits) of this chapter.

(1) Outdoor commercial recreation.
(2) Motor vehicle, implement, and recreation equipment sales and service.
(3) Oversizing of signs.
(4 Expansion or enlargement of lawful nonconforming uses.
(5) Cell towers.
(6) Micro-scale WECS.
(7) Medium-scale WECS.

(d) Accessory uses. The following are accessory uses, subject to standards established in subsection (e) of this section and performance standards established in article II, division 6 of this chapter:

(1) Commercial or business buildings and structures for a use accessory to the principal use but such use shall not exceed 30 percent of the gross floor space.
(2) Open and outdoor areas for display of goods for sale and rental.
(3 Off-street parking including semi-trailer trucks, as regulated and required by this chapter.
(4) Off-street loading as regulated and required by this chapter.
(5) Signing as regulated by this Code.
(6) Temporary seasonal sales.
(7) Motor vehicle implement and recreational indoor storage when accessory to sales and service.

Click link for complete Zoning Code:

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CBRE

CANCELLATION OF PURCHASE AGREEMENT

This Form approved by the Minnesota Association of REALTORS®: Minnesota Association of REALTORS ® disclaims any liability arising out of use or misuse of the form.

1. Date: **December 23, 2014**

2. The undersigned hereby agree that a Purchase Agreement dated: **October 10th, 2014 between The Housing and Redevelopment Authority "Seller" and MDBNK, LLC "Buyer"**

3. relating to the property at: **6710 Highway 10 NW Ramsey, MN Anoka County PID# 34-32-25-13-0005**

4. _____

5. is hereby cancelled and terminated. The Earnest Money in connection with said agreements is to be:

6. **XXX REFUNDED TO BUYERS ($3,000.00)**

7. ☐ RETAINED BY SELLERS

8. ☐ OTHER _____

9. and Buyer releases all rights in the property. Seller has no further obligation to sell under said agreement nor Buyer

10. to purchase.

11. EARNEST MONEY CHECK(S) SHALL BE MAILED TO:

12. Name: **MDBNK**

13. Street: **2529 Coon Rapids Blvd**

14. City/State/Zip: **Coon Rapids, MN 55433**

15. _____ Date _____ Seller
_____ Date 12/23/14 Buyer

16. _____ Date _____ Seller
_____ Date _____ Buyer

17. **CBRE Land Services Group** Brokerage
Premier Commercial Properties, Inc. Brokerage

18. BY: _____ Brian Pankratz
BY: _____ 12/23/14 Marty Fisher

CC Regular Session **4. 8.**

Meeting Date: 01/13/2015

By: Jeff Katers, Police

Information

Title

Introduce Ordinance Licensing Massage Establishments and Massage Therapists

Purpose/Background:

Council began discussing a proposed city ordinance to license massage establishments and massage therapists at a July 8, 2014 city council work session. As part of the review process, the City surveyed massage therapists practicing within the Ramsey area. The city attorney revised the proposed ordinance language to reflect city council work session discussions, survey results, and research of similar municipal ordinances.

Attached is the revised proposed ordinance for introduction.

Original Case:
The Ramsey Police Department has become aware of illegal activity taking place at massage establishments in Ramsey as well as other locations within Anoka County. In order to control the criminal activity and protect the health, safety and welfare of the citizens of Ramsey, the Police Department believes it is necessary to adopt an ordinance that will license massage establishments and the employed therapists.

The State of Minnesota has no licensing regulations concerning the practice of massage therapy. The regulation of the massage industry is left up to the local authority, meaning county or city. The County of Anoka does not have any licensing provisions and leaves any regulations up to the City where an establishment is located. By establishing an ordinance, the City would be able to revoke or suspend a license where illegal activity has taken place. The City currently has no authority to close a business where illegal activity has taken place or remove a therapist that has violated State Statute.

Funding Source:

None required.

Recommendation:

Staff recommends the introduction and finally adoption of the revised Ordinance Licensing Massage Establishments and Massage Therapists as presented.

Action:

Motion to introduce Ordinance #15-XXX amending Chapter 26 of the Ramsey City Code - Licenses, Permits and Miscellaneous Business Regulations by adding Article XVIII, Massage Businesses and Services.

Attachments

Massage Therapy License Ord

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/08/2015 12:10 PM
Form Started By: Jeff Katers		Started On: 01/07/2015 03:09 PM

Final Approval Date: 01/08/2015

ORDINANCE NO. 15-04
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN ORDINANCE AMENDING CHAPTER 26 OF THE RAMSEY CITY CODE - LICENSES, PERMITS AND MISCELLANEOUS BUSINESS REGULATIONS - BY ADDING ARTICLE XVIII, MASSAGE BUSINESSES AND SERVICES

The City of Ramsey ordains:

SECTION 1. AUTHORITY

This ordinance is adopted pursuant to and under the authority of the City Charter of the City of Ramsey and Minnesota Statute.

SECTION 2. AMENDMENTS

Chapter 26 of the Ramsey City Code is hereby amended with Ordinance Number 14-XX by adding Article XVIII, Massage Businesses and Services. Article XVIII shall read as follows:

Division 1. Generally

Section 26-835. **Definitions.**

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Massage establishment means any public facility in which a massage is provided for a fee or other consideration.

Massage means applying pressure on, or friction against, or the rubbing, stroking, kneading, tapping, pounding, vibrating, rolling, or stimulating the superficial parts of the human body with the hand or other devices or implements, or by the application of air, liquid, or water baths of any kind, for the exclusive purposes of relaxation, physical fitness, or beautification, and for no other purposes. Massage does not include the practice of medicine, surgery, osteopathy, chiropractic, occupational therapy, physical therapy, or podiatry.

Massage Therapist means a person who provides massage services.

Incidental Massage Services mean massages conducted in conjunction with another lawful and duly licensed business such as a beauty salon, physical fitness center, or similar business, which are incidental to the primary business.

Section 26-836. **Purpose.**

(a) *Purpose*. The purpose of this article is to establish control of massage businesses by providing licensure for massage establishments and massage therapists, and by prohibiting any and all unlicensed massage establishments or the provision of massage services to the public by unlicensed massage therapists. This article is not intended to impose restrictions or limitations on the freedom of protected speech or expression.

(b) *Findings.* The City Council hereby finds that the licensing regulations in this article are reasonable and necessary to control criminal activity and protect the health, safety, and general welfare of the citizens of Ramsey. The City Council further hereby finds, for the following reasons, that it is reasonable and necessary to license massage establishments and massage therapists and to prohibit all other types of massage businesses and services to the public:

(1) There is a legitimate and necessary benefit for the public in the availability of bona fide, properly trained, and duly licensed therapeutic massage;

(2) Massage services provided by individuals with no specialized training or licensure in massage can expose citizens to unhealthy and unsafe conditions, can expose citizens to a heightened risk of communicable diseases, and can engender a risk of personal injury;

(3) Licensing and regulations of massage establishments and massage therapists can minimize health and sanitation risks, including the spread of communicable diseases, to the citizens of Ramsey;

(4) Massage services provided by individuals with no specialized training or licensure in massage are more likely to be provided with the intent to engage in prostitution or other criminal activity than establishments operated by individuals who are licensed and trained; and

(5) Licensing of, and regulations on, massage establishments and massage therapists can minimize the risk that such entities and individuals will engage in or facilitate prostitution or other criminal activity in the community.

Section 26-837. **Applicability.**

(a) *License Required for Massage Therapist.* Each and every person intending to practice, administer, or provide massages to the public in exchange for money or

other consideration within the City of Ramsey shall obtain from the City of Ramsey, prior to the provision of any massage or massage services to a patron, a license as described in Division 2 of this Article.

(b) *License Required for Massage Establishment.* No person, partnership, limited liability corporation, or other corporation shall engage in or carry on a business including the provision of massage services, either exclusively or within connection with any other business enterprise, without a license issued pursuant to this Article for each and every separate office or place of business operated by such person or entity in the city. A separate license must be obtained for each place of business. Licenses are not transferrable.

(c) *Massage Establishment License Not Required.* A license under this Article is not required for the following:

(1) A health care facility licensed by the State of Minnesota.

(2) A health care facility owned or operated in whole or in part by the State of Minnesota or any of its agencies.

(3) A medical clinic or hospital, in which a massage is performed by a state licensed physician, chiropractor, osteopath, podiatrist, nurse, physical therapist, or an assistant working under the direction of such professionals.

(4) A physical therapy clinic or athletic facility, so long as the massage is performed by a state licensed physical therapist, athletic director, coach, or trainer.

(5) A beauty parlor, barbershop, nail salon, so long as the massage is performed by a state licensed cosmetologist, esthetician, beautician, or barber, and treatment is limited to the scalp, face, neck, shoulders, associated with a scalp massage; or the hands and elbows, associated with a manicure; or feet to knees, associated with a pedicure.

(d) *Massage Therapist License Not Required.* A license under this Article is not required for the following:

(1) A medical doctor, chiropractor, surgeon, osteopath, occupational therapist, physical therapist, podiatrist, or nurse otherwise licensed by the State of Minnesota.

(2) A coach, athletic director, or trainer, who performs massage services in connection with an athletic team.

(3) A cosmetologist, esthetician, beautician, or barber who performs massage services in connection with a hair or nail cut or treatment, as limited in the manner described in paragraph (c) (5) above.

Section 26-838. **Violations.**

Anyone who violates the provisions of this article shall be guilty of a petty misdemeanor. Anyone who violates the provisions of this article in a manner involving conduct prohibited by Section 34-163 of the Code of the City of Ramsey shall be guilty of a misdemeanor and shall have any license given by the City of Ramsey revoked. Any massage establishment in which a violation involving Section 34-163 takes place shall automatically have any licenses given by the City of Ramsey suspended, pending any process due pursuant to Section 26-26 of the Code of the City of Ramsey.

Section 28-839. **Penalties.**

In addition to any suspensions in section 26-838 and any criminal penalties that may apply, the Council shall impose a civil penalty for each violation of this chapter. A minimum civil penalty shall be established by order for the first, second, third or more violations within any three year period. Conviction of a violation in a court of law is not required in order for the council to impose the civil penalty. Nonpayment of the penalty is grounds for suspension or revocation of the license.

Section 28-840. **Inspections.**

The licensee shall permit and allow all appropriate city employees and agents, including any peace officer, health officer, city employee, or other person designated by the council to conduct compliance checks, to enter, inspect and search the premises of the licensee during business hours and without a warrant.

Sections 26-841–26-849. **Reserved.**

Division 2. License

Section 26-850. **Licenses Required.**

Each business offering massage services to the public or for monetary compensation or other consideration must hold a license, as designated in Section 26-851. Each person performing massage services for the public or for monetary compensation or other consideration must hold a license as designated by Section 26-852. No massage services may be performed or offered to the public or for monetary compensation or other consideration without proper licensure.

Section 26-851. **Massage Establishment Business License Application.**

(a) Each business or individual intending to offer massage services to the public or for monetary compensation or other consideration must first apply for a license to perform such activities.

(b) Each application for a massage establishment business license must be made to the City Clerk on such forms as the Clerk may make available.

(c) Each application must indicate whether the applicant is a natural person, a corporation, a partner, or other form of organization.

(d) Each application must indicate the name of the business, if it is to be conducted under a designated name or style other than the full individual name of the applicant.

(e) If the applicant is a natural person, the application must indicate or include:

(1) The true legal name, date of birth, street address, and phone number of the applicant.

(2) Whether the applicant is now, or has ever been, known by a name other than the applicant's current true legal name, and, if so, what such name or names were, what dates such name was used, and in what capacity or place such name was used.

(3) The street addresses at which the applicant has lived during the last five years.

(4) The type, name, and location of every business or occupation the applicant has been engaged in during the preceding five years.

(5) Whether the applicant has ever been convicted of a crime other than a traffic violation and, if so, the time, place, and offense for each.

(6) Whether the applicant has any training or experience in performing massage services, including any certifications, degrees, diplomas, or educational coursework.

(7) A copy of identification, such as a driver's license, for the applicant.

(f) If the applicant is a partnership, the application must indicate or include the name of the managing partner(s) and the interest of each partner in the business.

(g) If the applicant is a corporation or other organization, the application must indicate or include:

(1) The name of the corporation or other organization, and, if incorporated, the state of incorporation.

(2) The name of the manager or proprietor or other agent in charge of the business to be licensed and all information concerning said person(s) as is required for individual applicants in subpart (e) of this section.

(3) If the applicant is a nonprofit corporation, the application shall include a list of all members of such nonprofit corporation.

(h) Each application must indicate whether the applicant is licensed or has applied to be licensed in other communities to operate similar businesses, and, if so, in which community the applicant is licensed or has applied and the status of such license or application.

(i) Each application must indicate whether the applicant has previously been denied a license to perform massage services, or has had such a license revoked or suspended, and, if so, the circumstances of such denial, revocation, or suspension.

(j) Each application must indicate a description and location of the premises to be licensed. If the premises are not fully constructed and furnished at the time of the filing of the application, a copy of the plans for construction and/or furnishing the premises must be attached to the application.

(k) Each application must indicate a description of the services to be provided, including specific techniques and equipment.

(l) Each application must be accompanied by:

(2) If the applicant is operating under an assumed name, a copy of the certification required by Minnesota Statutes Chapter 333 certified by the Secretary of State.

(5) Written authorization for the city, its agents, and employees to seek information and conduct an investigation into the truth of the statements set forth in the application, the qualifications of the applicant for the license, and the fitness of the premises of business as a massage establishment.

Section 26-852. **Massage Therapist License.**

(a) Each person intending to offer massage services to the public or for monetary compensation or other consideration must first apply for a license to perform such activities.

(b) Each application for a massage therapist license must be made to the City Clerk on such forms as the Clerk may make available.

(c) Each application must include:

(1) All information and documentation required for a business license for a natural person as required in subpart (e) of Section 26-851.

(2) The length of experience of the applicant in this occupation and the past places of employment and positions held.

(3) The name and address of any training institutions attended and the dates of such attendance.

(d) Each application must indicate whether the applicant is licensed or has applied to be licensed in other communities to perform massage services, and, if so, in which community the applicant is licensed or has applied and the status of such license or application.

(e) Each application must indicate whether the applicant has previously been denied a license to perform massage services, or has had such a license revoked or suspended, and, if so, the circumstances of such denial, revocation, or suspension.

(f) Each application must indicate a description of the services to be provided, including specific techniques and equipment.

(g) Each application must indicate a description and location of the premises at which the applicant will perform massage services.

(h) Each application must be accompanied by written authorization for the City, its agents, and employees to seek information and conduct an investigation into

the truth of the statements set forth in the application and the qualifications of the applicant for the license.

Section 26-853. **Application.**

(a) No application under Section 26-851 or 26-852 shall be granted unless:

(1) It is made on a form or forms provided by the City Clerk.

(2) It is signed and dated, indicates the name, phone number, and address of the person providing the information, and includes an attestation to the veracity and completeness of the information contained therein. If the applicant is of a natural person, it shall be signed and sworn to. If the applicant is a partnership, it shall be signed and sworn to by one of the partners. If the applicant is a corporation, it shall be signed and sworn by an officer of the corporation. If the applicant is an incorporated association, it shall be signed by the manager or managing officer.

(3) The applicant fully provided all requested information, paid the full license fees, and fully cooperated with the City of Ramsey, its agents, and employees in review of the application.

(b) Each massage establishment application under Section 26-851 shall be accompanied by a bank instrument satisfying the following fees:

(1) For each initial application, as the City Council may determine.

(2) For each investigation, whether for an initial or subsequent application, as the City Council may determine.

(c) Each massage therapist application under Section 26-852 shall be accompanied by a bank instrument satisfying the following fees:

(1) For each initial application, as the City Council may determine.

(2) For each investigation, whether for an initial or subsequent application, as the City Council may determine.

(d) No initial massage establishment application under Section 26-851 shall be granted if:

(1) The applicant or any of the massage establishment's owners, employees, or agents has any conviction for an offense relating directly to the person's ability, capacity, or fitness to perform the duties and discharge the responsibilities of the licensed activity.

(2) The applicant, within two years prior to the date of application, was denied a massage therapist, massage establishment, or similar licensure or had such a licensure revoked or permanently suspended, whether such denial, revocation, or permanent suspension occurred in the City of Ramsey or elsewhere.

(3) The applicant, if a natural person, is not 18 years of age or older.

(4) The application has not been investigated as indicated in subparagraph (f)(1) of this section.
(5) The premises that the massage establishment will occupy is not inspected as indicated in subparagraph (f)(2) of this section.
(6) The application is determined to contain intentionally or recklessly false or misleading information.
(7) The massage establishment represented in the application cannot meet the safety and sanitary requirements of the City of Ramsey.

(e) No initial massage therapist application under Section 26-852 shall be granted if:

(1) The applicant has a conviction for any offense relating directly to the person's ability, capacity, or fitness to perform the duties and discharge the responsibilities of the licensed activity.
(2) The applicant, within two years prior to the date of application, was denied a massage therapist, massage establishment, or similar licensure or has had such a licensure revoked or permanently suspended, whether such denial, revocation, or permanent suspension occurred in the City of Ramsey or elsewhere.
(3) The applicant is not 18 years of age or older.
(4) The application has not been investigated as indicated in subparagraph (f)(1) of this section.
(5) The application is determined to contain intentionally or recklessly false or misleading information.

(f) An applicant must provide all information required to the City Clerk on forms provided by the city clerk. Upon completion of a massage establishment submission process, the City Clerk shall forward an application for a massage establishment license to the Chief of Police, or an individual designated by the Chief of Police, and the building official. Upon completion of a massage therapist submission process, the City Clerk shall forward an application for a massage therapist license to the Chief of Police or an individual designated by the Chief of Police.

(1) Upon receipt of a massage therapist application, the Chief of Police shall initiate an investigation of the applicant and other individuals listed in the application, including performing background checks into criminal history, contacting references, and determining, to the extent reasonable, the veracity of the information contained in the application. Following completion of that process, the Chief of Police shall make a written recommendation to the City Council as to the issuance or non-issuance of the license.
(2) Upon receipt of a massage establishment application, the building official shall immediately institute an inspection of the premises in which

the massage establishment is or will be located for compliance with the City of Ramsey building code, and the building-based regulations in this Article. Following completion of that process, the building official shall make a written recommendation to the City Council as to the issuance or non-issuance of the license.

(3) The City Council may determine that further or additional investigation is required, and may order such investigation. The City Council shall act to approve or deny an initial application for a massage establishment license, or an application for a lapsed massage establishment license, within a reasonable period, and in no event later than 60 days from the date the completion of all investigations and inspections, including any required by the City Council.

(4) The city council shall act to approve or deny an initial application for a massage therapist license, or an application for a lapsed massage therapist license, within a reasonable period, and in no event later than 120 days from the date the application was accepted as completed by the City Clerk.

(g) Each applicant for a license under this Article, whether for a massage establishment or a massage therapist, has a continuing obligation to update any information provided in the applicant's application if that information changes.

Section 26-854. **Fee and Term.**

(a) Application, inspection, and investigation fees may be set from time to time by ordinance of the City Council.

(b) Each license granted under this Article is for no more than a one year term, with such term beginning on January 1 and ending on December 31.

(c) If any license granted under this Article is revoked or suspended, no portion of any application, inspection, or investigation fee shall be refundable or reduced pro rata.

(d) No license application, inspection, or investigation fees under this Article will be prorated or refunded.

Section 26-855. **Transfer.**

No massage establishment license granted under this Article may be transferred to any location other than that for which the license was granted. No massage establishment license granted under this Article may be transferred to any person, partnership, corporation, or organization other than that for which the license was granted. No massage therapist license granted under this Article may be transferred to any other

individual for the provision of massage services. An individual duly licensed under this article as a massage therapist may perform massage services at a location other than that indicated on that individual's application for a massage therapist license under Section 26-852(h), if the location is another duly licensed massage establishment.

Section 26-856. **Denial; Revocation; Suspension; Non-Renewal.**

(a) A massage establishment license may be denied or non-renewed:
(1) For any of the reasons set forth in Section 26-853(a),(b), (d), or (f).
(2) For any violations of Sections 26-858 and 26-859.
(3) If the licensure or continued licensure of the massage establishment is determined to be detrimental to the health, welfare, or safety of the citizens of the City of Ramsey.
(4) If the building in which the massage establishment is, or will be, located does not meet the safety and sanitary requirements of the Code of the City of Ramsey, does not comply with the zoning regulations of the City of Ramsey, or does not meet the building code regulations of the City of Ramsey or the State of Minnesota.
(5) If the applicant is prohibited by federal, state, or other local law, ordinance, or other regulation, from holding such a license.

(b) A massage establishment license shall be suspended pending notice and an opportunity to be heard by the City Council as indicated in 26-838.

(c) A massage establishment license may be revoked:
(1) If the owner, manager, lessee, or any of the employees of the massage establishment are convicted of a violation of any ordinance or Minnesota Statute arising within the massage establishment.
(2) If the continued licensure of the massage establishment is determined to be detrimental to the health, welfare, or safety of the citizens of the City of Ramsey.
(3) If any material information given on the application for the massage establishment's license changes such that the license would not be granted if an application were made anew.
(4) If a license is mistakenly issued or renewed to a person, it shall be revoked upon the discovery that the person was ineligible for the license under this article.

(d) A massage therapist license may be denied or non-renewed:
(1) For any of the reasons set forth in Section 26-853(a), (c), (e) or (f).
(2) For any violations of Section 26-859.

(3) If the licensure or continued licensure of the massage therapist is determined to be detrimental to the health, welfare, or safety of the citizens of the City of Ramsey.
(4) If the applicant is prohibited by federal, state, or other local law, ordinance, or other regulation, from holding such a license.

(e) A massage therapist license shall be suspended pending notice and an opportunity to be heard by the City Council as indicated in 26-838.

(f) A massage therapist license may be revoked:
(1) If the licensee is convicted of a violation of any ordinance or Minnesota Statute arising within the massage establishment.
(2) If the continued licensure of the massage therapist is determined to be detrimental to the health, welfare, or safety of the citizens of the City of Ramsey.
(3) If any material information given on the application for the massage therapist's license changes such that the license would not be granted if an application were made anew.
(4) If a license is mistakenly issued or renewed to a person, it shall be revoked upon the discovery that the person was ineligible for the license under this article.

Section 26-857. **Renewal.**

(a) A massage establishment or massage therapist license granted under this Article shall expire on December 31, unless renewed, suspended, or revoked. A license holder must ensure that an application for a continued license is submitted to the City Clerk with sufficient time for renewal to occur before the end of the year, should such renewal be desired by the license holder.

(b) A massage establishment holding a valid and duly issued license that is seeking renewal of that license must submit its application for renewal to the City Clerk. Upon completion of the application, the City Clerk shall forward the application for a massage establishment license to the Chief of Police or an individual designated by the Chief of Police and the building official.
(1) Upon receipt of the application, the Chief of Police shall initiate an investigation of the applicant and other individuals listed in the application, to determine, to the extent reasonable, whether the information contained in the application continues to accurately represent the circumstances of the applicant. This may include a comparison of the renewal application to the establishment's previous applications, or further investigation as warranted. Following completion of that process, the Chief of Police shall advise the city clerk whether any material circumstances regarding the application and

its contents have changed from previous years in which the license was granted.

(2) Upon receipt of the application, the building official shall initiate an inspection of the premises in which the massage establishment is or will be located for compliance with the City of Ramsey building code, the State of Minnesota building code, and the building-based regulations in this Article. Following completion of that process, the building official shall advise the city clerk whether any conditions exist that would violate the City of Ramsey building code, the State of Minnesota building code, and the building-based regulations in this Article.

(3) If both the Chief of Police and the building official certify in writing that no conditions or circumstances exist that would prevent the massage establishment from holding a license under this Article, the city clerk shall notify the City Council that the license will be renewed after the City Council's next meeting unless the City Council acts to deny the renewal.

(c) A massage therapist holding a valid and duly issued license who is seeking renewal of that license must submit his or her application for renewal to the City Clerk. Upon completion of the application, the City Clerk shall forward the application for a massage therapist license to the Chief of Police or an individual designated by the Chief of Police.

(1) Upon receipt of the application, the Chief of Police shall initiate an investigation of the applicant to determine, to the extent reasonable, whether the information contained in the application continues to accurately represent the circumstances of the applicant. Following completion of that process, the Chief of Police shall advise the City Clerk whether any material circumstances regarding the application and its contents have changed from previous years in which the license was granted.

(2) If the Chief of Police certifies in writing that no circumstances exist that would prevent the massage therapist from holding a license under this Article, the City Clerk shall notify the City Council that such a license will be issued after the City Council's next meeting unless the City Council acts to deny the renewal.

Section 26-858. **Restrictions.**

(a) No business required to be licensed under this Article shall employ any person who has not attained eighteen (18) years of age.

(b) No business required to be licensed under this Article shall use or employ as a massage therapist any person unless that person has a current license to perform massage services under this Article.

(c) No business required to be licensed under this Article shall permit a member of the public to enter or remain inside the business between the hours of 10:00 p.m. and 8 a.m.

(d) No business required to be licensed under this Article, or any person owning, operating, or managing such a business, shall knowingly cause, allow, or permit in or about such premises any agent, employee, or any other person under his or her control or supervision to perform acts that would violate Section 34-163 of the Code of the City of Ramsey, which prohibits lewd conduct.

(e) No business required to be licensed under this Article, or any person owning, operating, or managing such a business, shall knowingly cause, allow, or permit in or about such premises any agent, employee, or any other person under his or her control or supervision to sell, give, dispense, provide or keep or cause to be sold, given, dispensed, provided, or kept any alcoholic beverage on the premises.

(f) No massage therapist required to be licensed under this Article shall perform massage services unless his or her private areas, including buttocks, genitals, and female breasts, are fully and completely covered by opaque and nontransparent clothing.

(g) No massage therapist required to be licensed under this Article shall perform any massage services on any person receiving massage services while the person receiving massage services does not have his or her buttocks, genitals, and female breasts covered with an appropriate opaque and nontransparent covering.

(h) No business required to be licensed under this Article shall allow, permit, or cause any violations of the preceding two subparts of this section, nor shall any business required to be licensed under this Article allow any other person to enter or remain in the business in any capacity unless his or her private areas, including buttocks, genitals, and female breasts, are fully and completely covered by opaque and nontransparent clothing.

Section 26-859. **Requirements.**

(a) Each business required to be licensed under this Article must prominently display a list of services provided by the establishment, including the prices thereof.

(b) Each business required to be licensed under this Article must post a copy of the license or licenses granted by the City of Ramsey in such a place as the public may readily view the license.

(c) Each massage therapist licensed under this Article must post a copy of his or her license granted by the City of Ramsey in such a place as the public may readily view the license.

(d) Each business required to be licensed under this Article must maintain the premises in such a fashion that they are safe, sanitary, and free from any and all hazards, dangers, or challenges to human health or welfare.

(e) Each business required to be licensed under this Article must continuously maintain an insurance policy that meets the requirements of Section 26-851(n)(1).

(f) Each business required to be licensed under this Article must be open to the general public.

Section 26-860. **Massage Services Performed Outside of a Massage Establishment.**

No massage services may be provided or performed for a fee, compensation, or other consideration, or offered to the public, if such massage services are not performed within a duly licensed massage establishment.

Section 26-861. **Building and Premises.**

(a) No massage establishment may be licensed unless the building and premises in which the business is located meets the physical, safety, sanitary, and construction requirements of this section.

(b) Every portion of the premises of a business licensed under this Article, including appliances, equipment, and apparatus shall be kept clean and operated in a sanitary condition.

(c) If massage services are performed in individual rooms, the doors to the individual massage rooms shall not be equipped with locking devices and shall not be blocked or obstructed from either side.

(d) Floors, walls, and equipment, in massage areas, restrooms, bathrooms, custodial areas, hallways, and reception areas used in conjunction with massage services must be kept in a state of good repair and clean at all times. Linens and other materials shall be stored at least twelve inches (12”) off the floor.

SECTION 3. SUMMARY

The following is the official summary of Ordinance #15-04, which 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 and effect of Ordinance #15-04 to amend Ramsey, Minnesota City Code Chapter 26 by adding Article XVIII, Massage Business and Services. The purpose of the Ordinance is to implement a new regulatory structure for massage therapists and massage establishments as part of an effort to prevent and eliminate criminal activity. The Ordinance imposes licensing requirements, regulates the conduct of massage therapists and businesses, allows for City inspections, and sets forth procedures for de3nying, suspending or revoking licenses.

SECTION 4. EFFECTIVE DATE

This Ordinance shall take effect upon its passage and publication.

Passed by the City Council of the City of Ramsey this ___ day of _____, 2015.

_____
Sarah Strommen, Mayor

ATTEST:

_____
Jo Ann M. Thieling, City Clerk

Introduction Date: _____
Posting Dates: _____
Adoption Date: _____
Publication Date: _____
Effective Date: _____

CC Regular Session **4. 9.**

Meeting Date: 01/13/2015

Submitted For: Patrick Brama, Administrative Services

By: Patrick Brama, Administrative Services

Information

Title

Adopt 2015 Legislative Platform

Purpose/Background:

Purpose:

Review and amend the attached *draft* 2015 City of Ramsey Legislative Platform.

Background:

Annually, the City of Ramsey drafts and adopts a Legislative Platform. This document includes a list of Legislative priorities specifically related to the City of Ramsey. Upon adoption by the City Council, Ramsey's Legislative Platform will be forwarded to our County, State and Federal elected officials. Additionally, this document will be used internally by Staff as a supplemental workplan for 2014.

In 2014, the Council updated the format/layout of the City's Legislative Platform. A similar format/layout is being proposed for the City's 2015 Legislative Platform.

Case Background:

This case (legislative platform) was reviewed by the City Council on December 09, 2014. A request was made to remove "Smoking Ban Ordinances" and "Regulation of Massage Therapists" from the draft platform. Both items have been removed from the attached platform. Generally speaking, the City Council was in favor of adopting the 2015 legislative platform as proposed. The City Council was in favor of reducing the list of initiatives as much as possible--in order to concentrate resources and maximize effectiveness.

Notification:

NA

Observations/Alternatives:

NA

Funding Source:

NA

Recommendation:

Adopt the attached 2015 City of Ramsey Legislative Platform.

Action:

Adopt the attached 2015 City of Ramsey Legislative Platform.

Attachments

2015 Legislative Initiatives (updated)

2014 Legislative Initiatives

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kathy Schmitz	01/02/2015 08:44 AM

Form Started By: Patrick Brama
Started On: 12/14/2014 11:26 AM
Final Approval Date: 01/02/2015

2015 City of Ramsey Legislative Platform

BACKGROUND

Annually, the City of Ramsey drafts and adopts a Legislative Platform. This document includes a list of Legislative priorities specifically related to the City of Ramsey. Upon adoption by the City Council, Ramsey's Legislative Platform will be forwarded to our County, State and Federal elected officials. Additionally, this document will be used internally by Staff as a supplemental workplan for 2015.

CONTENT

SECTION I: *LEGISLATIVE PRIORITIES, CITY OF RAMSEY*

(1) Implementation of U.S. Highway 10 Access Planning Study Projects Page 3
(2) Ground Water Page 4

SECTION 2: *ENDORSED LEGISLATIVE PRIORITIES*

Anoka County Legislative Platform
(3) Bonding for U.S. Highway 10 Projects Page 6
(4) Fiscal Disparities Page 7

League of Minnesota Cities (LMC) Legislative Platform
(5) Public Infrastructure Utility Page 8

SECTION I: LEGISLATIVE PRIORITIES, CITY OF RAMSEY

(1) Implementation of U.S. Highway 10 Access Planning Study Projects Page 3
(2) Ground Water Page 4

(1) Implementation of U.S. Highway 10 Access Planning Study Projects*

ISSUE: Highway 10 is a principal arterial roadway providing a significant transportation connections from Minneapolis – St. Paul to the northwest suburbs and Greater Minnesota. The 4-lane roadway (Anoka/Sherburne County line to the Rum River in Anoka) carries average daily traffic volumes ranging from 33,500 to 61,000 vehicles per day.

This corridor is commonly congested and has much higher than average crash and crash severity rates than comparable corridors. In addition, the corridor has five signalized intersections and numerous direct access points (14.5 per mile); which contribute to the degradation of the U.S. Highway 10. Over the past ten (10) years, thirteen (13) people have died in crashes on this 7-mile corridor. Four (4) fatalities were pedestrians; including (3) from 2013 to 2014.

Highway 10 has been studied numerous times over the past decade, each time a full-freeway status was identified as the ultimate solution. However, due to limited funding opportunities at the State and Federal level, full-freeway status would be difficult to achieve within the next 20 years.

As a result of funding constraints, MnDOT and Bolton & Menk completed a study to achieve freeway-like status for U.S. Highway 10 in the fall of 2014. This study is known as: *The U.S. Highway 10 Access Planning Study*. This study achieves 90% of the safety and operational benefits of a full-freeway for 50% of the cost. The intent of this study is to identify high-benefit improvements that are fiscally responsible so that improvements can be funded, programmed, and implemented incrementally. This study has been formally adopted by MnDOT, Anoka County, the City of Anoka and the City of Ramsey.

Information Source: www.dot.state.mn.us/metro/projects/hwy10study/

RECOMMENDATION: Included in the U.S. Highway 10 Access Planning Study is a recommended, prioritized, list of improvement projects. The City of Ramsey recommends State and Federal funding sources be secured to implement both “immediate” and “short-tem” priority projects.

>Topic Generally Supported by: MnDOT, Anoka County, City of Anoka
*This is the City of Ramsey’s highest priority legislative initiative.

(2) Ground Water

ISSUE: A clean and reliable source of ground water is critical to the function of any healthy community. In many cases, communities utilize aquifers as their primary source of ground water. The City of Ramsey is located in a "recharge zone" for aquifers utilized throughout the Twin Cities Metro region, known as the "Anoka County Sand Plain."

The City of Ramsey is a developing community and anticipates significant growth over the next two decades. As a result, additional water supply will be required to meet the demand of future development. Recently, the City of Ramsey was notified by the Department of Natural Resources (DNR) that the City '*MAY*' no longer be permitted to install new wells to utilize aquifers as a water source without first evaluating the ability to use surface waters, such as the Mississippi River. The DNR made this decision in order to protect existing, and future, ground water supplies of communities throughout the entire Twin Cities Metro region.

As a result, the City of Ramsey recently began planning for a new surface water treatment plant, which would draw from the Mississippi River. The City does plan to retain its ground water supply system as a back-up to the purposed surface water supply system. The estimated cost of the proposed surface water treatment plant in Ramsey is significant, at $36.5 million. Costs for retaining the ground water supply system will be minimal compared to the treatment facility costs.

Clearly, utilization of ground water resources is not solely a local issue, as aquifers and "recharging zones" span across the entire Twin Cities metro region. The need for the City of Ramsey to switch from a ground water system to a surface water system is not a result of development in the City of Ramsey alone; it is the result of demand across the entire Twin Cities metro region.

RECOMMENDATION: The City of Ramsey supports a regional analysis and planning effort to utilize ground and surface water throughout the Twin Cities as a whole, rather than community-by-community. The City of Ramsey opposes actions limiting the ability of Ramsey to develop in order to sustain, or allow new development, in other Twin Cities communities affected by the Anoka County Sand Plain "recharge zone." The City of Ramsey supports regional solutions to address regional ground water supply concerns; specifically including, regional funding sources.

>Topic Generally Supported by: Anoka County

SECTION 2: ENDORSED LEGISLATIVE PRIORITIES

Anoka County Legislative Platform
(3) Bonding for U.S. Highway 10 Projects Page 6
(4) Fiscal Disparities Page 7

League of Minnesota Cities (LMC) Legislative Platform
(5) Public Infrastructure Utility Page 8

LEGISLATIVE PRIORITIES ENDORSED BY THE CITY OF RAMSEY
2015 ANOKA COUNTY LEGISLATIVE PLATFORM

(3) Bonding for U.S. Highway 10 Projects*

ISSUE: please reference City priority #1 for background details: Implementation of U.S. Highway 10 Access Planning Study Projects.

The County is seeking bonding for U.S. Highway 10 projects located at Fairoak Avenue, Thurston Avenue, Ramsey Boulevard, and Sunfish Lake Boulevard. This County initiative fits in-line with the City's highest ranked legislative initiative.

RECOMMENDATION: included in the U.S. Highway 10 Access Planning Study is a recommended, prioritized, list of improvement projects. The City of Ramsey recommends State and Federal funding sources be secured to implement both "immediate" and "short-tem" priority projects.

*Similar language as 2015 Anoka County Adopted Legislative Platform

LEGISLATIVE PRIORITIES ENDORSED BY THE CITY OF RAMSEY
2015 ANOKA COUNTY LEGISLATIVE PLATFORM

(4) Fiscal Disparities*

***ISSUE**:* chief Authored by former Anoka State Legislator, Charles R. Weaver, the Twin Cities Area Fiscal Disparities program, enacted in 1971, was created for the purposes of:

1. Providing a way for local governments to share in the resources generated by the growth of the metropolitan area without removing existing resources;
2. Promoting orderly development of the region by reducing the impact of fiscal considerations on the location of business and infrastructure;
3. Establishing incentives for all parts of the area to work for the growth of the area as a whole;
4. Helping communities at various stages of development; and
5. Encouraging protection of the environment by reducing the impact of fiscal considerations to ensure protection of parks, open space, and wetlands.

Fiscal Disparities affects cities, counties, special taxing districts, and school districts within the seven-county metro area. It has reduced tax base disparity throughout the seven-county metropolitan area to a level of 3-to-1 (instead of the previous 10-to-1).

Historically, the City of Ramsey (and Anoka County) have been a net recipients of fiscal disparities funding. Meaning, the amount of dollars Ramsey receives from the program is greater than the dollars Ramsey contributes to the program (about 1.63 factor in 2014 for Ramsey).

RECOMMENDATION: any future legislation that would modify or impact the Fiscal Disparities program should only be considered within a framework of comprehensive reform efforts of the State's property tax, aids and credits system. Any proposed legislation that would modify or impact the Fiscal Disparities program must be evaluated utilizing the criteria of fairness, equity, stability, transparency and coherence in the treatment of cities and taxpayers across the metropolitan region, and must continue to serve the program's intended purposes.

The Ramsey City Council is in support of the Fiscal Disparities program. The Ramsey City Council opposes future diversion from the Fiscal Disparities Program to fund programs or projects that would contradict the purpose of the program. The City does not support efforts to exempt Ramsey (or Anoka County) from any future Fiscal Disparity program amendment discussions.

*Similar language as 2014 and 2015 Anoka County Adopted Legislative Platform

LEGISLATIVE PRIORITIES ENDORSED BY THE CITY OF RAMSEY
2015 LMC LEGISLATIVE PLATFORM

(5) Public Infrastructure Utilities*

ISSUE: constructing and maintaining an effective roadway system is an essential function of local governments. The City of Ramsey owns, operates and maintains more than 174 miles of roadway. The cost to properly maintain existing municipal roadways in the City of Ramsey is estimated at $2.5 million annually over the next 10 years.

Proper maintenance of local roadway systems extends the life of roadways and ensures the most effective application of tax payer dollars. For every one dollar spent on preventative road maintenance, local governments save seven dollars on future repairs. In many cases, similar to the City of Ramsey, other Minnesota municipalities are not dedicating adequate funding for proper maintenance on local roadway systems.

Existing road maintenance funding mechanisms, such as Municipal State Aid (MSA), local property taxes and special assessments have become increasingly restrictive and less effective forcing local government to seek new road maintenance funding mechanisms. Alternative funding methods for road maintenance programs are nearly nonexistent.

Historically, the State Legislature has given Cities the authority to operate utilities for essential City functions such as water supply, sanitary sewer and storm water services. The establishment of said utilities has set a precedent for a workable process of charging fees on a utility bill for City services provided through local infrastructure. Today, the authority for Cities to charge a similar utility fee for a road maintenance program does not exist.

RECOMMENDATION: the City of Ramsey supports enabling legislation authorizing Cities to establish roadway utility fees.

NOTE: supporting this initiative does not indicate the City of Ramsey will/shall utilize this tool. Supporting this initiative indicates the City of Ramsey has interest in attaining the opportunity to consider utilizing this tool.

*Similar language as 2015 LMC Legislative Platform, LE-6

2014 City of Ramsey Legislative Platform

BACKGROUND

Annually, the City of Ramsey drafts and adopts a Legislative Platform. This document includes a list of Legislative priorities specifically related to the City of Ramsey. Upon adoption by the City Council, Ramsey's Legislative Platform will be forwarded to our County, State and Federal elected officials. Additionally, this document will be used internally by Staff as a supplemental workplan for 2014.

CONTENT

SECTION I: *LEGISLATIVE PRIORITIES, CITY OF RAMSEY*

(1) State Bonding for Interchange at U.S. Highway 10/Armstrong Boulevard Page 3
(2) Ground Water Page 3
(3) Mississippi River Corridor Critical Area (MRCCA) Rulemaking Page 4

SECTION 2: *ENDORSED LEGISLATIVE PRIORITIES*

Anoka County Legislative Platform
(4) Fiscal Disparities Page 6
(5) Right of Way Acquisition Fund (RALF) Page 7

League of Minnesota Cities (LMC) Legislative Platform
(6) Road Improvement Utility Page 8
(7) Levy Limits Page 8
(8) Business Development Programs Page 9
(9) Publishing Public Notices Page 9

SECTION I: LEGISLATIVE PRIORITIES, CITY OF RAMSEY

(1) State Bonding for Interchange at U.S. Highway 10/Armstrong Boulevard
(2) Ground Water
(3) Mississippi River Corridor Critical Area (MRCCA) Rulemaking

(1) State Bonding for Interchange at U.S. Highway 10/Armstrong Boulevard

ISSUE: The at-grade intersection located at U.S. Highway 10/Armstrong Boulevard is a highly relied upon transportation junction for the City of Ramsey, the northwest Twin Cities metro region and the State transportation system as a whole. Considering the significant usage of this intersection, and its close proximity to a highly utilized railroad line, safety has become a major public concern. In the event an emergency takes place on U.S. Highway 10, while a train is passing through the City of Ramsey, public safety officials are physically unable to reach U.S. Highway 10 and respond via Armstrong Boulevard.

The proposed solution for this serious public safety issue is to construct an interchange located at U.S. Highway 10/Armstrong Boulevard. Local, State and Federal funding secured for this proposed project fall about $17 million short of the $35 million estimated total cost.

RAMSEY CITY COUNCIL RECOMMENDATION: State bonding to fund $17 million for the proposed interchange at U.S. Highway 10 and Armstrong Boulevard in Ramsey.

>Topic Generally Supported by: Anoka County

(2) Ground Water

ISSUE: A clean and reliable source of ground water is critical to the function of any healthy community. In many cases, communities utilize aquifers as their primary source of ground water. The City of Ramsey is located in a "recharge zone" for aquifers utilized throughout the Twin Cities Metro region, known as the "Anoka County Sand Plain."

The City of Ramsey is a developing community and anticipates significant growth over the next two decades. As a result, additional water supply will be required to meet the demand of future development. Recently, the City of Ramsey was notified by the Department of Natural Resources (DNR) that the City '*MAY*' no longer be permitted to install new wells to utilize aquifers as a water source without first evaluating the ability to use surface waters, such as the Mississippi River. The DNR made this decision in order to protect existing, and future, ground water supplies of communities throughout the entire Twin Cities Metro region.

As a result, the City of Ramsey recently began planning for a new surface water treatment plant, which would draw from the Mississippi River. The City does plan to retain its ground water supply system as a back-up to the purposed surface water supply system. The estimated cost of the proposed surface water treatment plant in Ramsey is significant, at $36.5 million. Costs for retaining the ground water supply system will be minimal compared to the treatment facility costs.

Clearly, utilization of ground water resources is not solely a local issue, as aquifers and "recharging zones" span across the entire Twin Cities metro region. The need for the City of Ramsey to switch from a ground water system to a surface water system is not a result of development in the City of Ramsey alone; it is the result of demand across the entire Twin Cities metro region.

RAMSEY CITY COUNCIL RECOMMENDATION: The City of Ramsey supports a regional analysis and planning effort to utilize ground and surface water throughout the Twin Cities as a whole, rather than community-by-community. The City of Ramsey opposes actions limiting the ability of Ramsey to develop in order to sustain, or allow new development, in other Twin Cities communities affected by the Anoka County Sand Plain "recharge zone." The City of Ramsey supports regional solutions to address regional ground water supply concerns; specifically including, regional funding sources.

>Topic Generally Supported by: Anoka County

(3) Mississippi River Corridor Critical Area (MRCCA) Rulemaking

ISSUE: The Mississippi River Corridor Critical Area (MRCCA) is a 72-mile corridor of the Mississippi River in Minnesota stretching from the cities of Ramsey and Dayton to Hastings established by Executive Order in 2009. The 2013 Minnesota Legislature authorized the Minnesota Department of Natural Resources (DNR) to commence rulemaking to update the minimum standards of the corridor. A similar rulemaking process was authorized in 2009; however, the legislative deadline to complete the process expired and updated rules and standards were never update.

Common themes from resident feedback include a) protection for lawful, non-conforming structures; b) additional local control provided in decision-making process; and c) flexibility in vegetation management. These primary concerns are also present in existing standards. Based on resident feedback, Ramsey desires to see draft standards better supported by technical analysis while providing examples of current issues.

The DNR is in the process of revising the draft rules in order "to be simplified and clarified to ease the administrative costs and ensure that key resource protections are enforceable" *[excerpt taken from DNR website January 2, 2014]*. The DNR has established several rulemaking goals moving forward: a) Maintain and improve water and resource protection; b) Better recognize existing and planned development; c) Increase flexibility for local governments; d) Limit rules to those that realistically achieve resource protection; and e) Simplify administration and clarify DNR evaluation criteria

As a result of the extensive public input and feedback received from its residents, much of which are concerns with the existing minimum standards, the City of Ramsey supports reviewing the output of the next steps of the MRCCA Rulemaking Process (utilizing the feedback received from its residents as noted above) before determining if further legislative involvement is appropriate. The City of Ramsey also supports the ability of other local governments to maintain control over local land use decisions and level of participation in the rulemaking process as it sees appropriate.

The City of Ramsey desires to amend its local ordinances that consolidate and streamline the administrative provisions of all its shoreland regulations (MRCCA, Wild and Scenic Rivers, & Shoreland) to create a clear and consistent process for all property owners, regardless of geographic area. This update would require approval by the DNR.

The City of Ramsey also desires to amend its local ordinance to amend its existing land use classifications of the MRCCA to classifications that match the City's Comprehensive Plan and existing development patterns. The result would be the elimination of a number of existing, lawful, non-conforming lots. This update would require approval by the DNR.

RAMSEY CITY COUNCIL RECOMMENDATION: The City does not support efforts to exempt Ramsey from Rulemaking effort until the City has a better understanding of the impacts of the Rulemaking effort are fully understood through a revised set of draft rules and response from our residents. The City would consider joining an exemption effort when the impacts of revised rules are better understood.

SECTION 2: ENDORSED LEGISLATIVE PRIORITIES

Anoka County Legislative Platform
(4) Fiscal Disparities
(5) Right of Way Acquisition Fund (RALF)

League of Minnesota Cities (LMC) Legislative Platform
(6) Road Improvement Utility
(9) Levy Limits
(8) Business Development Programs
(7) Publishing Public Notices

LEGISLATIVE PRIORITIES ENDORSED BY THE CITY OF RAMSEY
2014 ANOKA COUNTY LEGISLATIVE PLATFORM

(4) Fiscal Disparities*

ISSUE
Chief Authored by former Anoka State Legislator, Charles R. Weaver, the Twin Cities Area Fiscal Disparities program, enacted in 1971, was created for the purposes of:

1. Providing a way for local governments to share in the resources generated by the growth of the metropolitan area without removing existing resources;
2. Promoting orderly development of the region by reducing the impact of fiscal considerations on the location of business and infrastructure;
3. Establishing incentives for all parts of the area to work for the growth of the area as a whole;
4. Helping communities at various stages of development; and
5. Encouraging protection of the environment by reducing the impact of fiscal considerations to ensure protection of parks, open space, and wetlands.

Fiscal Disparities affects cities, counties, special taxing districts, and school districts within the seven-county metro area. It has reduced tax base disparity throughout the seven-county metropolitan area to a level of 3-to-1 (instead of the previous 10-to-1).

Any future legislation that would modify or impact the Fiscal Disparities program should only be considered within a framework of comprehensive reform efforts of the state's property tax, aids and credits system. Any proposed legislation that would modify or impact the Fiscal Disparities program must be evaluated utilizing the criteria of fairness, equity, stability, transparency and coherence in the treatment of cities and taxpayers across the metropolitan region, and must continue to serve the program's intended purposes.

The Ramsey City Council is in support of the Fiscal Disparities program. The Ramsey City Council opposes future diversion from the Fiscal Disparities Program to fund specific programs or projects, as this would contradict the purposes of the program.

RAMSEY CITY COUNCIL RECOMMENDATION: The City does not support efforts to exempt Ramsey from Rulemaking effort until the City has a better understanding of the impacts of the Rulemaking effort are fully understood through a revised set of draft rules and response from our residents. The City would consider joining an exemption effort when the impacts of revised rules are better understood.

*Identical language as 2014 Anoka County Adopted Legislative Platform

LEGISLATIVE PRIORITIES ENDORSED BY THE CITY OF RAMSEY
2014 ANOKA COUNTY LEGISLATIVE PLATFORM

(5) Right of Way Acquisition Fund (RALF)*

ISSUE: The 1982 Minnesota Legislature established a Revolving right-of-way Acquisition Loan Fund (RALF) program to acquire undeveloped property threatened by development that is located within an officially-mapped metropolitan highway right-of-way. This has been an effective tool for use by MnDOT and local road authorities for several decades, including on portions of U.S. Highway 10 in Anoka County.

Unfortunately, the RALF account has essentially been "frozen" for the past several years due to lack of available funds and a shift in the Met Council's transportation policy plan. This is creating a hardship for those businesses on TH 10 in Anoka and Ramsey that may want to sell or redevelop but can't. The U.S. Highway 10 / Armstrong Interchange project has identified a $7,000,000 property acquisition need, the U.S. 10 / Thurston and Fairoak projects have identified a $24 million property acquisition need for a total right of way acquisition cost of $99 million.

RAMSEY CITY COUNCIL RECOMMENDATION: State bonding funding of $10 million per year for the Right-of-way Acquisition for Ten Expansion (RATE) projects in Anoka County on U.S. Highway 10 from Armstrong Boulevard in the City of Ramsey through Fairoak Avenue in the city of Anoka.

*Identical language as 2014 Anoka County Adopted Legislative Platform

LEGISLATIVE PRIORITIES ENDORSED BY THE CITY OF RAMSEY
2014 LMC LEGISLATIVE PLATFORM

(6) Road Improvement Utility*

ISSUE: Constructing and maintaining an effective roadway system is an essential function of local governments. The City of Ramsey owns, operates and maintains more than 174 miles of roadway. The cost to properly maintain existing municipal roadways in the City of Ramsey is estimated at $2.5 million annually over the next 10 years.

Proper maintenance of local roadway systems extends the life of roadways and ensures the most effective application of tax payer dollars. For every one dollar spent on preventative road maintenance, local governments save seven dollars on future repairs. In many cases, similar to the City of Ramsey, other Minnesota municipalities are not dedicating adequate funding for proper maintenance on local roadway systems.

Existing road maintenance funding mechanisms, such as Municipal State Aid (MSA), local property taxes and special assessments have become increasingly restrictive and less effective forcing local government to seek new road maintenance funding mechanisms. Alternative funding methods for road maintenance programs are nearly nonexistent.

Historically, the State Legislature has given Cities the authority to operate utilities for essential City functions such as water supply, sanitary sewer and storm water services. The establishment of said utilities has set a precedent for a workable process of charging fees on a utility bill for City services provided through local infrastructure. Today, the authority for Cities to charge a similar utility fee for a road maintenance program does not exist.

RAMSEY CITY COUNCIL RECOMMENDATION: The City of Ramsey supports enabling legislation authorizing Cities to establish roadway utility fees.

*Similar language as 2014 League of Minnesota Cities Legislative Platform

(7) Levy Limits*

ISSUE: During the 2013 State Legislative session, levy limits were imposed on Cities over 2,500 population for one year. Levy limits replace local accountability with State judgment about the appropriate level of local taxation and local services. Additionally, State restrictions on local budgets can have a negative effect on a City's bond rating due to the restriction on revenue flexibility. Levy limits also fail to account for the decertification of tax increment financing districts—Upon decertification, property taxes that formerly collected and used to support public improvements in a TIF district can no longer be collected at the same rate, to support existing City operations.

RAMSEY CITY COUNCIL RECOMMENDATION: The City of Ramsey supports the principle of a representative democracy that allows the Ramsey City Council to formulate local budgets without State restrictions.

*Similar language as 2014 League of Minnesota Cities Legislative Platform

LEGISLATIVE PRIORITIES ENDORSED BY THE CITY OF RAMSEY
2014 LMC LEGISLATIVE PLATFORM

(8) Business Development Programs*

ISSUE: The 2013 State Legislature made substantial investments in Statewide economic development programs, reversing Great Recession funding shortfalls. Proven programs, such as the Minnesota Investment Fund (MIF), the Redevelopment Program, and contaminated site clean-up grants all received substantial funding increases. The State Legislature also appropriated $24 million for the newly created Minnesota Job Creation Fund, which will replace the expiring JOB-Z program as a way for local communities to access State development dollars.

The City of Ramsey has a number of existing, and anticipated, development projects eligible for various State economic development programs. The ability of Ramsey to utilize State economic development programs will play a vital role in moving development projects forward. The City of Ramsey has a vested interest in the sustainable and consistent funding of Statewide economic development programs.

RAMSEY CITY COUNCIL RECOMMENDATION: The City of Ramsey supports increased (or sustained) funding levels to Statewide economic development programs to assist local communities' development efforts.

*Similar language as 2014 League of Minnesota Cities Legislative Platform

(9) Publishing Public Notices*

ISSUE: To keep the public updated and informed, State law requires local units of government to publish various official notifications and documents in newspapers and often dictates which newspapers receive Cities' publication business. The number and variety of documents cities are required to publish and the costs of publication are burdensome.

The media and newspaper industry continues to experience significant changes and declining subscriptions; and, technological advancements have expanded options for citizens; and, citizens are demanding and expecting said new media options; and, new technologies are often more efficient, widely and easily accessible and cost effective. A call for change to existing Legislation related to publication of public notices is eminent.

RAMSEY CITY COUNCIL RECOMMENDATION: Legislation should be updated to authorize Cities to: (1) take advantage of new technologies to increase the dissemination of information to citizens and potentially lower associated costs. (2) Designate an appropriate daily/weekly publication. (3) Use alternative means of communication such as City newsletters, cable television, video streaming, e-mail, blogs and City websites. (4) Expand the use of summaries where technical or lengthy notifications otherwise required.

*Similar language as 2014 League of Minnesota Cities Legislative Platform

CC Regular Session **4. 10.**

Meeting Date: 01/13/2015

By: Jackie Lipski, Finance

Information

Title

Adopt Resolution # 15-01-007 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of December 4, 2014 through December 30, 2014

Action:

Motion to Adopt Resolution # 15-01-007 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of December 4, 2014 through December 30, 2014.

Attachments

Bills List 12/30/2014

Resolution 12/30/2014

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	12/31/2014 10:08 AM
Kurt Ulrich	Kurt Ulrich	01/08/2015 09:37 AM
Form Started By: Jackie Lipski		Started On: 12/31/2014 09:50 AM
Final Approval Date: 01/08/2015		

CITY OF RAMSEY - FINANCE OFFICE Printed 12/29/2014

RAMSEY CITY COUNCIL MEETING

12/30/2014

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:	SUBMITTED FOR APPROVAL
Purchase Journal:	
Prepaids 12/4/2014-12/30/2014	394,583.77
Accounts Payable 12/4/2014-12/30/2014	354,420.51
Payroll 12/5/2014 and 12/19/2014	251,598.67
Pay Estimates- Projects	282,998.05

TOTAL SUBMITTED FOR APPROVAL THIS MEETING **$ 1,283,601.00** 12-30-14

DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:	APPROVED PREV. MTG	2012 Y.T.D.
NET PAYROLL TOTAL	$ 157,307.94	$ 3,250,070.27
- CORRECTION TO PAYROLL		
PREPAIDS		
- PREPAID ADJUSTMENTS	208,390.93	5,752,945.00
WIRE TRANSFERS FOR DEBT SERVICE	1,336,207.51	2,356,123.77
- CORRECTION TO D.S.		
ACCOUNTS PAYABLE INVOICING - PREVIOUS MEETING:		
- BILLS LIST SUBMITTED	149,289.16	5,145,604.16
ADD (DELETE) BILLS LIST SUBMITTED PAY ESTIMATE(S)		3,367,148.01
- CHECKS VOIDED	0.00	0.00
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED	**$ 1,851,195.54**	**$ 19,871,891.21**

CITY OF RAMSEY

Council Check Register by GL

Council Check Register and Summary

12/4/2014 – 12/31/2014

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
95867	**12/4/2014**		**102953 AMERIGAS OF ANOKA**						
		193.83	GAS		74581	802015448	0311.6249		MISCELLANEOUS OPERA
		193.83							
95868	**12/4/2014**		**100026 ANDERSON IRRIGATION**						
		205.00	SERVICE AT THE COR		74582	07-5106	0452.6382		MACHINERY & EQUIPMEI
		205.00							
95869	**12/4/2014**		**100948 ANOKA COUNTY LICENSE CENTER**						
		42.00	TABS 352		74583	120214	0194.6249		MISCELLANEOUS OPERA
		42.00							
95870	**12/4/2014**		**110734 CITY OF RAMSEY**						
		20.40	60725089		74584	120414	9601.4651		WATER REVENUE
		20.50	700897911		74584	120414	9601.4651		WATER REVENUE
		24.51	479091031		74584	120414	9601.4651		WATER REVENUE
		11.00	40323049		74584	120414	9601.4651		WATER REVENUE
		159.75	720561		74584	120414	9601.4651		WATER REVENUE
		236.16							
95871	**12/4/2014**		**113795 CONCIERGE TITLE INC**						
		5.00	REFUND UB 15001 HEMATITE ST		74585	120314	9601.4651		WATER REVENUE
		5.00							
95872	**12/4/2014**		**100116 CONNEXUS ENERGY**						
		14.73	7906 SUNWOOD TREE LIGHTS		74586	444931-303785 NOV 14	0311.6371		ELECTRIC UTILITIES
		14.73							
95873	**12/4/2014**		**114459 DONNAY, BETTY**						
		1.93	REFUND UB 5525 149TH LN		74587	120314	9601.4651		WATER REVENUE
		1.93							
95874	**12/4/2014**		**100870 EDINA REALTY TITLE**						
		173.76	REFUND UB 14431 IODINE ST		74588	120314	9601.4651		WATER REVENUE
		173.76							
95875	**12/4/2014**		**100170 EMERGENCY MEDICAL PRODUCTS INC**						
		12.76	SEAL MASKS		74589	1689840	0211.6239		FIRST AID SUPPLIES
		12.76							
95876	**12/4/2014**		**111674 FIRST AMERICAN TITLE**						
		4.77	REFUND UB 14100 FLOURINE ST		74590	120314	9601.4651		WATER REVENUE
		4.77							
95877	**12/4/2014**		**113561 HOME TITLE INC**						
		238.59	REFUND UB 5475 145TH AVE		74591	120314	9601.4651		WATER REVENUE
		238.59							
95878	**12/4/2014**		**111865 LIBERTY TITLE INC**						
		35.84	REFUND UB 16132 URANIUM ST		74592	120314	9601.4651		WATER REVENUE
		9.47	REFUND UB 7298 147TH LANE NW		74593	120314A	9601.4651		WATER REVENUE
		45.31							
95879	**12/4/2014**		**114461 NELSON, ELIZABETH AND ERIC TRONSON**						
		40.00	REFUND UB 6922 RIVERDALE DR		74594	120314	9601.4651		WATER REVENUE

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95879	12/4/2014		114461 NELSON, ELIZABETH AND ERIC TRONSON						Continued.
		40.00							
95880	12/4/2014		103461 NORTHERN TECHNOLOGIES INC						
		3,750.00	RE: RAMSEY FIRE STATION 2		74595	12023	9412.6315		MISCELLANEOUS PROFE
		3,750.00							
95881	12/4/2014		106418 PURMORT HOMES INC						
		1,500.00	REFUND ERO ESC 7691 147TH TER		74596	120414	9804.6433	00114286	REFUNDS
		1,500.00							
95882	12/4/2014		114460 STAPLES, ROBERT						
		479.50	REFUND UB 8660 170TH AVE NW		74597	120314	9601.4651		WATER REVENUE
		479.50							
95883	12/4/2014		113806 WATERMARK TITLE AGENCY LLC						
		5.19	REFUND UB 4950 179TH LN NW		74598	120314	9601.4651		WATER REVENUE
		5.19							
95884	12/4/2014		111690 WEST TITLE LLC						
		2.29	REFUND UB 7191 163RD AVE NW		74599	120314	9601.4651		WATER REVENUE
		2.29							
95885	12/4/2014		111137 WRIGHT HENNEPIN COOPERATIVE ELECTRIC						
		27.95	6701 HWY 10 NOV 2014		74600	150-1687-1105 NOV 14	9410.6315	00041012	MISCELLANEOUS PROFE
		24.95	7550 SUNWOOD DR NOV 14		74601	150-1681-6340 NOV 14	0194.6489		OTHER CONTRACTED SE
		49.90	7650 SUNWOOD DR OCT/NOV 2014		74602	150-1681-4280 OCT/NOV 14	9240.6315		MISCELLANEOUS PROFE
		102.80							
95886	12/9/2014		100012 ACE SOLID WASTE INC						
		108.77	OCT 14 SERVICES		74616	273032	0220.6374		REFUSE/RECYCLING
		108.77							
95887	12/9/2014		110744 ALLINA HEALTH SYSTEM						
		1,484.24	MEDICAL DIRECTORSHIP		74617	II10018827	0220.6335		TRAINING
		1,484.24							
95888	12/9/2014		113708 BLUESTAR HOMES LLC						
		1,500.00	REFUND ERO ESC 16901 KAMACITE		74618	120514	9804.6433	00114246	REFUNDS
		1,500.00							
95889	12/9/2014		100297 CENTERPOINT ENERGY						
		208.00	PW MISC GAS OCT 2014		74619	8000014064-2 OCT 14	0452.6373		GAS
		258.37	PW MISC GAS OCT 2014		74619	8000014064-2 OCT 14	0311.6373		GAS
		765.58	PW MISC GAS OCT 2014		74619	8000014064-2 OCT 14	0220.6373		GAS
		86.12	PW MISC GAS OCT 2014		74619	8000014064-2 OCT 14	9601.6373		GAS
		86.12	PW MISC GAS OCT 2014		74619	8000014064-2 OCT 14	9602.6373		GAS
		86.13	PW MISC GAS OCT 2014		74619	8000014064-2	9605.6373		GAS

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95889	12/9/2014		100297 CENTERPOINT ENERGY						Continued.
						OCT 14			
		1,490.32							
95890	12/9/2014		112019 CENTRAL HYDRAULICS INC						
		56.30	MISC PARTS		74620	0033762	0311.6257		OTHER VEHICLE PARTS
		56.30							
95891	12/9/2014		113795 CONCIERGE TITLE INC						
		30.00	REFUND OVPYMT ASSESS. 144281		74621	120814	9101.4609		OTHER MISCELLANEOUS
		30.00							
95892	12/9/2014		100169 EMERGENCY APPARATUS MAINTENANCE INC						
		469.55	WORK ON 556		74622	77482	0220.6388		OTHER VEHICLE REPAIR
		469.55							
95893	12/9/2014		100189 G AND K SERVICES INC						
		122.33	MAT CLEANING FD		74623	1006589623	0220.6489		OTHER CONTRACTED SE
		122.33							
95894	12/9/2014		100650 GRAINGER						
		70.72	MISC SUPPLIES		74624	9589679530	0194.6259		BUILDING MAINT/REPAIR
		70.72							
95895	12/9/2014		100621 MN DNR ECO WATERS						
		780.88	2014 WATER APPROPRIATIONS		74625	120814	0452.6372		WATER/IRRIGATION
		780.88							
95896	12/9/2014		100337 MORGAN CHASE HOMES						
		600.00	T&S REFUND 5661 156TH LN		74626	120814	9252.1155.1		MANUAL-ACCOUNTS RE(
		600.00	T&S REFUND 5690 156TH LANE		74627	120814A	9252.1155.1		MANUAL-ACCOUNTS RE(
		600.00	T&S REFUND 5693 157TH AVE NW		74628	120814B	9252.1155.1		MANUAL-ACCOUNTS RE(
		25.00-	T&S REFUND 5632 157TH/STOP PYM		74629	120814C	9101.4609		OTHER MISCELLANEOUS
		600.00	T&S REFUND 5632 157TH/STOP PYM		74629	120814C	9252.1155.1		MANUAL-ACCOUNTS RE(
		2,375.00							
95897	12/9/2014		100360 NORTH STAR TOWING INC						
		200.00	8 CARS FOR TRAINING		74630	110114	0220.6335		TRAINING
		200.00							
95898	12/9/2014		100363 NORTHERN SANITARY SUPPLY CO						
		331.05	MISC SUPPLIES		74631	171600	0194.6249		MISCELLANEOUS OPERA
		331.05							
95899	12/9/2014		100678 PETTY CASH						
		10.00	LUNCH AT TRAINING		74632	120914	0211.6331		TRAVEL & LODGING
		7.79	LUNCH AT TRAINING		74632	120914	0211.6331		TRAVEL & LODGING
		10.00	LUNCH AT TRAINING		74632	120914	0211.6331		TRAVEL & LODGING
		9.03	LUNCH AT TRAINING		74632	120914	0211.6331		TRAVEL & LODGING
		20.00	NOTARY REG J. SHAW		74632	120914	0191.6249		MISCELLANEOUS OPERA
		18.25	LICENSE CENTER		74632	120914	0194.6249		MISCELLANEOUS OPERA
		75.07							
95900	12/9/2014		112959 PREMIUM WATERS INC						
		7.00	WATER FD		74633	621331-10-14	0220.6489		OTHER CONTRACTED SE
		20.00	WATER FD		74634	621332-10-14	0220.6489		OTHER CONTRACTED SE

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95900	12/9/2014		112959 PREMIUM WATERS INC						Continued.
		27.00							
95901	12/9/2014		100442 SHADE TREE CONSTRUCTION						
		13,500.00	REL ESC 114065 148TH LANE		74635	120814	9804.6433	00114065	REFUNDS
		13,500.00							
95902	12/9/2014		114406 SPOK INC						
		72.72	NOV 14 PAGER SERVICE		74636	X0317755K	0220.6249		MISCELLANEOUS OPER/
		72.72							
95903	12/9/2014		101103 SPRINT						
		32.78	OCT-NOV 14 BILLING		74637	570683319-156	0111.6249		MISCELLANEOUS OPER/
		54.15	OCT-NOV 14 BILLING		74637	570683319-156	0130.6323		CELLULAR PHONES
		54.15	OCT-NOV 14 BILLING		74637	570683319-156	0191.6323		CELLULAR PHONES
		54.15	OCT-NOV 14 BILLING		74637	570683319-156	0240.6323		CELLULAR PHONES
		624.45	OCT-NOV 14 BILLING		74637	570683319-156	0211.6323		CELLULAR PHONES
		97.45	OCT-NOV 14 BILLING		74637	570683319-156	0194.6323		CELLULAR PHONES
		205.70	OCT-NOV 14 BILLING		74637	570683319-156	0311.6323		CELLULAR PHONES
		218.30	OCT-NOV 14 BILLING		74637	570683319-156	0452.6323		CELLULAR PHONES
		215.57	OCT-NOV 14 BILLING		74637	570683319-156	0301.6323		CELLULAR PHONES
		134.80	OCT-NOV 14 BILLING		74637	570683319-156	0220.6323		CELLULAR PHONES
		108.30	OCT-NOV 14 BILLING		74637	570683319-156	0192.6321		TELEPHONE
		151.10	OCT-NOV 14 BILLING		74637	570683319-156	9601.6323		CELLULAR PHONES
		1,950.90							
95904	12/9/2014		113870 ST CLOUD TECHINCAL AND COMMUNITY COLLEGE						
		900.00	FF TRAINING		74638	00150124	0220.6335		TRAINING
		900.00							
95905	12/9/2014		100510 VERIZON WIRELESS						
		401.41	OCT/NOV 14 SERVICE		74639	9735819021	0130.6323		CELLULAR PHONES
		401.41							
95906	12/9/2014		111137 WRIGHT HENNEPIN COOPERATIVE ELECTRIC						
		55.90	7550 SUNWOOD DR POLICE		74640	150-1682-6501 NOV 14	0211.6489		OTHER CONTRACTED SE
		55.90							
95964	12/11/2014		100647 BOLTON AND MENK, INC						
		1,965.00	SERVICES AUG/ OCT 2014		74641	0172547	9805.6315		MISCELLANEOUS PROFE
		1,965.00							
95965	12/11/2014		112663 CAPSTONE HOMES INC						
		1,500.00	REFUND ERO ESC 6113 146TH LN		74642	121014	9804.6433	00114298	REFUNDS
		1,500.00							
95966	12/11/2014		100144 DEHN OIL COMPANY						
		290.84	ATF DEX BULK		74643	25056319	0311.6227		LUBRICANTS & ADDITIVE
		290.84							
95967	12/11/2014		113306 DOCUMENT TECHNOLOGY SOLUTIONS						
		207.38	CONTRACT NOV/DEC 2014		74644	95936	0192.6405		OFFICE & DATA PROCES:
		207.38							
95968	12/11/2014		100158 ECM PUBLISHERS INC						

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95968	12/11/2014		100158 ECM PUBLISHERS INC						Continued.
		96.00	AD ICE RINK ATTENDANTS		74645	162110	0130.6354		HELP WANTED ADVERTIS
		96.00							
95969	12/11/2014		100143 FERGUSON WATERWORKS # 2516						
		361.75	PART TO REPLACE- ANOKA		74646	0117350	9601.6249		MISCELLANEOUS OPER/
		361.75							
95970	12/11/2014		100209 HAKANSON ANDERSON ASSOC INC						
		10,042.85	CENTER STREET THROUGH 10/31/14		74647	33837	9433.6530	00201424	IMPROVEMENTS OTHER
		10,042.85							
95971	12/11/2014		112154 HOPE HAVEN INC						
		1,304.02	PANITED LATHS		74648	17522	0311.6249		MISCELLANEOUS OPER/
		1,304.02							
95972	12/11/2014		107464 INTEGRA TELECOM						
		2,607.76	MITEL EQUIPMENT		74649	120360315	0192.6585		COMPUTER HARDWARE/
		2,607.76							
95973	12/11/2014		100268 LRRWMO CITY OF ANOKA						
		185.50	PERMIT 13-05 RIVERDALE DR RECO		74650	326	9497.6530	00201222	IMPROVEMENTS OTHER
		185.50							
95974	12/11/2014		106555 MINNEAPOLIS, CITY OF						
		131.40	OCT 14 TRANSACTIONS		74651	400413005400	0211.6489		OTHER CONTRACTED SE
		131.40							
95975	12/11/2014		113815 NEOPOST USA						
		99.00	POSTAGE METER RENTAL		74652	52259143	0130.6405		OFFICE & DATA PROCES:
		99.00							
95976	12/11/2014		103461 NORTHERN TECHNOLOGIES INC						
		12,528.75	RIVERDALE DR-SERVICES 11/2014		74653	13334	9497.6530	00201222	IMPROVEMENTS OTHER
		547.00	CENTER ST TESTING		74654	13307	9433.6530	00201424	IMPROVEMENTS OTHER
		13,075.75							
95977	12/11/2014		100393 PRAIRIE RESTORATIONS INC						
		1,300.00	RE: ALPINE CORRIDOR		74655	0032730	9805.6269		LANDSCAPE MATERIALS
		1,300.00							
95978	12/11/2014		113737 RATWIK,ROSZAK AND MALONEY, PA						
		3,880.00	SERVICES- 10/31/2014		74656	55659	0161.6304		LEGAL FEES
		80.00	SERVICES- 10/31/2014		74656	55659	9412.6304		LEGAL FEES
		40.00	SERVICES- 10/31/2014		74656	55659	9805.6304		LEGAL FEES
		1,566.00	MISC PROJECTS OCT 2014		74657	55660	0161.6304		LEGAL FEES
		275.50	MISC PROJECTS OCT 2014		74657	55660	9295.6304		LEGAL FEES
		58.00	MISC PROJECTS OCT 2014		74657	55660	9468.6304		LEGAL FEES
		594.50	MISC PROJECTS OCT 2014		74657	55660	9497.6304		LEGAL FEES
		145.00	MISC PROJECTS OCT 2014		74657	55660	9804.6304	00114066	LEGAL FEES
		129.50	MISC PROJECTS OCT 2014		74657	55660	9804.6304	00114116	LEGAL FEES
		6,768.50							
95979	12/16/2014		100009 ACCAP RAMSEY TOWNHOMES LTD						
		20,700.00	TIF 9 IMPROVEMENTS		74717	121514	9209.6433		REFUNDS
		20,700.00							

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95979	**12/16/2014**		**100009 ACCAP RAMSEY TOWNHOMES LTD**						**Continued.**
95980	**12/16/2014**		**100012 ACE SOLID WASTE INC**						
		24,555.80	DEC 14 CITY RECYCLE		74718	357047	9604.6489		OTHER CONTRACTED SE
		31.27	DEC MISC PW ACCOUNTS		74719	357060	0220.6374		REFUSE/RECYCLING
		169.41	DEC MISC PW ACCOUNTS		74719	357060	0194.6374		REFUSE/RECYCLING
		100.95	DEC MISC PW ACCOUNTS		74719	357060	0452.6374		REFUSE/RECYCLING
		97.08	DEC MISC PW ACCOUNTS		74719	357060	0311.6374		REFUSE/RECYCLING
		32.36	DEC MISC PW ACCOUNTS		74719	357060	9601.6374		REFUSE/RECYCLING
		32.36	DEC MISC PW ACCOUNTS		74719	357060	9602.6374		REFUSE/RECYCLING
		32.36	DEC MISC PW ACCOUNTS		74719	357060	9605.6374		REFUSE/RECYCLING
		28.82	DEC 14- FIRE STATION 1		74720	357058	0220.6374		REFUSE/RECYCLING
		25,080.41							
95981	**12/16/2014**		**112437 CENTRAL BANK**						
		11,500.00	2ND HALF TIF NOTE		74722	121514	9207.6433		REFUNDS
		11,500.00							
95982	**12/16/2014**		**100404 CENTURYLINK**						
		65.35	NOV/DEC 14 BILLING		74721	763 422-1452 795 NOV 14	0452.6321		TELEPHONE
		65.35							
95983	**12/16/2014**		**110734 CITY OF RAMSEY**						
		147.78	719737		74723	121014	9601.4651		WATER REVENUE
		147.78							
95984	**12/16/2014**		**100116 CONNEXUS ENERGY**						
		85.00	SIRENS		74724	759126-303095 NOV 14	0250.6371		ELECTRIC UTILITIES
		1,761.58	MISC CITY ACCOUNTS		74725	759126-303107 NOV 14	0220.6371		ELECTRIC UTILITIES
		6,453.36	MISC CITY ACCOUNTS		74725	759126-303107 NOV 14	0194.6371		ELECTRIC UTILITIES
		61.73	MISC CITY ACCOUNTS		74725	759126-303107 NOV 14	0194.6371		ELECTRIC UTILITIES
		79.95	MISC CITY ACCOUNTS		74725	759126-303107 NOV 14	9230.6371		ELECTRIC UTILITIES
		3,350.42	MISC CITY ACCOUNTS		74725	759126-303107 NOV 14	9240.6371		ELECTRIC UTILITIES
		41.15	MISC CITY ACCOUNTS		74725	759126-303107 NOV 14	0295.6371		ELECTRIC UTILITIES
		37.92	MISC CITY ACCOUNTS		74725	759126-303107 NOV 14	9410.6371	00041018	ELECTRIC UTILITIES
		531.81	MISC CITY ACCOUNTS		74725	759126-303107 NOV 14	9410.6371	00041012	ELECTRIC UTILITIES
		9,438.05	CITY STREET LIGHTS		74726	759126-303101 NOV 14	9603.6371		ELECTRIC UTILITIES
		455.44	MISC PW ACCOUNTS		74727	759126-303106 NOV 14	0311.6371		ELECTRIC UTILITIES
		1,980.67	MISC PW ACCOUNTS		74727	759126-303106 NOV 14	0452.6371		ELECTRIC UTILITIES
		151.81	MISC PW ACCOUNTS		74727	759126-303106 NOV 14	9601.6371		ELECTRIC UTILITIES
		151.81	MISC PW ACCOUNTS		74727	759126-303106 NOV 14	9602.6371		ELECTRIC UTILITIES

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95984	12/16/2014		100116 CONNEXUS ENERGY						Continued.
		151.81	MISC PW ACCOUNTS		74727	759126-303106 NOV 14	9605.6371		ELECTRIC UTILITIES
		886.37	TRAFFIC LIGHTS		74728	759126-303100 NOV 14	0260.6371		ELECTRIC UTILITIES
		6,550.01	WELLS/WTR TWR/LIFT STAT		74729	759126-303102 NOV 14	9601.6371		ELECTRIC UTILITIES
		555.26	WELLS/WTR TWR/LIFT STAT		74729	759126-303102 NOV 14	9602.6371		ELECTRIC UTILITIES
		32,724.15							
95985	12/16/2014		100167 ELK RIVER FORD INC						
		280.00	REPAIR 566		74730	16095032/1	0220.6388		OTHER VEHICLE REPAIR
		170.00	REPAIR 566		74731	16094807/1	0220.6388		OTHER VEHICLE REPAIR
		63.70	REPAIR 566		74731	16094807/1	0220.6257		OTHER VEHICLE PARTS
		219.95	WORK ON 386		74732	16094718/1	0220.6388		OTHER VEHICLE REPAIR
		67.90	WORK ON 386		74732	16094718/1	0220.6257		OTHER VEHICLE PARTS
		801.55							
95986	12/16/2014		106962 FIRE						
		1,500.00	NFPA- LIVE BURN 10/15/14		74733	853	0220.6335		TRAINING
		1,500.00							
95987	12/16/2014		114478 HOLMVIK, CINDY						
		100.00	REFUND DAM/KEY DEPOSIT		74734	121514	9804.1160		KEY & DAMAGE DEPOSIT
		55.00	REFUND DAM/KEY DEPOSIT		74734	121514	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
95988	12/16/2014		114477 MEGGITT, TERRY						
		490.00	C. NELSON CPP CLASS/PAYROLL BK		74735	121614	9101.1550		PREPAID EXPENSE
		490.00							
95989	12/16/2014		100291 MET COUNCIL SAC						
		9,940.00	NOV 2014 SAC CHARGES		74736	121214	9602.2083		SAC CHARGES
		99.40-	NOV 2014 SAC CHARGES		74736	121214	9602.4356		SEWER AVAILABILITY CH
		9,840.60							
95990	12/16/2014		111488 POPP.COM INC						
		106.75	NOV 2014 BILLING		74737	992228120	0130.6321		TELEPHONE
		37.36	NOV 2014 BILLING		74737	992228120	0153.6321		TELEPHONE
		32.02	NOV 2014 BILLING		74737	992228120	0191.6321		TELEPHONE
		181.47	NOV 2014 BILLING		74737	992228120	0211.6321		TELEPHONE
		32.02	NOV 2014 BILLING		74737	992228120	0240.6321		TELEPHONE
		90.74	NOV 2014 BILLING		74737	992228120	0301.6321		TELEPHONE
		37.36	NOV 2014 BILLING		74737	992228120	0220.6321		TELEPHONE
		80.00	NOV 2014 BILLING		74737	992228120	0220.6321		TELEPHONE
		84.48	NOV 2014 BILLING		74737	992228120	0311.6321		TELEPHONE
		103.68	NOV 2014 BILLING		74737	992228120	9240.6321		TELEPHONE
		61.75	NOV 2014 BILLING		74737	992228120	9410.6315	00041012	MISCELLANEOUS PROFE
		847.63							
95991	12/16/2014		112959 PREMIUM WATERS INC						
		27.00	WATER FIRE DEPT		74738	621332-11-14	0220.6489		OTHER CONTRACTED SE
		27.00							
95992	12/16/2014		100413 RANDALL, GOODRICH AND HAAG, P L .C.						

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95992	12/16/2014		100413 RANDALL, GOODRICH AND HAAG, P L .C.						Continued.
		2,971.40	PROSECUTION NOV 2014		74739	121514	0161.6304		LEGAL FEES
		2,971.40							
95993	12/16/2014		114406 SPOK INC						
		72.72	DEC 2014 FIRE PAGERS		74740	X0317755L	0220.6249		MISCELLANEOUS OPERA
		72.72							
95994	12/16/2014		114476 TWELVE DISCIPLES MINISTRIES						
		100.00	REFUND DAMAGE DEPOSIT		74741	121514	9804.1160		KEY & DAMAGE DEPOSIT
		100.00							
95995	12/16/2014		110317 W PROPERTIES						
		15,899.00	TIF 8 IMPROVEMENTS		74742	121514	9208.6433		REFUNDS
		15,899.00							
95996	12/19/2014		100257 LAW ENFORCEMENT LABOR SRV INC						
		450.00			74611	1204141301235	9101.2177		UNION DUES
		450.00			74821	1218141446035	9101.2177		UNION DUES
		900.00							
95997	12/19/2014		100298 MN AFSCME COUNCIL 5						
		475.97			74612	1204141301236	9101.2177		UNION DUES
		494.72			74822	1218141446036	9101.2177		UNION DUES
		970.69							
90311680	12/5/2014		100398 PUBLIC EMPLOYEES RETIREMENT ASSN						
		14,485.39			74613	1204141301237	9101.2174		PERA-EMPLOYEE
		19,323.52			74614	1204141301238	9101.2183		PERA-EMPLOYER
		33,808.91							
90313455	12/19/2014		100398 PUBLIC EMPLOYEES RETIREMENT ASSN						
		14,507.11			74823	1218141446037	9101.2174		PERA-EMPLOYEE
		19,319.48			74824	1218141446038	9101.2183		PERA-EMPLOYER
		75.00			74829	1218141547314	9101.2174		PERA-EMPLOYEE
		75.00			74830	1218141547315	9101.2183		PERA-EMPLOYER
		33,976.59							
92177408	12/5/2014		100601 MN DEPT OF REV WH						
		8,280.99			74615	1204141301239	9101.2172		STATE WITHHOLDING
		8,280.99							
92596992	12/19/2014		100601 MN DEPT OF REV WH						
		8,320.42			74825	1218141446039	9101.2172		STATE WITHHOLDING
		73.85			74831	1218141547316	9101.2172		STATE WITHHOLDING
		8,394.27							
94343912	12/19/2014		100113 BANK OF THE WEST						
		20,134.52			74813	1218141446031	9101.2171		FEDERAL WITHHOLDING
		9,380.93			74818	1218141446032	9101.2173		FICA & MEDICARE-EMPL
		9,380.93			74819	1218141446033	9101.2182		FICA & MEDICARE-EMPL
		331.25			74826	1218141547311	9101.2171		FEDERAL WITHHOLDING
		308.44			74827	1218141547312	9101.2173		FICA & MEDICARE-EMPL
		308.44			74828	1218141547313	9101.2182		FICA & MEDICARE-EMPL
		39,844.51							

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94536693	12/5/2014		100113 BANK OF THE WEST						Continued.
		20,000.36			74603	1204141301231	9101.2171		FEDERAL WITHHOLDING
		9,232.86			74608	1204141301232	9101.2173		FICA & MEDICARE-EMPL(
		9,232.86			74609	1204141301233	9101.2182		FICA & MEDICARE-EMPL(
		38,466.08							
96938440	12/19/2014		110305 HARTFORD LIFE INSURANCE COMPANY						
		526.24			74605	12041413012311	9101.2176		LIFE/HEALTH-EMPLOYEE
		526.21			74815	12181414460311	9101.2176		LIFE/HEALTH-EMPLOYEE
		1,052.45							
99113014	12/17/2014		100219 HOME DEPOT COMMERCIAL ACCT PROGRAM						
		89.24	OCT/NOV 2014 BILLING		74743	113014	0220.6249		MISCELLANEOUS OPER/
		37.37	OCT/NOV 2014 BILLING		74743	113014	0194.6259		BUILDING MAINT/REPAIR
		156.05	OCT/NOV 2014 BILLING		74743	113014	0311.6229		SHOP MATERIALS
		282.66							
99120514	12/5/2014		107962 GENESIS EMPLOYEE BENEFITS						
		2,827.47			74604	12041413012310	9101.2176		LIFE/HEALTH-EMPLOYEE
		2,827.47							
99120553	12/5/2014		111465 STATE STREET BANK						
		419.75			74607	12041413012313	9101.2176		LIFE/HEALTH-EMPLOYEE
		419.75							
99120559	12/5/2014		111465 STATE STREET BANK						
		2,729.00			74606	12041413012312	9101.2175		DEFERRED COMPENSAT
		2,729.00							
99121214	12/12/2014		108768 COMDATA NETWORK INC						
		73.75	BILL'S SUPERETTE , FUEL, NELSO		74766	NOV14 COMDATA FUEL	0452.6223		GASOLINE
		66.22	BILL'S SUPERETTE , FUEL, FIREF		74766	NOV14 COMDATA FUEL	0220.6225		DIESEL FUEL
		43.00	BILL'S SUPERETTE , FUEL, FIREF		74766	NOV14 COMDATA FUEL	0220.6223		GASOLINE
		44.04	BILL'S SUPERETTE , FUEL, FIREF		74766	NOV14 COMDATA FUEL	0220.6223		GASOLINE
		77.37	BILL'S SUPERETTE , FUEL, FIREF		74766	NOV14 COMDATA FUEL	0220.6225		DIESEL FUEL
		29.70	BILL'S SUPERETTE , FUEL, FIREF		74766	NOV14 COMDATA FUEL	0220.6223		GASOLINE
		35.91	BILL'S SUPERETTE , FUEL, FIREF		74766	NOV14 COMDATA FUEL	0220.6223		GASOLINE
		28.03	BILL'S SUPERETTE , FUEL, FIREF		74766	NOV14 COMDATA FUEL	0220.6223		GASOLINE
		51.32	BILL'S SUPERETTE , FUEL, FLEET		74766	NOV14 COMDATA FUEL	0220.6223		GASOLINE
		68.16	BILL'S SUPERETTE , FUEL, FIREF		74766	NOV14 COMDATA FUEL	0220.6223		GASOLINE
		73.02	BILL'S SUPERETTE , FUEL, FIREF		74766	NOV14 COMDATA FUEL	0220.6223		GASOLINE
		82.75	BILL'S SUPERETTE , FUEL, FIREF		74766	NOV14 COMDATA FUEL	0220.6223		GASOLINE
		92.05	BILL'S SUPERETTE , FUEL, SEASO		74766	NOV14 COMDATA FUEL	0452.6223		GASOLINE

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99121214	12/12/2014		108768 COMDATA NETWORK INC						Continued.
		34.00	BILL'S SUPERETTE , FUEL, SEASO		74766	NOV14 COMDATA FUEL	0452.6223		GASOLINE
		80.81	BILL'S SUPERETTE , FUEL, SEASO		74766	NOV14 COMDATA FUEL	0452.6223		GASOLINE
		64.41	BILL'S SUPERETTE , FUEL, GRAF		74766	NOV14 COMDATA FUEL	0311.6223		GASOLINE
		99.88	BILL'S SUPERETTE , FUEL, NELSO		74766	NOV14 COMDATA FUEL	0452.6223		GASOLINE
		64.87	BILL'S SUPERETTE , FUEL, MARAS		74766	NOV14 COMDATA FUEL	0311.6223		GASOLINE
		32.58	BILL'S SUPERETTE , FUEL, RIEME		74766	NOV14 COMDATA FUEL	0311.6223		GASOLINE
		73.39	BILL'S SUPERETTE , FUEL, BERGE		74766	NOV14 COMDATA FUEL	0452.6223		GASOLINE
		72.96	BILL'S SUPERETTE , FUEL, BERGE		74766	NOV14 COMDATA FUEL	0452.6223		GASOLINE
		40.10	BILL'S SUPERETTE , FUEL, RIVER		74766	NOV14 COMDATA FUEL	0452.6223		GASOLINE
		71.00	BILL'S SUPERETTE , FUEL, HOLLO		74766	NOV14 COMDATA FUEL	0311.6223		GASOLINE
		88.00	BILL'S SUPERETTE , FUEL, HOLLO		74766	NOV14 COMDATA FUEL	0311.6223		GASOLINE
		31.53	BILL'S SUPERETTE , FUEL, JARSO		74766	NOV14 COMDATA FUEL	0240.6223		GASOLINE
		52.18	BILL'S SUPERETTE , FUEL, SEASO		74766	NOV14 COMDATA FUEL	0452.6223		GASOLINE
		46.28	BILL'S SUPERETTE , FUEL, JARSO		74766	NOV14 COMDATA FUEL	0240.6223		GASOLINE
		74.51	BILL'S SUPERETTE , FUEL, MCDOW		74766	NOV14 COMDATA FUEL	0301.6223		GASOLINE
		42.19	BILL'S SUPERETTE , FUEL, JARSO		74766	NOV14 COMDATA FUEL	0240.6223		GASOLINE
		66.72	BILL'S SUPERETTE , FUEL, MADSE		74766	NOV14 COMDATA FUEL	0301.6223		GASOLINE
		39.65	BILL'S SUPERETTE , FUEL, JARSO		74766	NOV14 COMDATA FUEL	0240.6223		GASOLINE
		64.31	BILL'S SUPERETTE , FUEL, MADSE		74766	NOV14 COMDATA FUEL	0301.6223		GASOLINE
		36.05	CASEYS GEN STORE 1769 , FUEL,		74766	NOV14 COMDATA FUEL	0240.6223		GASOLINE
		41.31	CASEYS GEN STORE 1988 , FUEL,		74766	NOV14 COMDATA FUEL	0240.6223		GASOLINE
		54.81	CASEYS GEN STORE 1988 , FUEL,		74766	NOV14 COMDATA FUEL	0194.6223		GASOLINE
		44.50	HOLIDAY STNSTORE , FUEL, BRAY		74766	NOV14 COMDATA FUEL	0194.6223		GASOLINE
		66.31	HOLIDAY STNSTORE , FUEL, STRE		74766	NOV14 COMDATA FUEL	0194.6223		GASOLINE
		64.36	HOLIDAY STNSTORE , FUEL, BRAY		74766	NOV14 COMDATA FUEL	0194.6223		GASOLINE
		50.52	HOLIDAY STNSTORE , FUEL, FIRE		74766	NOV14 COMDATA FUEL	0220.6225		DIESEL FUEL
		27.73	HOLIDAY STNSTORE , FUEL, FIRE		74766	NOV14 COMDATA FUEL	0220.6223		GASOLINE

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99121214	12/12/2014		108768 COMDATA NETWORK INC						Continued.
		61.10	HOLIDAY STNSTORE , FUEL, KAPL		74766	NOV14 COMDATA FUEL	0220.6223		GASOLINE
		59.73	HOLIDAY STNSTORE , FUEL, FIRE		74766	NOV14 COMDATA FUEL	0220.6223		GASOLINE
		76.39	HOLIDAY STNSTORE , FUEL, BERG		74766	NOV14 COMDATA FUEL	0452.6223		GASOLINE
		54.91	HOLIDAY STNSTORE , FUEL, BERG		74766	NOV14 COMDATA FUEL	0452.6223		GASOLINE
		99.89	HOLIDAY STNSTORE , FUEL, SEAS		74766	NOV14 COMDATA FUEL	0452.6223		GASOLINE
		39.57	HOLIDAY STNSTORE , FUEL, NIEL		74766	NOV14 COMDATA FUEL	0452.6223		GASOLINE
		109.25	HOLIDAY STNSTORE , FUEL, SEAS		74766	NOV14 COMDATA FUEL	0452.6223		GASOLINE
		97.00	LITTLE DUKES RAMSEY , FUEL, SE		74766	NOV14 COMDATA FUEL	0311.6223		GASOLINE
		85.91	LITTLE DUKES RAMSEY , FUEL, NE		74766	NOV14 COMDATA FUEL	0452.6223		GASOLINE
		34.99	LITTLE DUKES RAMSEY , FUEL, SE		74766	NOV14 COMDATA FUEL	0452.6223		GASOLINE
		23.75	LITTLE DUKES RAMSEY , FUEL, MA		74766	NOV14 COMDATA FUEL	0311.6223		GASOLINE
		64.78	LITTLE DUKES RAMSEY , FUEL, BE		74766	NOV14 COMDATA FUEL	0311.6223		GASOLINE
		65.66	LITTLE DUKES RAMSEY , FUEL, SE		74766	NOV14 COMDATA FUEL	0311.6223		GASOLINE
		42.00	LITTLE DUKES RAMSEY , FUEL, MA		74766	NOV14 COMDATA FUEL	0311.6223		GASOLINE
		57.50	LITTLE DUKES RAMSEY , FUEL, MA		74766	NOV14 COMDATA FUEL	0311.6223		GASOLINE
		46.50	LITTLE DUKES RAMSEY , FUEL, MA		74766	NOV14 COMDATA FUEL	0311.6223		GASOLINE
		42.23	LITTLE DUKES RAMSEY , FUEL, CU		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		41.85	LITTLE DUKES RAMSEY , FUEL, HE		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		38.67	LITTLE DUKES RAMSEY , FUEL, VO		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		49.35	LITTLE DUKES RAMSEY , FUEL, DI		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		54.99	LITTLE DUKES RAMSEY , FUEL, DI		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		21.43	LITTLE DUKES RAMSEY , FUEL, HE		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		21.21	LITTLE DUKES RAMSEY , FUEL, GA		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		35.04	LITTLE DUKES RAMSEY , FUEL, CU		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		28.71	LITTLE DUKES RAMSEY , FUEL, HA		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		32.87	LITTLE DUKES RAMSEY , FUEL, HA		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		37.35	LITTLE DUKES RAMSEY , FUEL, WE		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE

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99121214	12/12/2014		108768 COMDATA NETWORK INC						Continued.
		24.59	LITTLE DUKES RAMSEY , FUEL, HA		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		17.44	LITTLE DUKES RAMSEY , FUEL, KR		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		42.19	LITTLE DUKES RAMSEY , FUEL, CU		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		33.25	LITTLE DUKES RAMSEY , FUEL, FR		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		43.23	LITTLE DUKES RAMSEY , FUEL, BA		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		37.39	LITTLE DUKES RAMSEY , FUEL, BA		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		32.67	LITTLE DUKES RAMSEY , FUEL, HI		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		35.97	LITTLE DUKES RAMSEY , FUEL, HI		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		44.49	LITTLE DUKES RAMSEY , FUEL, HE		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		41.56	LITTLE DUKES RAMSEY , FUEL, HE		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		22.02	LITTLE DUKES RAMSEY , FUEL, LU		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		9.00	LITTLE DUKES RAMSEY , FUEL, LU		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		23.10	LITTLE DUKES RAMSEY , FUEL, LU		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		13.27	LITTLE DUKES RAMSEY , FUEL, LU		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		15.01	LITTLE DUKES RAMSEY , FUEL, BA		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		38.39	LITTLE DUKES RAMSEY , FUEL, BA		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		29.25	LITTLE DUKES RAMSEY , FUEL, SC		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		42.81	LITTLE DUKES RAMSEY , FUEL, DA		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		61.34	LITTLE DUKES RAMSEY , FUEL, BL		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		47.65	LITTLE DUKES RAMSEY , FUEL, BO		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		29.28	LITTLE DUKES RAMSEY , FUEL, HA		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		27.91	LITTLE DUKES RAMSEY , FUEL, CU		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		44.51	MARATHON PETRO , FUEL, ROSSUM		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		17.35	SUPERAMERICA , FUEL, RESERVES		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		40.60	BILL'S SUPERETTE , FUEL, RESER		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		27.20	BILL'S SUPERETTE , FUEL, KROLL		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		25.48	BILL'S SUPERETTE , FUEL, KROLL		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE

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99121214	12/12/2014		108768 COMDATA NETWORK INC						Continued.
		15.82	BILL'S SUPERETTE , FUEL, KROLL		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		18.99	BILL'S SUPERETTE , FUEL, RESER		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		35.60	CASEYS GEN STORE 1988 , FUEL,		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		31.65	HOLIDAY STNSTORE , FUEL, KROL		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		26.72	HOLIDAY STNSTORE , FUEL, KROL		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		36.63	HOLIDAY STNSTORE , FUEL, KROL		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		25.73	HOLIDAY STNSTORE , FUEL, KROL		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		30.11	HOLIDAY STNSTORE , FUEL, HASS		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		32.20	HOLIDAY STNSTORE , FUEL, HASS		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		32.22	HOLIDAY STNSTORE , FUEL, BAGN		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		27.04	HOLIDAY STNSTORE , FUEL, BAGN		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		30.51	HOLIDAY STNSTORE , FUEL, HASS		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		35.15	HOLIDAY STNSTORE , FUEL, BAGN		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		22.91	HOLIDAY STNSTORE , FUEL, HASS		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		29.05	HOLIDAY STNSTORE , FUEL, BAGN		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		27.32	HOLIDAY STNSTORE , FUEL, HINN		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		38.02	HOLIDAY STNSTORE , FUEL, HINN		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		42.25	HOLIDAY STNSTORE , FUEL, HINN		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		39.20	HOLIDAY STNSTORE , FUEL, HESS		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		29.69	HOLIDAY STNSTORE , FUEL, WEBB		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		30.91	HOLIDAY STNSTORE , FUEL, WEBB		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		25.86	HOLIDAY STNSTORE , FUEL, GARD		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		32.82	HOLIDAY STNSTORE , FUEL, GARD		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		36.47	HOLIDAY STNSTORE , FUEL, WEBB		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		21.41	HOLIDAY STNSTORE , FUEL, GARD		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		21.75	HOLIDAY STNSTORE , FUEL, GARD		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		31.34	HOLIDAY STNSTORE , FUEL, WEBB		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE

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99121214	12/12/2014		108768 COMDATA NETWORK INC						Continued.
		28.81	HOLIDAY STNSTORE , FUEL, GARD		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		16.92	HOLIDAY STNSTORE , FUEL, GARD		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		38.20	HOLIDAY STNSTORE , FUEL, WEBB		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		32.36	HOLIDAY STNSTORE , FUEL, WEBB		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		18.39	HOLIDAY STNSTORE , FUEL, WEBB		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		27.71	HOLIDAY STNSTORE , FUEL, LUEC		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		24.68	LITTLE DUKES RAMSEY , FUEL, VO		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		27.33	LITTLE DUKES RAMSEY , FUEL, GA		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		63.18	LITTLE DUKES RAMSEY , FUEL, VO		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		21.01	LITTLE DUKES RAMSEY , FUEL, VO		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		67.11	LITTLE DUKES RAMSEY , FUEL, VO		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		25.41	LITTLE DUKES RAMSEY , FUEL, VO		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		23.84	LITTLE DUKES RAMSEY , FUEL, GA		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		22.05	LITTLE DUKES RAMSEY , FUEL, SC		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		21.10	LITTLE DUKES RAMSEY , FUEL, LU		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		33.13	LITTLE DUKES RAMSEY , FUEL, VO		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		37.23	LITTLE DUKES RAMSEY , FUEL, MO		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		23.13	LITTLE DUKES RAMSEY , FUEL, MO		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		30.32	LITTLE DUKES RAMSEY , FUEL, MO		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		37.06	LITTLE DUKES RAMSEY , FUEL, MO		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		35.28	LITTLE DUKES RAMSEY , FUEL, HA		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		37.00	LITTLE DUKES RAMSEY , FUEL, BA		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		30.83	LITTLE DUKES RAMSEY , FUEL, MO		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		38.03	LITTLE DUKES RAMSEY , FUEL, SC		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		41.36	LITTLE DUKES RAMSEY , FUEL, SC		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		38.95	LITTLE DUKES RAMSEY , FUEL, SC		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		21.55	LITTLE DUKES RAMSEY , FUEL, SC		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE

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		39.76	LITTLE DUKES RAMSEY , FUEL, SC		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		31.31	LITTLE DUKES RAMSEY , FUEL, SC		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		25.74	LITTLE DUKES RAMSEY , FUEL, HE		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		27.82	LITTLE DUKES RAMSEY , FUEL, HE		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		19.84	LITTLE DUKES RAMSEY , FUEL, HE		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		24.55	LITTLE DUKES RAMSEY , FUEL, HE		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		15.13	LITTLE DUKES RAMSEY , FUEL, HE		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		20.11	LITTLE DUKES RAMSEY , FUEL, HE		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		19.58	LITTLE DUKES RAMSEY , FUEL, HE		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		43.34	LITTLE DUKES RAMSEY , FUEL, DA		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		10.96	LITTLE DUKES RAMSEY , FUEL, HE		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		43.73	LITTLE DUKES RAMSEY , FUEL, DA		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		48.76	LITTLE DUKES RAMSEY , FUEL, DA		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		32.28	LITTLE DUKES RAMSEY , FUEL, DA		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		61.23	LITTLE DUKES RAMSEY , FUEL, PA		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		15.94	LITTLE DUKES RAMSEY , FUEL, BL		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		65.59	LITTLE DUKES RAMSEY , FUEL, PA		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		35.20	LITTLE DUKES RAMSEY , FUEL, BL		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		63.80	LITTLE DUKES RAMSEY , FUEL, PA		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		57.18	LITTLE DUKES RAMSEY , FUEL, ST		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		51.14	LITTLE DUKES RAMSEY , FUEL, ST		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		41.74	LITTLE DUKES RAMSEY , FUEL, ST		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		16.39	LITTLE DUKES RAMSEY , FUEL, HA		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		31.49	LITTLE DUKES RAMSEY , FUEL, ST		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		48.75	LITTLE DUKES RAMSEY , FUEL, ST		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		49.36	LITTLE DUKES RAMSEY , FUEL, BO		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		44.11	LITTLE DUKES RAMSEY , FUEL, BO		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE

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		43.96	LITTLE DUKES RAMSEY , FUEL, ST		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		16.28	LITTLE DUKES RAMSEY , FUEL, GA		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		21.83	LITTLE DUKES RAMSEY , FUEL, ST		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		36.22	LITTLE DUKES RAMSEY , FUEL, WA		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		38.60	LITTLE DUKES RAMSEY , FUEL, WA		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		.29	LITTLE DUKES RAMSEY , FUEL, UN		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		.29-	LITTLE DUKES RAMSEY , FUEL, VE		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		34.56	LITTLE DUKES RAMSEY , FUEL, KR		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		29.01	LITTLE DUKES RAMSEY , FUEL, CU		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		37.01	LITTLE DUKES RAMSEY , FUEL, CU		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		44.08	LITTLE DUKES RAMSEY , FUEL, HI		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		25.82	LITTLE DUKES RAMSEY , FUEL, HI		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		13.03	LITTLE DUKES RAMSEY , FUEL, HI		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		39.77	LITTLE DUKES RAMSEY , FUEL, HE		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		32.28	LITTLE DUKES RAMSEY , FUEL, HI		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		41.84	LITTLE DUKES RAMSEY , FUEL, GA		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		23.00	LITTLE DUKES RAMSEY , FUEL, LU		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		26.00	LITTLE DUKES RAMSEY , FUEL, LU		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		48.77	LITTLE DUKES RAMSEY , FUEL, DI		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		46.03	LITTLE DUKES RAMSEY , FUEL, DI		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		43.41	LITTLE DUKES RAMSEY , FUEL, DA		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		44.01	LITTLE DUKES RAMSEY , FUEL, DA		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		45.78	LITTLE DUKES RAMSEY , FUEL, PA		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		55.70	LITTLE DUKES RAMSEY , FUEL, BL		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		45.00	LITTLE DUKES RAMSEY , FUEL, BO		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		39.51	LITTLE DUKES RAMSEY , FUEL, BO		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		47.20	LITTLE DUKES RAMSEY , FUEL, KA		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE

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		44.01	LITTLE DUKES RAMSEY , FUEL, KA		74766	NOV14 COMDATA FUEL	0211.6223		GASOLINE
		76.32	NOV14 COMDATA FUEL		74766	NOV14 COMDATA FUEL	0220.6225		DIESEL FUEL
		27.79	NOV14 COMDATA FUEL		74766	NOV14 COMDATA FUEL	0220.6223		GASOLINE
		20.98	NOV14 COMDATA FUEL		74766	NOV14 COMDATA FUEL	0220.6223		GASOLINE
		69.38	NOV14 COMDATA FUEL		74766	NOV14 COMDATA FUEL	0452.6223		GASOLINE
		58.05	NOV14 COMDATA FUEL		74766	NOV14 COMDATA FUEL	0452.6223		GASOLINE
		74.39	BILL'S SUPERETTE , FUEL, SEASO		74766	NOV14 COMDATA FUEL	9601.6223		GASOLINE
		91.59	CASEYS GEN STORE 1988 , FUEL,		74766	NOV14 COMDATA FUEL	9601.6225		DIESEL FUEL
		50.59	HOLIDAY STNSTORE , FUEL, ERIC		74766	NOV14 COMDATA FUEL	9601.6223		GASOLINE
		58.22	HOLIDAY STNSTORE , FUEL, ERIC		74766	NOV14 COMDATA FUEL	9601.6223		GASOLINE
		57.05	HOLIDAY STNSTORE , FUEL, SEAS		74766	NOV14 COMDATA FUEL	9601.6223		GASOLINE
		98.50	BILL'S SUPERETTE , FUEL, GRAF		74766	NOV14 COMDATA FUEL	9602.6223		GASOLINE
		84.25	BILL'S SUPERETTE , FUEL, GRAF		74766	NOV14 COMDATA FUEL	9602.6223		GASOLINE
		50.30	COBORN'S SUPERSTORE , BRAMA		74767	NOV14 COMDATA PCARDS	0130.6335		TRAINING
		38.43	COBORN'S SUPERSTORE , BRAMA		74767	NOV14 COMDATA PCARDS	0130.6335		TRAINING
		317.95	BUYFIREALARMPARTS , BRAY		74767	NOV14 COMDATA PCARDS	0194.6259		BUILDING MAINT/REPAIR
		39.69	LITTLE DUKES RAMSEY , BRAY		74767	NOV14 COMDATA PCARDS	0194.6225		DIESEL FUEL
		18.59	MENARDS ELK RIVER , BRAY		74767	NOV14 COMDATA PCARDS	0194.6259		BUILDING MAINT/REPAIR
		19.97	MENARDS ELK RIVER , BRAY		74767	NOV14 COMDATA PCARDS	0194.6259		BUILDING MAINT/REPAIR
		4.99	MENARDS ELK RIVER , BRAY		74767	NOV14 COMDATA PCARDS	0194.6259		BUILDING MAINT/REPAIR
		75.88	WAL-MART , BRAY		74767	NOV14 COMDATA PCARDS	0194.6249		MISCELLANEOUS OPER/
		245.00	ARROWHEAD EMERGENCY , FRANKFUR		74767	NOV14 COMDATA PCARDS	9101.1550		PREPAID EXPENSE
		190.48	CANAL PARK LODGE , FRANKFURTH		74767	NOV14 COMDATA PCARDS	0211.6331		TRAVEL & LODGING
		190.48	CANAL PARK LODGE , FRANKFURTH		74767	NOV14 COMDATA PCARDS	0211.6331		TRAVEL & LODGING
		299.40	UNIQUE DINING EXPERIENE , FRAN		74767	NOV14 COMDATA PCARDS	0211.6249		MISCELLANEOUS OPER/
		299.40	UNIQUE DINING EXPERIENE , FRAN		74767	NOV14 COMDATA PCARDS	0211.6249		MISCELLANEOUS OPER/
		284.00	PAYPAL *TATEMS PCH , FREDRICKS		74767	NOV14 COMDATA PCARDS	0192.6405		OFFICE & DATA PROCES:

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		299.97	WWW.NEWEGGBUSINESS.COM , FREDR		74767	NOV14 COMDATA PCARDS	0192.6281		SMALL TOOLS & MINOR E
		153.99	WWW.NEWEGGBUSINESS.COM , FREDR		74767	NOV14 COMDATA PCARDS	0192.6281		SMALL TOOLS & MINOR E
		289.99	WWW.NEWEGGBUSINESS.COM , FREDR		74767	NOV14 COMDATA PCARDS	0192.6281		SMALL TOOLS & MINOR E
		10.00-	WWW.NEWEGGBUSINESS.COM , FREDR		74767	NOV14 COMDATA PCARDS	0192.6281		SMALL TOOLS & MINOR E
		157.98	WWW.NEWEGGBUSINESS.COM , FREDR		74767	NOV14 COMDATA PCARDS	0192.6281		SMALL TOOLS & MINOR E
		9.99	WWW.NEWEGGBUSINESS.COM , FREDR		74767	NOV14 COMDATA PCARDS	0192.6281		SMALL TOOLS & MINOR E
		3.99	WWW.NEWEGGBUSINESS.COM , FREDR		74767	NOV14 COMDATA PCARDS	0192.6281		SMALL TOOLS & MINOR E
		29.00	FINANCE AND COMMERCE I , GLADH		74767	NOV14 COMDATA PCARDS	0194.6452		SUBSCRIPTIONS
		30.78	COBORN'S SUPERSTORE , KAPLER		74767	NOV14 COMDATA PCARDS	0220.6249		MISCELLANEOUS OPERA
		49.95	MY-TYME INCORPORATED , KAPLER		74767	NOV14 COMDATA PCARDS	0220.6249		MISCELLANEOUS OPERA
		288.08	BLUE VELVET , KATERS		74767	NOV14 COMDATA PCARDS	0211.6249		MISCELLANEOUS OPERA
		90.89	GALLS INTERN , KATERS		74767	NOV14 COMDATA PCARDS	0211.6237		CRIME SCENE KIT MATEI
		127.95	WEATHERTECH MACNEIL , KATERS		74767	NOV14 COMDATA PCARDS	0211.6281		SMALL TOOLS & MINOR E
		28.36	COBORN'S SUPERSTORE , LASHER		74767	NOV14 COMDATA PCARDS	0130.6249		MISCELLANEOUS OPERA
		32.00	COBORN'S SUPERSTORE , LASHER		74767	NOV14 COMDATA PCARDS	0130.6249		MISCELLANEOUS OPERA
		199.00	FREDPRYOR CAREERTRACK , LASHER		74767	NOV14 COMDATA PCARDS	0130.6335		TRAINING
		199.00	FREDPRYOR CAREERTRACK , LASHER		74767	NOV14 COMDATA PCARDS	0130.6335		TRAINING
		199.00	FREDPRYOR CAREERTRACK , LASHER		74767	NOV14 COMDATA PCARDS	0130.6335		TRAINING
		199.00	FREDPRYOR CAREERTRACK , LASHER		74767	NOV14 COMDATA PCARDS	0130.6335		TRAINING
		38.09	GREEN MILL - ST CLOUD , LASHER		74767	NOV14 COMDATA PCARDS	0130.6335		TRAINING
		65.99	CENTRAL HYDRAULICS , RIEMER		74767	NOV14 COMDATA PCARDS	0312.6257		OTHER VEHICLE PARTS
		94.68	CENTRAL HYDRAULICS , RIEMER		74767	NOV14 COMDATA PCARDS	0312.6257		OTHER VEHICLE PARTS
		47.19	FRATTALLONES ANDOVER A , RIEME		74767	NOV14 COMDATA PCARDS	0311.6229		SHOP MATERIALS
		12.82	FRATTALLONES ANDOVER A , RIEME		74767	NOV14 COMDATA PCARDS	0311.6229		SHOP MATERIALS
		148.47	LITTLE DUKES RAMSEY , RIEMER		74767	NOV14 COMDATA PCARDS	0312.6225		DIESEL FUEL
		127.13	LITTLE DUKES RAMSEY , RIEMER		74767	NOV14 COMDATA PCARDS	0312.6225		DIESEL FUEL
		58.95	NORTHERN TOOL EQUIPMNT , RIEME		74767	NOV14 COMDATA PCARDS	0311.6229		SHOP MATERIALS

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		38.41	PLEASURELAND RV-RAMSEY , RIVER		74767	NOV14 COMDATA PCARDS	0452.6249		MISCELLANEOUS OPERA
		64.00	PLEASURELAND RV-RAMSEY , RIVER		74767	NOV14 COMDATA PCARDS	0452.6249		MISCELLANEOUS OPERA
		20.93	COBORN'S SUPERSTORE , SCHIFERL		74767	NOV14 COMDATA PCARDS	0220.6335		TRAINING
		180.93	NAPA STORE , SCHIFERLI		74767	NOV14 COMDATA PCARDS	0220.6257		OTHER VEHICLE PARTS
		20.00	MN DVS ANOKA , THIELING		74767	NOV14 COMDATA PCARDS	0130.6451		MEMBERSHIP DUES
		.49	MN DVS ANOKA , THIELING		74767	NOV14 COMDATA PCARDS	0130.6451		MEMBERSHIP DUES
		310.00	ACT*UNIVERSITY OF MINN , WESTB		74767	NOV14 COMDATA PCARDS	9101.1550		PREPAID EXPENSE
		245.00	ACT*UNIVERSITY OF MINN , WESTB		74767	NOV14 COMDATA PCARDS	9101.1550		PREPAID EXPENSE
		49.40	AAA CLUB/INSUR , WIEMANN		74767	NOV14 COMDATA PCARDS	0280.6241		COMMUNITY POLICING S
		9.95	ANDOVER PIZZA RANCH , WIEMANN		74767	NOV14 COMDATA PCARDS	0211.6331		TRAVEL & LODGING
		32.30	COBORN'S SUPERSTORE , WIEMANN		74767	NOV14 COMDATA PCARDS	0280.6241		COMMUNITY POLICING S
		41.65	NOTARY ROTARY, INC , WIEMANN		74767	NOV14 COMDATA PCARDS	0211.6208		MISCELLANEOUS OFFICI
		41.65	NOTARY ROTARY, INC , WIEMANN		74767	NOV14 COMDATA PCARDS	0211.6208		MISCELLANEOUS OFFICI
		19.99	OFFICE MAX , WIEMANN		74767	NOV14 COMDATA PCARDS	0211.6208		MISCELLANEOUS OFFICI
		19.99	OFFICE MAX , WIEMANN		74767	NOV14 COMDATA PCARDS	0211.6208		MISCELLANEOUS OFFICI
		2.85	OFFICE MAX , WIEMANN		74767	NOV14 COMDATA PCARDS	0211.6208		MISCELLANEOUS OFFICI
		50.37	PAYPAL *WENDELLSINC , WIEMANN		74767	NOV14 COMDATA PCARDS	0211.6208		MISCELLANEOUS OFFICI
		16.00	SMOKES 4 LESS ELK RIVER , WIEM		74767	NOV14 COMDATA PCARDS	0280.6241		COMMUNITY POLICING S
		9.64	TANNERS STATION , WIEMANN		74767	NOV14 COMDATA PCARDS	0211.6331		TRAVEL & LODGING
		39.99	MENARDS ELK RIVER , NELSON		74767	NOV14 COMDATA PCARDS	9601.6249		MISCELLANEOUS OPERA
		5.92	MENARDS ELK RIVER , NELSON		74767	NOV14 COMDATA PCARDS	9601.6249		MISCELLANEOUS OPERA
		9.98	MENARDS ELK RIVER , NELSON		74767	NOV14 COMDATA PCARDS	9601.6249		MISCELLANEOUS OPERA
		5.50	MENARDS ELK RIVER , NELSON		74767	NOV14 COMDATA PCARDS	9601.6249		MISCELLANEOUS OPERA
		6.48	MENARDS ELK RIVER , NELSON		74767	NOV14 COMDATA PCARDS	9601.6249		MISCELLANEOUS OPERA
		9.76	MENARDS ELK RIVER , NELSON		74767	NOV14 COMDATA PCARDS	9601.6249		MISCELLANEOUS OPERA
		2.97	MENARDS ELK RIVER , NELSON		74767	NOV14 COMDATA PCARDS	9601.6249		MISCELLANEOUS OPERA
		5.96	MENARDS ELK RIVER , NELSON		74767	NOV14 COMDATA PCARDS	9601.6249		MISCELLANEOUS OPERA

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99121214	12/12/2014		108768 COMDATA NETWORK INC						Continued.
		11.94	MENARDS ELK RIVER , NELSON		74767	NOV14 COMDATA PCARDS	9601.6249		MISCELLANEOUS OPERA
		25.98	MENARDS ELK RIVER , NELSON		74767	NOV14 COMDATA PCARDS	9601.6249		MISCELLANEOUS OPERA
		11.47	MENARDS ELK RIVER , NELSON		74767	NOV14 COMDATA PCARDS	9601.6249		MISCELLANEOUS OPERA
		15,320.15							
99121814	12/18/2014		100629 MN DEPT OF REV SALES TX						
		5.42	NOV14 SALES TAX		74812	NOV14 SALES TAX	9101.2082		SALES/USE TAX PAYABLE
		10.76	NOV14 SALES TAX		74812	NOV14 SALES TAX	9101.4305		RENTAL FEES
		5.27	NOV14 SALES TAX		74812	NOV14 SALES TAX	9101.4308		SALES OF MAPS & PUBLI
		.06-	NOV14 SALES TAX		74812	NOV14 SALES TAX	9101.4609		OTHER MISCELLANEOUS
		13.84	NOV14 SALES TAX		74812	NOV14 SALES TAX	9101.4328		ACCIDENT REPORTS
		58.77	NOV14 SALES TAX		74812	NOV14 SALES TAX	9601.2082		SALES/USE TAX PAYABLE
		94.00							
99121914	12/19/2014		107962 GENESIS EMPLOYEE BENEFITS						
		2,827.47			74814	12181414460310	9101.2176		LIFE/HEALTH-EMPLOYEE
		2,827.47							
99121957	12/19/2014		111465 STATE STREET BANK						
		418.91			74817	12181414460313	9101.2176		LIFE/HEALTH-EMPLOYEE
		418.91							
99121959	12/19/2014		111465 STATE STREET BANK						
		2,729.00			74816	12181414460312	9101.2175		DEFERRED COMPENSAT
		2,729.00							
99886962	12/5/2014		100223 ICMA RETIREMENT TRUST 457						
		2,556.90			74610	1204141301234	9101.2175		DEFERRED COMPENSAT
		2,556.90							
99894840	12/19/2014		100223 ICMA RETIREMENT TRUST 457						
		2,769.85			74820	1218141446034	9101.2175		DEFERRED COMPENSAT
		2,769.85							
		394,583.77	Grand Total						

Payment Instrument Totals

Checks	197,784.81
EFT Payments	196,798.96
Total Payments	394,583.77

Bank Account	00002224 CASH IN BANK
Version	LOGIS003V
Originator	JLIPSKI
Payment Instrument	Check Payment
Pay Through Date	12/31/2014

Payee Number	Payee Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
113259	24 RESTORE	CLEANING PKG C	PV	74832	001	09101	12/5/2014	14-1902	858.20
	24 RESTORE 6615 141ST AVENUE NW RAMSEY MN 55303					Summary Total			858.20
						Payment Amount			858.20
106639	3M	SIGN MATERIAL	PV	74867	001	09101	12/18/2014	TP17634	1,778.40
	3M					Summary Total			1,778.40
	P O BOX 844127	SIGN MATERIAL	PV	74868	001	09101	12/15/2014	TP17635	284.00
	DALLAS TX 75284-4127					Summary Total			284.00
		SIGN MATERIAL	PV	74869	001	09101	12/12/2014	TP17636	945.00
						Summary Total			945.00
						Payment Amount			3,007.40
107867	ABM EQUIPMENT AND SUPPLY	MISC PARTS	PV	74746	001	09602	12/4/2014	0141879	39.83
	ABM EQUIPMENT AND SUPPLY 333 2ND STREET NE HOPKINS MN 55343					Summary Total			39.83
						Payment Amount			39.83
100017	AIRGAS USA, LLC	MISC GASES	PV	74747	001	09101	11/30/2014	9923445951	25.25
	AIRGAS USA LLC P O BOX 802576 CHICAGO IL 60680-2576					Summary Total			25.25
						Payment Amount			25.25
108664	AMERICAN VENDING INC	COFFEE/SUGAR/CREAM	PV	74659	001	09101	11/25/2014	8374	151.10
	AMERICAN VENDING INC 10787 93RD AVENUE N MAPLE GROVE MN 55369					Summary Total			151.10
						Payment Amount			151.10
107526	ANCOM TECHNICAL CENTER	DEEP ROOF ANTENNA	PV	74748	001	09101	12/4/2014	49678	599.50
	ANCOM TECHNICAL CENTER 1800 EAST CLIFF ROAD SUITE 17 BURNSVILLE MN 55337					Summary Total			599.50
						Payment Amount			599.50

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Payment Instrument		Check Payment
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Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
106022	ANDERSON, CHRIS	MASTER WATER SUPPLY UPDATE MTG	PV	74749	001	09101	12/16/2014	121614	47.04
	CHRIS ANDERSON 21417 NAPLES STREET NW ELK RIVER MN 55330				Summary Total				47.04
					Payment Amount				47.04
100035	ANOKA COUNTY CENTRAL COMMUNICATIONS	NOV 2014 WIRELESS ACCESS	PV	74750	001	09101	12/11/2014	2014-392	312.54
	ANOKA COUNTY CENTRAL COMMUNICATIONS 325 EAST MAIN STREET ANOKA MN 55303				Summary Total				312.54
					Payment Amount				312.54
100041	ANOKA COUNTY HIGHWAY DEPARTMENT	PERMIT 14-149 PUBLIC WORKS	PV	74751	001	09602	12/1/2014	120114	150.00
	ANOKA COUNTY HIGHWAY DEPARTMENT				Summary Total				150.00
	1440 BUNKER LAKE BLVD NW	PERMIT 14-173 PUBLIC WORKS	PV	74752	001	09101	12/1/2014	120114A	150.00
	ANDOVER MN 55304				Summary Total				150.00
					Payment Amount				300.00
100043	ANOKA COUNTY PROPERTY RECORDS TAXATION	NOV 2014 BILLING	PV	74753	001	09804	12/1/2014	534 NOV 2014	46.00
	ANOKA COUNTY PROPERTY RECORDS TAXATION	NOV 2014 BILLING	PV	74753	002	09804	12/1/2014	534 NOV 2014	46.00
	2100 - 3RD AVENUE	NOV 2014 BILLING	PV	74753	003	09804	12/1/2014	534 NOV 2014	8.00
	ANOKA MN 55303				Summary Total				100.00
					Payment Amount				100.00
111377	ANOKA MUNICIPAL UTILITY	NOV 14 BUNKER LAKE BLVD\DYS	PV	74870	001	09101	12/11/2014	22-612000-01 NOV 14	30.81
	ANOKA MUNICIPAL UTILITY				Summary Total				30.81
	CITY HALL	CTY RD 116/HWY 47 SIGNAL	PV	74871	001	09101	12/11/2014	22-613120-01 NOV 14	108.58
	2015 FIRST AVENUE NO				Summary Total				108.58
	ANOKA MN 55303	RAMSEY STREET LIGHTS	PV	74872	001	09101	12/11/2014	22-990005-01 NOV14	56.80

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Payment Instrument		Check Payment
Pay Through Date	12/31/2014	

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
				Summary Total					56.80
		14034 DYSPROSIUM ST ST LIGHTS	PV	74873	001	09101	12/11/2014	22-610280-00 NOV 14	52.32
				Summary Total					52.32
				Payment Amount					248.51
100052	ANOKA POLICE DEPARTMENT	ANIMAL CONTAINMENT NOV 14	PV	74658	001	09101	12/2/2014	120214	260.00
	ANOKA POLICE DEPARTMENT 275 HARRISON STREET ANOKA MN 55303			Summary Total					260.00
				Payment Amount					260.00
113554	ANOKA RAMSEY COMMUNITY COLLEGE	TEAM BUILDING-COACHING SUCCESS	PV	74833	001	09101	12/19/2014	00374569	6,300.00
	ANOKA RAMSEY COMMUNITY COLLEGE ATTEN: MELANIE SCHATZ-PATTAY 11200 MISSISSIPPI BLVD NW COON RAPIDS MN 55433			Summary Total					6,300.00
				Payment Amount					6,300.00
100063	ASPEN MILLS	EXPLORERS- SHIRTS	PV	74660	001	09101	11/26/2014	157843	512.25
	ASPEN MILLS			Summary Total					512.25
	8201 C CENTRAL AVE NE	STOLP- PINK STORK PIN	PV	74661	001	09101	11/26/2014	157842	6.85
	SPRING LAKE PARK MN 55432			Summary Total					6.85
		DIXON- REPLACE JACKET ZIPPER	PV	74754	001	09101	12/5/2014	158177	35.00
				Summary Total					35.00
		MINEAR- FIRE BOOTS	PV	74755	001	09101	11/26/2014	157840	129.95
				Summary Total					129.95
		MISC N. STOLP	PV	74874	001	09101	12/12/2014	158510	245.10
				Summary Total					245.10
				Payment Amount					929.15
102959	BARNA GUZY AND STEFFEN LTD	NOV 14-JOINT FIRE SERVICES	PV	74756	001	09101	11/30/2014	139192	4,892.72
	BARNA GUZY AND STEFFEN LTD 200 COON RAPIDS BLVD SUITE 400			Summary Total					4,892.72

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Originator	JLIPSKI	
Payment Instrument		Check Payment
Pay Through Date	12/31/2014	

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	MINNEAPOLIS MN 55433-5894								
				Payment Amount					4,892.72
106346	BAUER BUILT INCORPORATED	TIRE REPAIR	PV	74662	001	09101	11/24/2014	940027207	117.00
	BAUER BUILT INCORPORATED	TIRE REPAIR	PV	74662	002	09101	11/24/2014	940027207	382.57
	8270 W 35W SERVICE DR			Summary Total					499.57
	BLAINE MN 55449	REPAIR- FIRE TRUCK	PV	74663	001	09101	11/26/2014	940027077	5,460.14
		REPAIR- FIRE TRUCK	PV	74663	002	09101	11/26/2014	940027077	1,300.00
		REPAIR- FIRE TRUCK	PV	74663	003	09101	11/26/2014	940027077	458.00
				Summary Total					7,218.14
				Payment Amount					7,717.71
114491	BEACH, MICHAEL	REFUND HOP ESCROW 112423	PV	74910	001	09804	12/23/2014	122314	209.39
	MICHAEL BEACH 7830 149TH LANE NW RAMSEY MN 55303			Summary Total					209.39
				Payment Amount					209.39
114496	BETHEL PROPERTIES LLC JOHN BUZICK	REFUND ESCROW 113644	PV	74911	001	09804	12/23/2014	122314	45.52
	BETHEL PROPERTIES LLC JOHN BUZICK 661 207TH AVE NE EAST BETHEL MN 55011			Summary Total					45.52
				Payment Amount					45.52
114489	BIALON, TODD	REFUND ADMIN PLAT ESC 112559	PV	74912	001	09804	12/23/2014	122314	134.00
	TODD BIALON 15490 YORK CIRCLE RAMSEY MN 55303			Summary Total					134.00
				Payment Amount					134.00
101152	BKV GROUP INC	RAMSEY FIRE STATION 2	PV	74664	001	09412	11/25/2014	39394	28,154.93
	BKV GROUP INC 222 NORTH 2ND STREET MINNEAPOLIS MN 55401			Summary Total					28,154.93

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Originator	JLIPSKI	
Payment Instrument		Check Payment
Pay Through Date	12/31/2014	

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
				Payment Amount					28,154.93
111922	BLUE LINE CUSTOM FABRICATION, LLC	CAGE MOUNT 341\342\343	PV	74875	001	09101	12/21/2014	14004	1,200.00
	BLUE LINE CUSTOM FABRICATION, LLC 13854 191ST COURT NW ELK RIVER MN 55330			Summary Total					1,200.00
				Payment Amount					1,200.00
103641	BOYER TRUCKS ROGERS	REPAIR ON 668	PV	74876	001	09101	12/8/2014	466897	6,442.65
	BOYER TRUCKS	REPAIR ON 668	PV	74876	002	09101	12/8/2014	466897	3,690.00
	2601 NE BROADWAY			Summary Total					10,132.65
	MINNEAPOLIS MN 55413	REPAIR 662	PV	74944	001	09101	12/18/2014	467099	1,143.90
		REPAIR 662	PV	74944	002	09101	12/18/2014	467099	2,676.59
				Summary Total					3,820.49
				Payment Amount					13,953.14
114488	BUZICK, JOHN	REFUND CUP ESCROW 114011	PV	74913	001	09804	12/23/2014	122314	180.07
	JOHN BUZICK 661 207TH AVE NE EAST BETHEL MN 55011			Summary Total					180.07
				Payment Amount					180.07
106854	CDWG INC	MISC PARTS	PV	74666	001	09101	11/24/2014	QX59323	309.32
	CDWG INC 75 REMITTANCE DRIVE SUITE 1515 CHICAGO IL 60675-1515			Summary Total					309.32
				Payment Amount					309.32
100297	CENTERPOINT ENERGY	16303 QUICKSILVER ST NW	PV	74834	001	09101	12/11/2014	10414874-7 NOV 14	193.38
	CENTERPOINT ENERGY			Summary Total					193.38
	P O BOX 4671	14515 E TOWN CENTER DR	PV	74835	001	09601	12/10/2014	8782239-1 NOV 14	327.45
	HOUSTON TX 77210-4671			Summary Total					327.45
		7550 SUNWOOD DR	PV	74837	001	09101	12/10/2014	6702493-5 NOV 14	5,063.09
				Summary Total					5,063.09
		6701 HIGHWAY 10	PV	74857	001	09410	12/10/2014	6011580-5 NOV 14	432.01

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Payee Number	Payee Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
				Summary Total					432.01
		MISC PW NOV 2014	PV	74914	001	09101	12/18/2014	8000014064-2 NOV 14	509.10
		MISC PW NOV 2014	PV	74914	002	09101	12/18/2014	8000014064-2 NOV 14	343.18
		MISC PW NOV 2014	PV	74914	003	09101	12/18/2014	8000014064-2 NOV 14	343.18
		MISC PW NOV 2014	PV	74914	004	09101	12/18/2014	8000014064-2 NOV 14	1,763.62
		MISC PW NOV 2014	PV	74914	005	09101	12/18/2014	8000014064-2 NOV 14	343.18
		MISC PW NOV 2014	PV	74914	006	09101	12/18/2014	8000014064-2 NOV 14	1,029.54
				Summary Total					4,331.80
				Payment Amount					10,347.73
112019	CENTRAL HYDRAULICS INC	V PLOW BLADES	PV	74667	001	09101	12/2/2014	0034101	70.38
	CENTRAL HYDRAULICS INC 21877 INDUSTRIAL COURT ROGERS MN 55374			Summary Total					70.38
				Payment Amount					70.38
106670	CENTRAL POWER DISTRIBUTORS INC	SPARK PLUGS	PV	74757	001	09101	12/9/2014	765349	6.11
	CENTRAL POWER DISTRIBUTORS INC 3801 THURSTON AVENUE ANOKA MN 55303			Summary Total					6.11
				Payment Amount					6.11
104676	CITY HEIGHTS INC	WINDOW CLEANING	PV	74877	001	09101	12/18/2014	11751	2,520.00
	CITY HEIGHTS INC 2804 5TH AVENUE NORTH ANOKA MN 55303			Summary Total					2,520.00
				Payment Amount					2,520.00
111471	COMMERCIAL PARTNERS TITLE	TITLE SEARCH 39372 SUNWOOD VIL	PV	74878	001	09230	12/17/2014	34543	835.00
	COMMERCIAL PARTNERS TITLE 200 SOUTH SIXTH STREET SUITE 1300 MINNEAPOLIS MN 55402			Summary Total					835.00

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
				Payment Amount					835.00
114451	COMPASS MINERALS	ROAD SALT	PV	74668	001	09101	11/25/2014	71260243	4,978.68
	COMPASS MINERALS			Summary Total					4,978.68
	P O BOX 277043	ROAD SALT	PV	74758	001	09101	12/5/2014	71266381	4,849.01
	ATLANTA GA 30384-7043			Summary Total					4,849.01
		ROAD SALT	PV	74759	001	09101	12/4/2014	71265647	4,928.98
				Summary Total					4,928.98
		ROAD SALT	PV	74760	001	09101	12/2/2014	71263480	5,087.46
				Summary Total					5,087.46
		ROAD SALT	PV	74761	001	09101	11/26/2014	71261228	3,167.60
				Summary Total					3,167.60
		ROAD SALT	PV	74762	001	09101	12/3/2014	71264708	4,969.32
				Summary Total					4,969.32
		ROAD SALT	PV	74763	001	09101	12/1/2014	71262746	4,679.01
				Summary Total					4,679.01
		ROAD SALT	PV	74879	001	09101	12/9/2014	71268787	1,611.53
				Summary Total					1,611.53
				Payment Amount					34,271.59
100116	CONNEXUS ENERGY	DRAW RESTROOMS	PV	74915	001	09101	12/17/2014	444931-305660 DEC 2014	17.06
	CONNEXUS ENERGY			Summary Total					17.06
	PO BOX 1808	SUNWOOD TREE LIGHTS	PV	74916	001	09101	12/17/2014	444931-303785 DEC 2014	14.72
	MINNEAPOLIS MN 55480-1808			Summary Total					14.72
		MISC DEC 14 ACCOUNTS	PV	74917	001	09230	12/18/2014	759126-303107 DEC 2014	79.70
		MISC DEC 14 ACCOUNTS	PV	74917	002	09230	12/18/2014	759126-303107 DEC 2014	2,209.40
		MISC DEC 14 ACCOUNTS	PV	74917	003	09230	12/18/2014	759126-303107 DEC 2014	37.84
		MISC DEC 14 ACCOUNTS	PV	74917	004	09230	12/18/2014	759126-303107 DEC 2014	858.80
		MISC DEC 14 ACCOUNTS	PV	74917	005	09230	12/18/2014	759126-303107 DEC 2014	5,175.69
		MISC DEC 14 ACCOUNTS	PV	74917	006	09230	12/18/2014	759126-303107 DEC 2014	5,148.14
		MISC DEC 14 ACCOUNTS	PV	74917	007	09230	12/18/2014	759126-303107 DEC 2014	39.02
		MISC DEC 14 ACCOUNTS	PV	74917	008	09230	12/18/2014	759126-303107 DEC	59.54

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Payee Number	Payee Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
								2014	
				Summary Total					13,608.13
		MISC PW ACCOUNTS DEC 14	PV	74918	001	09101	12/18/2014	759126-303106 DEC 2014	754.77
		MISC PW ACCOUNTS DEC 14	PV	74918	002	09101	12/18/2014	759126-303106 DEC 2014	251.59
		MISC PW ACCOUNTS DEC 14	PV	74918	003	09101	12/18/2014	759126-303106 DEC 2014	251.59
		MISC PW ACCOUNTS DEC 14	PV	74918	004	09101	12/18/2014	759126-303106 DEC 2014	251.59
		MISC PW ACCOUNTS DEC 14	PV	74918	005	09101	12/18/2014	759126-303106 DEC 2014	932.35
				Summary Total					2,441.89
		MISC UTILITY ACCOUNTS DEC 2014	PV	74919	001	09601	12/18/2014	759126-303102 DEC 2014	7,013.11
		MISC UTILITY ACCOUNTS DEC 2014	PV	74919	002	09601	12/18/2014	759126-303102 DEC 2014	589.77
				Summary Total					7,602.88
		STREET LIGHTS	PV	74920	001	09603	12/18/2014	759126-303101 DEC 2014	9,415.38
				Summary Total					9,415.38
		TRAFFIC SIGNALS	PV	74921	001	09101	12/18/2014	759126-303100 DEC 14	869.19
				Summary Total					869.19
		SIRENS	PV	74922	001	09101	12/18/2014	759126-303095 DEC 14	85.00
				Summary Total					85.00
				Payment Amount					34,054.25
100120	CONTINENTAL RESEARCH CORP	MISC SUPPLIES	PV	74836	001	09101	12/12/2014	413975-CRC-1	238.69
	CONTINENTAL RESEARCH CORP PO BOX 15204 ST LOUIS MO 63110			Summary Total					238.69
				Payment Amount					238.69
100125	COUNTRYSIDE PRINTING INC	J. FREDRICKSON BUS. CARDS	PV	74764	001	09101	12/5/2014	32901	49.00
	COUNTRYSIDE PRINTING 6250 BUNKER LAKE BLVD NW			Summary Total					49.00
		POSTCARDS- ARMSTRONG EVENT	PV	74866	001	09230	12/15/2014	32921	415.20

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Payment Instrument		Check Payment
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	SUITE 113			Summary Total					415.20
	RAMSEY MN 55303	PD ENVELOPES	PV	74880	001	09101	12/12/2014	32918	190.00
				Summary Total					190.00
				Payment Amount					654.20
100129	CRYSTEEL TRUCK EQUIPMENT	PLOW BOX/ PRO BROOM MOUNT	PV	74945	001	09101	12/22/2014	F35989	4,967.00
	CRYSTEEL MANUFACTURING 1130 73RD AVENUE NE FRIDLEY MN 55432			Summary Total					4,967.00
				Payment Amount					4,967.00
100131	CULLIGAN OF ANOKA	COM FILTRATION LEASE DEC 2014	PV	74669	001	09101	11/30/2014	100X04636002	123.80
	CULLIGAN DEPARTMENT 8509 P O BOX 77043 MINNEAPOLIS MN 55480-7743			Summary Total					123.80
				Payment Amount					123.80
114497	CULLINAN RIGGING/SHARP AND ASSOCIATES	REFUND ESCROW 113652	PV	74924	001	09804	12/23/2014	122314	1,357.80
	CULLINAN RIGGING/SHARP AND ASSOCIATES 10907 93RD AVENUE NORTH MAPLE GROVE MN 55369			Summary Total					1,357.80
				Payment Amount					1,357.80
114469	CUNINGHAM GROUP ARCHITECTURE INC	COR CIVIC SQUARE PARK	PV	74765	001	09101	11/26/2014	42045	5,000.00
	CUNINGHAM GROUP ARCHITECTURE INC 201 MAIN STREET SE SUITE 325 MINNEPOLIS MN 55414			Summary Total					5,000.00
				Payment Amount					5,000.00
107322	CURTIS, CHRIS	REIMBURSE DEC 14 EXPENSES	PV	74665	001	09101	12/4/2014	120414	123.44
	CHRIS CURTIS 13854 191ST COURT NW ELK RIVER MN 55330			Summary Total					123.44

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
				Payment Amount					123.44
110736	DASH MEDICAL GLOVES INC	PD GLOVES	PV	74881	001	09101	10/22/2014	0890162	267.60
	DASH MEDICAL GLOVES INC 9635 S. FRANKLIN DRIVE FRANKLIN WI 53132			Summary Total					267.60
				Payment Amount					267.60
100144	DEHN OIL COMPANY	DIESEL FUEL	PV	74670	001	09101	12/1/2014	29882	2,916.38
	DEHN OIL COMPANY			Summary Total					2,916.38
	6735 141ST AVENUE NW	DIESEL FUEL	PV	74671	001	09101	12/1/2014	29883	195.00
	RAMSEY MN 55303			Summary Total					195.00
		DIESEL FUEL	PV	74882	001	09101	12/16/2014	35099	1,943.55
				Summary Total					1,943.55
				Payment Amount					5,054.93
101185	DO ALL PRINTING COM INC	HEART SAFE FLIER	PV	74672	001	09101	12/9/2014	26195	127.20
	DO ALL PRINTING COM INC			Summary Total					127.20
	6360 HIGHWAY 10 NW	BOARDS-DISPLAY ARMSTRONG INTER	PV	74839	001	09230	12/17/2014	26277	90.00
	RAMSEY MN 55303			Summary Total					90.00
		DRAW EVENT AUG 21/28-14	PV	74840	001	09101	10/9/2014	25578	96.00
				Summary Total					96.00
				Payment Amount					313.20
100158	ECM PUBLISHERS INC	ORD 14-15	PV	74673	001	09101	11/28/2014	165953	56.25
	ECM PUBLISHERS INC			Summary Total					56.25
	4095 COON RAPIDS BLVD	DEC 9- HEARING	PV	74674	001	09101	11/21/2014	163577	78.75
	COON RAPIDS MN 55433			Summary Total					78.75
		ORD 14-14	PV	74675	001	09101	11/21/2014	163576	73.13
				Summary Total					73.13
				Payment Amount					208.13
106624	EHLERS AND ASSOCIATES, INC	TIF ROTO	PV	74841	001	09230	12/10/2014	66219	153.75

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	EHLERS & ASSOCIATES, INC 3060 CENTRE POINTE DRIVE ROSEVILLE MN 55113-1105			Summary Total					153.75
				Payment Amount					153.75
104267	ELITE SANITATION	PARK RESTROOMS OCT 2014	PV	74768	001	09101	11/26/2014	22244	240.00
	ELITE SANITATION PO BOX 526 ELK RIVER MN 55330			Summary Total					240.00
				Payment Amount					240.00
100169	EMERGENCY APPARATUS MAINTENANCE INC	WORK ON 556	PV	74769	001	09101	11/25/2014	77568	1,716.43
	EMERGENCY APPARATUS MAINTENANCE INC 7512 4TH AVENUE LINO LAKES MN 55014			Summary Total					1,716.43
				Payment Amount					1,716.43
108737	EMERGENCY AUTOMOTIVE TECHNOLOGY INC	MISC WORK 343	PV	74770	001	09101	12/11/2014	AW110314-11A	2,060.49
	EMERGENCY AUTOMOTIVE TECHNOLOGY INC			Summary Total					2,060.49
	2755 GENEVA AVE N	WORK ON 342	PV	74771	001	09101	12/11/2014	AW110314-10A	3,103.59
	OAKDALE MN 55128			Summary Total					3,103.59
		WORK ON 341	PV	74772	001	09101	12/11/2014	AW110314-9A	1,358.19
				Summary Total					1,358.19
		REPAIR 316	PV	74773	001	09101	12/11/2014	AW111414-2	246.02
				Summary Total					246.02
		WORK ON 341	PV	74883	001	09101	12/22/2014	AW110314-9B	1,814.34
				Summary Total					1,814.34
		WORK ON 342	PV	74884	001	09101	12/22/2014	AW110314-10B	2,043.14
				Summary Total					2,043.14
		WORK 343	PV	74885	001	09101	12/22/2014	AW110314-11B	1,357.77
				Summary Total					1,357.77
				Payment Amount					11,983.54
113991	EMERGENCY RESPONSE SOLUTIONS	MISC SUPPLIES	PV	74858	001	09101	11/26/2014	3074	3,297.64
	EMERGENCY RESPONSE SOLUTIONS			Summary Total					3,297.64

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Payment Instrument		Check Payment
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Payee Number	Payee Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	21371 HEIDELBERG STREET NE	MISC SUPPLIES FD	PV	74923	001	09101	12/16/2014	3194	2,511.04
	WYOMING MN 55092				Summary Total				2,511.04
					Payment Amount				5,808.68
113321	FACTORY MOTOR PARTS CO	AIR FILTER	PV	74676	001	09101	12/4/2014	6-1387074	13.21
	FACTORY MOTOR PARTS CO				Summary Total				13.21
	NW 5544	BRAKES 321	PV	74677	001	09101	12/3/2014	6-1386831	226.00
	P O BOX 1450	BRAKES 321	PV	74677	002	09101	12/3/2014	6-1386831	20.28
	MINNEAPOLIS MN 55485-5544				Summary Total				246.28
		BARKES 318	PV	74678	001	09101	12/1/2014	1-4582165	494.11
					Summary Total				494.11
		BRAKES 332	PV	74679	001	09101	12/2/2014	1-4583159	215.56
					Summary Total				215.56
		BATTERY	PV	74774	001	09101	12/5/2014	6-1387235	119.17
					Summary Total				119.17
		BELT	PV	74775	001	09101	12/11/2014	6-1387812	31.88
					Summary Total				31.88
		HUB ASSEMBLY	PV	74776	001	09601	12/11/2014	6-1387797	231.81
					Summary Total				231.81
		ANTIFREEZE	PV	74946	001	09101	12/18/2014	6-1388694	19.98
					Summary Total				19.98
					Payment Amount				1,372.00
114498	FAMILY PROMISE OF ANOKA COUNTY	REFUND IUP ESCROW 113848	PV	74925	001	09804	12/23/2014	122314	71.36
	FAMILY PROMISE OF ANOKA COUNTY 14515 NOWTHEN BLVD NW RAMSEY MN 55303				Summary Total				71.36
					Payment Amount				71.36
107099	FASTENAL	MISC PARTS	PV	74680	001	09601	11/25/2014	MNTC8122175	23.71
	FASTENAL COMPANY				Summary Total				23.71
	P O BOX 978	MISC PARTS	PV	74681	001	09101	11/20/2014	MNTC8122024	52.44
	WINONA MN 55987				Summary Total				52.44
		MISC PARTS	PV	74682	001	09101	11/20/2014	MNTC8122023	24.57
					Summary Total				24.57

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Payee Number	Payee Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
		MISC PARTS	PV	74683	001	09101	11/25/2014	MNTC8122174	5.81
				Summary Total					5.81
		MISC PARTS	PV	74684	001	09101	11/20/2014	MNTC8122010	9.43
				Summary Total					9.43
		MISC PARTS	PV	74777	001	09101	12/2/2014	MNTC8122375	4.08
				Summary Total					4.08
		MISC PARTS RETURNED	PD	74886	001	09101	12/15/2014	MNTC8122883	57.41-
				Summary Total					57.41-
		MISC PARTS	PV	74887	001	09101	12/18/2014	MNTC8123053	8.33
				Summary Total					8.33
		MISC PARTS	PV	74888	001	09101	12/18/2014	MNTC8123056	15.57
				Summary Total					15.57
		MISC PARTS	PV	74889	001	09101	12/17/2014	MNTC8123004	133.75
				Summary Total					133.75
		MISC PARTS	PV	74890	001	09101	12/17/2014	MNTC8123009	21.82
				Summary Total					21.82
		MISC PARTS	PV	74891	001	09101	12/17/2014	MNTC8123020	209.99
				Summary Total					209.99
		MISC PARTS	PV	74892	001	09101	12/12/2014	MNTC8122876	62.36
				Summary Total					62.36
				Payment Amount					514.45
100143	FERGUSON WATERWORKS # 2516	WATER METER PARTS	PV	74685	001	09601	11/28/2014	0115944	587.20
	FERGUSON WATERWORKS 2516			Summary Total					587.20
	P O BOX 802817	MISC SUPPLIES	PV	74842	001	09601	12/9/2014	0118128	3,546.60
	CHICAGO IL 60680-2817			Summary Total					3,546.60
		MAGNAWAND LOCATOR	PV	74947	001	09601	12/22/2014	0123227	807.00
				Summary Total					807.00
				Payment Amount					4,940.80
100177	FERRELLGAS	LP GAS	PV	74686	001	09601	11/24/2014	5002270379	181.37
	FERRELLGAS			Summary Total					181.37
	P O BOX 173940								
	DENVER CO 80217-3940								
				Payment Amount					181.37
112421	FIRST SCRIBE	ROWAY WEB APP DEC	PV	74778	001	09101	12/1/2014	2464529	200.00

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		2014							
	FIRST SCRIBE 110 CHESHIRE LANE SUITE 105 MINNETONKA MN 55305			Summary Total					200.00
				Payment Amount					200.00
106869	FORESTRY SUPPLIERS INC	MISC SUPPLIES	PV	74893	001	09101	12/16/2014	687094-00	625.26
	FORESTRY SUPPLIERS INC 205 WEST RANKIN STREET P.O. BOX 8397 JACKSON MS 39284-8397			Summary Total					625.26
				Payment Amount					625.26
110388	FRATTALLONE'S ACE HARDWARE STORES	MISC PARTS	PV	74843	001	09601	12/16/2014	022435/J	73.85
	FRATTALLONE'S ACE HARDWARE STORES 3527 LEXINGTON AVENUE N ARDEN HILLS MN 55126			Summary Total					73.85
				Payment Amount					73.85
100189	G AND K SERVICES INC	UNIFORM CLEANING	PV	74687	001	09101	11/26/2014	1006623503	104.00
	G AND K SERVICES INC	UNIFORM CLEANING	PV	74687	002	09101	11/26/2014	1006623503	11.00
	P O BOX 842385	UNIFORM CLEANING	PV	74687	003	09101	11/26/2014	1006623503	124.21
	BOSTON MA 02284-2385	UNIFORM CLEANING	PV	74687	004	09101	11/26/2014	1006623503	124.21
				Summary Total					363.42
		FF MATS	PV	74688	001	09101	11/26/2014	1006623501	148.96
				Summary Total					148.96
		UNIFORM CLEANING	PV	74779	001	09101	12/10/2014	1006646153	104.00
		UNIFORM CLEANING	PV	74779	002	09101	12/10/2014	1006646153	11.00
		UNIFORM CLEANING	PV	74779	003	09101	12/10/2014	1006646153	145.11
		UNIFORM CLEANING	PV	74779	004	09101	12/10/2014	1006646153	145.12
				Summary Total					405.23
		UNIFORM CLEANING	PV	74780	001	09101	12/3/2014	1006634868	104.00
		UNIFORM CLEANING	PV	74780	002	09101	12/3/2014	1006634868	11.00
		UNIFORM CLEANING	PV	74780	003	09101	12/3/2014	1006634868	76.61
		UNIFORM CLEANING	PV	74780	004	09101	12/3/2014	1006634868	76.62
				Summary Total					268.23
		MAT FF	PV	74781	001	09101	12/3/2014	1006634871	122.33
				Summary Total					122.33
		UNIFORM CLEANING	PV	74894	001	09101	12/24/2014	1006668826	104.00

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Payee Number	Payee Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
		UNIFORM CLEANING	PV	74894	002	09101	12/24/2014	1006668826	11.00
		UNIFORM CLEANING	PV	74894	003	09101	12/24/2014	1006668826	124.21
		UNIFORM CLEANING	PV	74894	004	09101	12/24/2014	1006668826	124.21
				Summary Total					363.42
		UNIFORM CLEANING	PV	74895	001	09101	12/17/2014	1006657445	104.00
		UNIFORM CLEANING	PV	74895	002	09101	12/17/2014	1006657445	11.00
		UNIFORM CLEANING	PV	74895	003	09101	12/17/2014	1006657445	76.05
		UNIFORM CLEANING	PV	74895	004	09101	12/17/2014	1006657445	76.05
				Summary Total					267.10
		MATS FD	PV	74926	001	09101	12/24/2014	1006668824	148.96
				Summary Total					148.96
				Payment Amount					2,087.65
100209	HAKANSON ANDERSON ASSOC INC	RE: RIVERSIDE EAST	PV	74948	001	09230	12/9/2014	33876	2,000.00
	HAKANSON ANDERSON ASSOC INC 3601 THURSTON AVENUE ANOKA MN 55303-1063			Summary Total					2,000.00
				Payment Amount					2,000.00
110386	HEALTH PARTNERS	6 DRUG SCREENING	PV	74689	001	09101	12/1/2014	900022626	328.00
	HEALTH PARTNERS P O BOX 77026 MINNEAPOLIS MN 55480-7726			Summary Total					328.00
				Payment Amount					328.00
106214	IDENTISYS INC	PROX CARDS	PV	74690	001	09101	11/24/2014	234855	852.82
	IDENTISYS PO BOX 1086 MINNETONKA MN 55345-0086			Summary Total					852.82
				Payment Amount					852.82
107539	LANDSCAPE ARCHITECTURE INC	CENTRAL PARK MASTER PLAN	PV	74782	001	09101	12/10/2014	121014	1,500.00
	LANDSCAPE ARCHITECTURE INC 856 RAYMOND AVENUE SUITE C ST PAUL MN 55114			Summary Total					1,500.00
				Payment Amount					1,500.00
100258	LEAGUE OF MINNESOTA	RE: M. SHRYOCK/K.	PV	74692	001	09101	11/25/2014	205238	630.00

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Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	CITIES	WILLIAMS							
	LEAGUE OF MN CITIES FINANCE DEPT 145 UNIVERSITY AVE WEST ST PAUL MN 55103-2044			Summary Total					630.00
				Payment Amount					630.00
100259	LEAGUE OF MN CITIES INS TRUST	RE: J. SHAW	PV	74691	001	09702	11/30/2014	C0031261 NOV 14	325.90
	LEAGUE OF MN CITIES INS TRUST C/O BERKLEY RISK SERVICES INC P O BOX 581517 MINNEAPOLIS MN 55458-1517			Summary Total					325.90
				Payment Amount					325.90
114487	LUNDQUIST, CHAD	REFUND SITE ESCROW 112441	PV	74927	001	09804	12/23/2014	122314	85.00
	CHAD LUNDQUIST 8110 HIGHWAY 10 RAMSEY MN 55303			Summary Total					85.00
				Payment Amount					85.00
113948	MATT'S PLUMBING SOLUTIONS	REFUND HOP ESCROW 113775	PV	74929	001	09804	12/23/2014	122314	246.72
	MATT'S PLUMBING SOLUTIONS 5565 164TH AVENUE NW RAMSEY MN 55303			Summary Total					246.72
				Payment Amount					246.72
114490	MAUL, MATTHEW	REFUND DECK PERMIT ESC 114238	PV	74928	001	09804	12/23/2014	122314	7.31
	MATTHEW MAUL 5590 148TH LANE NW RAMSEY MN 55303			Summary Total					7.31
				Payment Amount					7.31
100283	MENARDS COON RAPIDS	MISC SUPPLIES	PV	74693	001	09101	11/24/2014	71871	209.49
	MENARDS COON RAPIDS			Summary Total					209.49
	3045 MAIN STREET	TIDE FOR FIRE DEPT.	PV	74783	001	09101	11/30/2014	72425	11.69
	COON RAPIDS MN 55433			Summary Total					11.69

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		MISC SUPPLIES FIRE DEPT.	PV	74784	001	09101	12/1/2014	72548	289.21
				Summary Total					289.21
		MISC SUPPLIES	PV	74930	001	09101	12/14/2014	73772	73.96
				Summary Total					73.96
		MISC SUPPLIES FD	PV	74931	001	09101	12/20/2014	74332	37.92
				Summary Total					37.92
		MISC SUPPLIES	PV	74933	001	09101	12/19/2014	74266	25.50
				Summary Total					25.50
				Payment Amount					647.77
100284	MENARDS ELK RIVER	MISC SUPPLIES	PV	74844	001	09601	12/12/2014	66730	211.46
	MENARDS ELK RIVER			Summary Total					211.46
	19521 EVANS STREET NW	MISC SUPPLIES	PV	74949	001	09601	12/16/2014	67006	177.71
	ELK RIVER MN 55330-1077			Summary Total					177.71
				Payment Amount					389.17
108208	METRO PRODUCTS INC	MISC PARTS	PV	74785	001	09101	12/8/2014	104478	49.60
	METRO PRODUCTS INC 7401 CENTRAL AVENUE NE FRIDLEY MN 55432			Summary Total					49.60
				Payment Amount					49.60
106555	MINNEAPOLIS, CITY OF	NOV 14 TRANSACTIONS	PV	74934	001	09101	12/15/2014	400413005474	110.70
	MINNEAPOLIS FINANCE DEPT P O BOX 77038 MINNEAPOLIS MN 55480-7738			Summary Total					110.70
				Payment Amount					110.70
100076	MN BCA-CJTE TRAINING	DMT ONLINE C. CURTIS	PV	74786	001	09101	9/24/2014	5039	75.00
	MN BCA-CJTE TRAINING			Summary Total					75.00
	1430 MARYLAND AVENUE EAST	DMT ONLINE N. DAHLBERG	PV	74787	001	09101	9/24/2014	5047	75.00
	ST PAUL MN 55106			Summary Total					75.00
		DMT ONLINE T. LUECK	PV	74788	001	09101	9/24/2014	4938	75.00
				Summary Total					75.00
		DMT ONLINE R. WEBB	PV	74789	001	09101	9/24/2014	4976	75.00
				Summary Total					75.00

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Payee Number	Payee Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
		DMT ONLINE G. VOIT	PV	74790	001	09101	9/24/2014	4947	75.00
				Summary Total					75.00
		DMT ONLINE B. ROSSUM	PV	74791	001	09101	9/24/2014	4954	75.00
				Summary Total					75.00
		DMT ONLINE J. DIXON	PV	74792	001	09101	9/24/2014	4959	75.00
				Summary Total					75.00
		DMT ONLINE J. BONINE	PV	74793	001	09101	9/24/2014	5046	75.00
				Summary Total					75.00
		DMT ONLINE B. BLUML	PV	74794	001	09101	9/24/2014	4953	75.00
				Summary Total					75.00
		DMT ONLINE T. FRANKFURTH	PV	74795	001	09101	9/24/2014	5013	75.00
				Summary Total					75.00
				Payment Amount					750.00
102216	MN DEPT OF TRANSPORTATION	RE: RIVERDALE PROJECT	PV	74935	001	09497	12/2/2014	P00003937	762.69
	MINNESOTA DEPT OF TRANSPORTATION COMMISSIONER OF TRANSPORTATION CASH ACCOUNTING -MS 215 395 JOHN IRELAND BLVD ST PAUL MN 55155-1899			Summary Total					762.69
				Payment Amount					762.69
113909	MOBILE VEHICLE INTEGRATION	REPAIR 323	PV	74896	001	09101	12/15/2014	1412008	85.00
	MOBILE VEHICLE INTEGRATION	REPAIR 323	PV	74896	002	09101	12/15/2014	1412008	10.00
	835 XENIA AVENUE NW ELK RIVER MN 55330			Summary Total					95.00
		REPAIR 318	PV	74897	001	09101	12/15/2014	1412012	85.00
				Summary Total					85.00
		REPAIR 375	PV	74898	001	09101	12/15/2014	1412011	85.00
				Summary Total					85.00
		REPAIR 342	PV	74899	001	09101	12/15/2014	1412010	1,500.00
		REPAIR 342	PV	74899	002	09101	12/15/2014	1412010	75.00
				Summary Total					1,575.00
		REPAIR 341	PV	74900	001	09101	12/15/2014	1412009	1,500.00
		REPAIR 341	PV	74900	002	09101	12/15/2014	1412009	75.00
				Summary Total					1,575.00
		REPAIR LIGHTS FD	PV	74936	001	09101	11/29/2014	1411018	587.50

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				Summary Total					587.50
				Payment Amount					4,002.50
108091	MUNICIPAL CODE CORPORATION	ANNUAL CODE INTERNET FEE	PV	74694	001	09101	12/3/2014	00249895	700.00
	MUNICIPAL CODE CORPORATION P O BOX 2235 TALLAHASSEE FL 32316			Summary Total					700.00
				Payment Amount					700.00
100345	NAPA AUTO PARTS ELK RIVER	RELAY 668	PV	74695	001	09101	12/1/2014	772255	11.99
	NAPA AUTO PARTS ELK RIVER			Summary Total					11.99
	17137 YALE STREET NW	BATTERY AND MISC	PV	74796	001	09101	12/5/2014	773073	228.00
	P O BOX 1041	BATTERY AND MISC	PV	74796	002	09101	12/5/2014	773073	9.99
	ELK RIVER MN 55330	BATTERY AND MISC	PV	74796	003	09101	12/5/2014	773073	16.66
				Summary Total					254.65
		OIL AND FUEL FILTER	PV	74797	001	09101	12/5/2014	773052	30.14
				Summary Total					30.14
		WAX/MIRROR	PV	74798	001	09101	12/11/2014	773916	9.23
				Summary Total					9.23
		MIRROR ADHESIVE	PV	74799	001	09101	12/13/2014	774279	10.58
				Summary Total					10.58
		MISC PARTS	PV	74845	001	09101	12/15/2014	774462	44.58
				Summary Total					44.58
		MISC PD SUPPLIES	PV	74901	001	09101	12/15/2014	774507	14.71
				Summary Total					14.71
		BEAM BLADE	PV	74902	001	09101	12/23/2014	775737	30.98
				Summary Total					30.98
				Payment Amount					406.86
114485	NIBLACK, JEFFREY	REFUND KEY DEP-CENTRAL PARK	PV	74903	001	09804	12/19/2014	121914	55.00
	JEFFREY NIBLACK 150 HARTMAN CIRCLE NE FRIDLEY MN 55432			Summary Total					55.00
				Payment Amount					55.00
100360	NORTH STAR TOWING INC	TOW- SWEEPER 655	PV	74800	001	09101	11/11/2014	39243	85.00

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	NORTH STAR TOWING INC 833 NORTH STREET ANOKA MN 55303			Summary Total					85.00
				Payment Amount					85.00
100988	NORTHERN SAFETY TECHNOLOGY	CORNER STROBE	PV	74950	001	09101	12/22/2014	37699	172.85
	NORTHERN SAFETY TECHNOLOGY 5708 UPPER 147TH STREET W SUITE 107 APPLE VALLEY MN 55124			Summary Total					172.85
				Payment Amount					172.85
100363	NORTHERN SANITARY SUPPLY CO	MISC SUPPLIES	PV	74696	001	09101	12/5/2014	172069	205.27
	NORTHERN SANITARY SUPPLY CO			Summary Total					205.27
	341 COON RAPIDS BLVD	MISC PARTS	PV	74846	001	09101	12/10/2014	172161	143.67
	MINNEAPOLIS MN 55433			Summary Total					143.67
		MISC SUPPLIES	PV	74847	001	09101	12/15/2014	172243	57.90
				Summary Total					57.90
		CONTAINER-DOME TOP	PV	74848	001	09240	12/15/2014	172228	1,295.00
				Summary Total					1,295.00
				Payment Amount					1,701.84
103461	NORTHERN TECHNOLOGIES INC	RIVERDALE DRIVE	PV	74859	001	09497	11/29/2014	13588	4,915.75
	NORTHERN TECHNOLOGIES INC			Summary Total					4,915.75
	1408 NORTHLAND DRIVE SUITE 107	CENTER STREET TESTING	PV	74860	001	09433	11/29/2014	13598	540.75
	MENDOTA HEIGHTS MN 55120			Summary Total					540.75
				Payment Amount					5,456.50
108671	NORTHLAND BUSINESS SYSTEMS INC	OLYMPUS AS7000 PD	PV	74697	001	09101	12/2/2014	55282	311.92
	NORTHLAND BUSINESS SYSTEMS INC			Summary Total					311.92
	12150 NICOLLET AVENUE	PD CONTRACT	PV	74698	001	09101	12/2/2014	55284	9.07
	BURNSVILLE MN 55337			Summary Total					9.07
				Payment Amount					320.99

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110547	NORTHWEST LIGHTING SYSTEMS CO.	MISC BULBS	PV	74699	001	09101	11/24/2014	86028	109.31
	NORTHWEST LIGHTING SYSTEMS CO.				Summary Total				109.31
	12001 RIVERWOOD DRIVE	MISC SUPPLIES	PV	74801	001	09240	12/10/2014	86465	184.62
	BURNSVILLE MN 55337				Summary Total				184.62
		MISC BULBS	PV	74849	001	09101	12/15/2014	86589	138.07
					Summary Total				138.07
					Payment Amount				432.00
114494	O SHAUGHNESSY, TIM AND CORRIN	REFUND ESC 113966	PV	74937	001	09804	12/23/2014	122314	677.04
	TIM AND CORRIN O SHAUGHNESSY				Summary Total				677.04
	6308 VALLEY VIEW ROAD								
	EDINA MN 55436								
					Payment Amount				677.04
110480	OPUS 21 MANAGEMENT SOLUTIONS	OCTOBER 14 SERVICES	PV	74850	001	09601	12/10/2014	141149	278.47
	OPUS 21 MANAGEMENT SOLUTIONS	OCTOBER 14 SERVICES	PV	74850	002	09601	12/10/2014	141149	222.78
	680 COMMERCE DRIVE SUITE 160	OCTOBER 14 SERVICES	PV	74850	003	09601	12/10/2014	141149	222.78
	WOODBURY MN 55125	OCTOBER 14 SERVICES	PV	74850	004	09601	12/10/2014	141149	167.08
		OCTOBER 14 SERVICES	PV	74850	005	09601	12/10/2014	141149	222.78
					Summary Total				1,113.89
					Payment Amount				1,113.89
112824	PARKPLACE STUDIO	RAMSEY MARKETING PHOTO	PV	74851	001	09101	12/15/2014	121514	3,250.00
	PARKPLACE STUDIO				Summary Total				3,250.00
	6093 146TH LANE NW								
	RAMSEY MN 55303								
					Payment Amount				3,250.00
111554	PATHWAYS COMMUNITY CHURCH	REFUND CUP ESC 113724	PV	74938	001	09804	12/23/2014	122314	387.39
	PATHWAYS COMMUNITY CHURCH				Summary Total				387.39
	6341 1/2 167TH AVENUE NW								
	RAMSEY MN 55303								

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				Payment Amount					387.39
114134	PHASOR ELECTRIC COMPANY	TRAFFIC LIGHT REPAIRS	PV	74802	001	09101	11/30/2014	043024	750.00
	PHASOR ELECTRIC COMPANY	TRAFFIC LIGHT REPAIRS	PV	74802	002	09101	11/30/2014	043024	249.35
	2160 108TH LANE NE BLAINE MN 55449			Summary Total					999.35
				Payment Amount					999.35
113450	PINTO PROPERTIES	REFUND ESC 15238 KRYPTON TER	PV	74951	001	09804	12/29/2014	122914	1,500.00
	PINTO PROPERTIES			Summary Total					1,500.00
	14245 ST FRANCIS BLVD # 103	REFUND ESC 15238 KRYPTON TER	PV	74952	001	09252	12/29/2014	122914A	5,000.00
	RAMSEY MN 55303			Summary Total					5,000.00
		REFUND SIDEWALK PAN 15216 KRY	PV	74953	001	09252	12/29/2014	122914B	1,500.00
				Summary Total					1,500.00
				Payment Amount					8,000.00
114492	PRATER, EDWARD	REFUND CUP ESC 111732	PV	74939	001	09804	12/23/2014	122314	136.59
	EDWARD PRATER 6540 169TH LANE NW RAMSEY MN 55303			Summary Total					136.59
				Payment Amount					136.59
113444	PRECISE	OCT 2014 BILLING	PV	74700	001	09101	11/24/2014	200-1003778	152.86
	PRECISE			Summary Total					152.86
	501 EAST CLIFF ROAD SIUTE 100	DEC 14 BILLING	PV	74904	001	09101	12/10/2014	200-1003948	295.20
	BURNSVILLE MN 55337			Summary Total					295.20
				Payment Amount					448.06
112959	PREMIUM WATERS INC	WATER FIRE DEPT	PV	74861	001	09101	11/30/2014	621331-11-14	7.00
	PREMIUM WATERS INC P O BOX 9128 MINNEAPOLIS MN 55480-9128			Summary Total					7.00

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				Payment Amount					7.00
114471	PROFESSIONAL MAINTENANCE SERVICES	PLOWING NOV 2014 3 EVENTS	PV	74803	001	09240	12/1/2014	5249	10,622.00
	PROFESSIONAL MAINTENANCE SERVICES 17940 BAUGH STREET NW RAMSEY MN 55303			Summary Total					10,622.00
				Payment Amount					10,622.00
107229	RADCO	MUD FLAPS	PV	74701	001	09602	12/3/2014	BLN-50014	71.92
	RADCO 1502 99TH LANE BLAINE MN 55434			Summary Total					71.92
				Payment Amount					71.92
100413	RANDALL, GOODRICH AND HAAG, P L .C.	MISC 2014 BILLING	PV	74905	001	09101	12/24/2014	122414	18.00
	RANDALL, GOODRICH AND HAAG, P.L.C.	MISC 2014 BILLING	PV	74905	002	09101	12/24/2014	122414	602.25
	2140 FOURTH AVENUE NORTH ANOKA MN 55303			Summary Total					620.25
				Payment Amount					620.25
113737	RATWIK,ROSZAK AND MALONEY, PA	MISC NOV 14 SERVICES	PV	74852	001	09295	12/1/2014	55893	855.50
	RATWIK,ROSZAK AND MALONEY, PA	MISC NOV 14 SERVICES	PV	74852	002	09295	12/1/2014	55893	43.50
	300 U.S. TRUST BUILDING	MISC NOV 14 SERVICES	PV	74852	003	09295	12/1/2014	55893	108.75
	730 SECOND AVENUE SOUTH	MISC NOV 14 SERVICES	PV	74852	004	09295	12/1/2014	55893	108.75
	MINNEAPOLIS MN 55402			Summary Total					1,116.50
		MISC NOV 14 SERVICES	PV	74853	001	09101	11/30/2014	55892	4,000.00
				Summary Total					4,000.00
				Payment Amount					5,116.50
100421	REGAL AWARDS AND TROPHIES	NAME PLATES AND LETTERS	PV	74854	001	09101	12/5/2014	14866	60.00
	REGAL AWARDS AND TROPHIES 530 WEST MAIN STREET ANOKA MN 55303			Summary Total					60.00
				Payment Amount					60.00

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110330	RESHETAR SYSTEM INC	ALPINE DRIVE CULVERT REPL.	PV	74804	001	09605	11/24/2014	112414	55,330.00
	RESHETAR SYSTEM INC 730 BUNKER LAKE BLVD ANOKA MN 55303				Summary Total				55,330.00
					Payment Amount				55,330.00
107880	RICK JOHNSON DEER AND BEAVER INC	NOV 14 4 DEER CALLS	PV	74702	001	09101	12/1/2014	120114	360.00
	RICK JOHNSON DEER AND BEAVER INC 18595 XENOLITH STREET NW BURNS TOWNSHIP MN 55303				Summary Total				360.00
					Payment Amount				360.00
114499	ROWE PROPERTIES LLC	REFUND ADMIN PLAT ESC 112052	PV	74932	001	09804	12/23/2014	122314	225.00
	ROWE PROPERTIES LLC 17059 NOWTHERN BLVD NW RAMSEY MN 55303				Summary Total				225.00
					Payment Amount				225.00
112475	S AND T OFFICE PRODUCTS INC	OFFICE SUPPLIES	PV	74704	001	09101	11/26/2014	01QR7536	29.88
	S AND T OFFICE PRODUCTS INC				Summary Total				29.88
	1000 KRISTEN COURT ST PAUL MN 55110	OFFICE SUPPLIES	PV	74862	001	09101	12/16/2014	01QS4786	21.06
		OFFICE SUPPLIES	PV	74862	002	09101	12/16/2014	01QS4786	120.88
					Summary Total				141.94
		OFFICE SUPPLIES	PV	74863	001	09101	12/11/2014	01QS3258	144.43
		OFFICE SUPPLIES	PV	74863	002	09101	12/11/2014	01QS3258	51.91
		OFFICE SUPPLIES	PV	74863	003	09101	12/11/2014	01QS3258	9.82
					Summary Total				206.16
		OFFICE SUPPLIES	PV	74864	001	09101	12/15/2014	01QS4359	12.68
		OFFICE SUPPLIES	PV	74864	002	09101	12/15/2014	01QS4359	97.00
					Summary Total				109.68
		OFFICE SUPPLIES	PV	74865	001	09101	12/12/2014	01QS3488	4.96
					Summary Total				4.96
					Payment Amount				492.62

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100433	SALVERDA AND ASSOC, DONALD	RE:K. ULRICH LEADERSHIP	PV	74703	001	09101	11/28/2014	P-1402-9C	208.63
	DONALD SALVERDA AND ASSOC 2233 HAMLINE AVE N SUITE 620 ROSEVILLE MN 55113				Summary Total				208.63
					Payment Amount				208.63
100920	SHERWIN WILLIAMS	PAINT	PV	74705	001	09101	11/25/2014	2895-2	29.62
	SHERWIN WILLIAMS 3564 MAIN STREET NW MINNEAPOLIS MN 55448-1002				Summary Total				29.62
					Payment Amount				29.62
114334	SOUTHSTAR FINANCIAL LLC	MISC CAMERAS	PV	74806	001	09234	12/4/2014	33430	2,260.00
	SOUTHSTAR FINANCIAL LLC				Summary Total				2,260.00
	P O BOX 2323	MISC CAMERAS	PV	74807	001	09234	11/25/2014	33379	9,600.00
	MOUNT PLEASANT SC 29465				Summary Total				9,600.00
		MISC CAMERAS	PV	74808	001	09234	11/24/2014	33373	9,860.00
					Summary Total				9,860.00
					Payment Amount				21,720.00
101103	SPRINT	NOV/DEC 14 BILLING	PV	74940	001	09101	12/18/2014	570683319-157	32.22
	SPRINT	NOV/DEC 14 BILLING	PV	74940	002	09101	12/18/2014	570683319-157	54.93
	PO BOX 4181	NOV/DEC 14 BILLING	PV	74940	003	09101	12/18/2014	570683319-157	54.93
	CAROL STREAM IL	NOV/DEC 14 BILLING	PV	74940	004	09101	12/18/2014	570683319-157	54.93
	60197-4181								
		NOV/DEC 14 BILLING	PV	74940	005	09101	12/18/2014	570683319-157	641.08
		NOV/DEC 14 BILLING	PV	74940	006	09101	12/18/2014	570683319-157	99.79
		NOV/DEC 14 BILLING	PV	74940	007	09101	12/18/2014	570683319-157	311.93
		NOV/DEC 14 BILLING	PV	74940	008	09101	12/18/2014	570683319-157	189.51
		NOV/DEC 14 BILLING	PV	74940	009	09101	12/18/2014	570683319-157	152.88
		NOV/DEC 14 BILLING	PV	74940	010	09101	12/18/2014	570683319-157	214.50
		NOV/DEC 14 BILLING	PV	74940	011	09101	12/18/2014	570683319-157	133.68
		NOV/DEC 14 BILLING	PV	74940	012	09101	12/18/2014	570683319-157	109.86
					Summary Total				2,050.24
					Payment Amount				2,050.24
100453	SRF CONSULTING GROUP INC	MISS SKYWAY NOV 2014	PV	74906	001	09805	11/30/2014	08537.00	7,020.60
	SRF CONSULTING GROUP INC				Summary Total				7,020.60

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	ONE CARLSON PARKWAY NORTH SUITE 150 MINNEAPOLIS MN 55447-4443								
				Payment Amount					7,020.60
100854	ST PAUL, CITY OF	ASPHALT	PV	74809	001	09101	12/1/2014	IN00006060	131.02
	CITY OF ST PAUL 15 W KELLOGG BLVD 700 CITY HALL ST PAUL MN 55102			Summary Total					131.02
				Payment Amount					131.02
100461	STAR TRIBUNE	DEC 14- DEC 2015 ADMIN	PV	74706	001	09101	11/23/2014	7805754 DEC 14	286.00
	STAR TRIBUNE			Summary Total					286.00
	P O BOX 790445	DEC 14 - DEC 15 PD	PV	74707	001	09101	11/16/2014	3309913 DEC 14	286.00
	ST LOUIS MO 63179-0445			Summary Total					286.00
				Payment Amount					572.00
101292	THIELING, JOANN	MISC REIMBUSE ITEMS	PV	74708	001	09101	12/10/2014	121014	35.41
	JOANN THIELING 16010 POTASSIUM STREET NW RAMSEY MN 55303			Summary Total					35.41
				Payment Amount					35.41
100485	TIMESAVER OFF SITE SECRETARIAL INC	NOV 2014 MEETINGS	PV	74709	001	09101	11/26/2014	M20953	954.20
	TIMESAVER OFF SITE SECRETARIAL INC			Summary Total					954.20
	5291 RIVER OAK DRIVE	DEC 2014 MEETINGS	PV	74855	001	09101	12/15/2014	M20988	976.60
	SAVAGE MN 55378			Summary Total					976.60
				Payment Amount					1,930.80
114436	TITAN ENERGY SYSTEMS	BLOCK HEATER/HOSE	PV	74941	001	09101	12/22/2014	141113-014	1,036.15
	TITAN ENERGY SYSTEMS 6321 BURY DRIVE SUITE 8 EDEN PRAIRIE MN 55346			Summary Total					1,036.15
				Payment Amount					1,036.15
112688	TITAN MACHINERY	SHIFTING REPAIRS ON	PV	74805	001	09101	12/4/2014	415730	422.55

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		CASE							
	TITAN MACHINERY 14375 JAMES ROAD ROGERS MN 55374			Summary Total					422.55
				Payment Amount					422.55
114493	TOLKINEN, ANNA	REFUND VAR APP ESC 109831	PV	74942	001	09804	12/23/2014	122314	400.00
	ANNA TOLKINEN 14503 BOWERS DRIVE NW RAMSEY MN 55303			Summary Total					400.00
				Payment Amount					400.00
113539	TWIN CITIES WINNELSON CO	MISC PARTS	PV	74856	001	09101	12/3/2014	080728-00	46.58
	TWIN CITIES WINNELSON CO 13930 RADIUM STREET NW RAMSEY MN 55303			Summary Total					46.58
				Payment Amount					46.58
111742	TWIN CITY WATER CLINIC INC	10 WATER TESTS	PV	74710	001	09601	12/2/2014	5877	150.00
	TWIN CITY WATER CLINIC INC 617 13TH AVENUE SOUTH HOPKINS MN 55343			Summary Total					150.00
				Payment Amount					150.00
106638	UNIQUE PAVING MATERIALS CORPORATION	ASPHALT	PV	74907	001	09101	12/9/2014	241558	261.25
	UNIQUE PAVING MATERIALS CORPORATION 3993 EAST 93RD STREET CLEVELAND OH 44105-4096			Summary Total					261.25
				Payment Amount					261.25
112721	W W GOETSCH ASSOCIATES INC	MISC PARTS	PV	74711	001	09602	11/24/2014	93609	4,978.00
	W W GOETSCH ASSOCIATES INC 5250 WEST 74TH STREET MINNEAPOLIS MN 55439-2226			Summary Total					4,978.00

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					Payment Amount				4,978.00
100522	WARNING LITES OF MINNESOTA	MISC PARTS	PV	74712	001	09602	11/25/2014	142965	249.92
	WARNING LITES OF MINNESOTA INC 4700 LYNDALE AVENUE NORTH MINNEAPOLIS MN 55430				Summary Total				249.92
					Payment Amount				249.92
105628	WELLS CATERING SERVICE	NOV 25 CC MTG	PV	74713	001	09101	11/25/2014	29837	81.23
	WELLS CATERING SERVICE 7533 SUNWOOD DRIVE SUITE 108 RAMSEY MN 55303				Summary Total				81.23
					Payment Amount				81.23
100529	WENDELL'S INC	ENGRAVED BADGES	PV	74714	001	09101	11/24/2014	1936062	26.14
	WENDELL'S INC 6601 BUNKER LAKE BLVD PO BOX 458 RAMSEY MN 55303-0458				Summary Total				26.14
					Payment Amount				26.14
100731	WIEMANN, JOLEEN	MISC DEC 2014 REIMBURSEMENTS	PV	74810	001	09101	12/15/2014	121514	8.99
	JOLEEN WIEMANN	MISC DEC 2014 REIMBURSEMENTS	PV	74810	002	09101	12/15/2014	121514	16.80
	19295 BURNS PARKWAY NW ANOKA MN 55303				Summary Total				25.79
					Payment Amount				25.79
114495	WILLY MCCOYS	REFUND ESC 113584	PV	74943	001	09804	12/23/2014	122314	670.75
	WILLY MCCOYS 6415 HIGHWAY 10 RAMSEY MN 55303				Summary Total				670.75
					Payment Amount				670.75
107877	WILSON DEVELOPMENT SERVICES	WISER CHOICE/ DIVERSIFIED	PV	74715	001	09468	12/3/2014	23158	420.25
	WILSON DEVELOPMENT SERVICES				Summary Total				420.25

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Payment Instrument		Check Payment
Pay Through Date	12/31/2014	

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	510 N CHESTNUT STREET SUITE 200 CHASKA MN 55318								
				Payment Amount					420.25
112318	WINTER EQUIPMENT COMPANY	ROAD MAXX SYSTEM	PV	74908	001	09101	12/15/2014	IV24699	1,064.45
	WINTER EQUIPMENT COMPANY 1900 JOSEPH LLOYD PARKWAY WILLOUGHBY OH 44094			Summary Total					1,064.45
				Payment Amount					1,064.45
100539	WRIGHT TIRE SERVICE INC	TIRES	PV	74716	001	09101	12/4/2014	18664	249.32
	WRIGHT TIRE SERVICE INC 710 WEST MAIN STREET ANOKA MN 55303			Summary Total					249.32
				Payment Amount					249.32
106402	ZEP MANUFACTURING COMPANY	MISC SUPPLIES	PV	74811	001	09101	12/3/2014	9001350532	148.72
	ZEP SALES & SERVICE			Summary Total					148.72
	13237 COLLECTIONS CENTER DRIVE	MISC SUPPLIES	PV	74909	001	09101	12/10/2014	9001363230	195.95
	CHICAGO IL 60693			Summary Total					195.95
				Payment Amount					344.67
				Total Amount to be Processed					354,420.51
				Total Number of Payments to be Processed					124

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	12/31/2014

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Document Itm	Document Co	Due Date	Invoice Number	Payment Amount
111415	AMERICAN LIBERTY CONSTRUCTION INC	FINAL PAY EST ELMCREST BLDG	PV	74744	001	09805	12/15/2014	121514	47,296.28
						Summary Total			47,296.28
	AMERICAN LIBERTY CONSTRUCTION INC P O BOX 547 ROCKFORD MN 55373-0547								
						Payment Amount			47,296.28
101172	KUECHLE UNDERGROUND INC	PAY EST 3 RIVERDALE DRIVE	PV	74745	001	09497	12/10/2014	121014	235,701.77
						Summary Total			235,701.77
	KUECHLE UNDERGROUND INC 10998 STATE HWY 55 PO BOX 509 KIMBALL MN 55353								
						Payment Amount			235,701.77
						Total Amount to be Processed			282,998.05
						Total Number of Payments to be Processed			2

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

RESOLUTION #15-01-007

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF DECEMBER 4, 2014 THROUGH DECEMBER 30, 2014.

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of December 4, 2014, through December 30, 2014, in the amount of $1,283,601.00 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 December 4, 2014, through December 30, 2014, in the amount of $ 1,283,601.00.

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

Mayor Strommen
Councilmember Riley
Councilmember Shyrock
Councilmember Williams
Councilmember Johns
Councilmember Kuzma
Councilmember LeTourneau

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

None

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 13th day of January, 2015.

Mayor

ATTEST:

City Clerk

Our Mission: To work together to resposibly grow our community, and to provide quality, cost-effective, and efficient government services.

CC Regular Session **4. 11.**

Meeting Date: 01/13/2015

By: Jo Thieling, Administrative Services

Information

Title:

~~Adopt Resolution #15-01-001 for 2015 Council Organization; Resolution #15-01-009 Designating Financial Institutions as Official Depositories of City Funds for 2015; Resolution #15-01-011 Designating Bank of the West as Official Financial Institution for the City of Ramsey Banking Services for the Year of 2015; and Resolution #15-01-010 Authorizing Signatures for Financial Transactions~~ **- This case was moved from Consent 4.11 to Case 7.6.**

Purpose/Background:

Purpose: To adopt the annual resolution appointing Council Members to Committees, etc. as well as designating the City's Official Newspaper, renewing contracts with TimeSaver Off Site Recording Secretarial, Inc. and naming the firms the City will use for Legal Services. The purpose is to also adopt the resolutions designating financial institutions as official depositories of City funds, authorizing signatures for financial transactions, and designating Bank of the West as Official Financial Institution for the City of Ramsey Banking Services for the year 2015.

Background: The City Council met in work session earlier this evening and discussed the organizational resolution. Staff received direction as to who would serve on which committee, designating the City's official newspaper, naming the law firms the City will use for legal services, and approving the agreement with TimeSaver Off Site Recording Secretarial, Inc. If any changes were made at the work session to the organizational resolution for Council appointment to Committees, the attached resolution will then be adopted, as amended by discussion at the work session, and staff will make those changes prior to executing the resolution.

Resolution #15-01-001 for 2015 Council Organization is attached.

Each year the Council must designate certain institutions as official depositories of City funds. A list of depositories is in Resolution #15-01-009 Designating Financial Institutions as Official Depositories of City Funds for 2015 - which is attached. The Council also must designate an official financial institution. Attached to this case is Resolution #15-01-011 Designating Bank of the West as Official Financial Institution for the City of Ramsey Banking Services for the Year of 2015. The Council also authorizes annually two of its members, plus the City Administrator and certain members of staff to sign financial documents on behalf of the City. Resolution #15-01-010 Authorizing Signatures for Financial Transactions is attached for review and adoption.

Funding Source:

N/A

Recommendation:

Staff recommends adopting the attached resolutions.

Action:

Motion to adopt Resolution #14-01-001 for 2015 Council Organization - either as is - or as amended by discussion at the Council Work Session.

- and -

Motion to adopt Resolution #14-01-009 Designating Financial Institutions as Official Depositories of City Funds for 2015

- and -

Motion to adopt Resolution #14-01-011 Designating Bank of the West as official Financial Institution for the City of Ramsey Banking Services for the Year of 2015

- and -

Motion to adopt Resolution #14-01-010 Authorizing Signatures for Financial Transactions

---

Attachments

Res for Council Organization

Res Designating Financial Institutions

Res Designating Bank of the West

Res Authorizing Signatures for Financial Transactions

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/08/2015 12:12 PM
Form Started By: Jo Thieling		Started On: 01/07/2015 04:53 PM
Final Approval Date: 01/08/2015		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #15-01-001

RESOLUTION FOR 2015 COUNCIL ORGANIZATION

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 of Ramsey's official newspaper is as follows:

   a) Anoka County Union Herald - official newspaper of the City in which all legal notices, vacancies, advertisements, etc. will be published

2) That the Acting Mayor, Council standing committees, Ramsey/Nowthen Joint Powers Board, Economic Development Authority, Northstar Corridor Development Authority, County HRA, Health Authority, recording secretary and legal services designations, and delegate appointments are as follows:

		2014 Appt.	**2015 Appt.**
a)	Acting Mayor	Randy Backous	John LeTourneau
b)	Public Works Committee	Randy Backous Mark Kuzma Chris Riley Jill Johns (Alt)	Jill Johns Chris Riley Melody Shryock Mark Kuzma (Alt)
c)	Economic Development Auth	John LeTourneau Chris Riley Mark Kuzma (Alt)	John LeTourneau Chris Riley Kristine Williams Sarah Strommen (Alt)
d)	Environmental Policy Board	John LeTourneau Mark Kuzma (Alt)	John LeTourneau Melody Shryock (Alt)
e)	Happy Days Committee	Randy Backous Chris Riley Jason Tossey	Kristine Williams Chris Riley (Alt)
			2015-2016 Appt.
f)	Ramsey/Nowthen Joint Powers Board	Jason Tossey Jill Johns Chris Riley (Alt)	Jill Johns Kristine Williams Mark Kuzma (Alt)
g)	Northstar Corridor Dev Auth	Jill Johns Chris Riley (Alt)	Jill Johns John LeTourneau (Alt)

		2014 Appt.	2015-2016 Appt.
h)	Joint Law Enforcement Council	Jason Tossey James Way Chris Riley (Alt)	Mark Kuzma Jeff Katers Chris Riley (Alt)
i)	Anoka County Fire Joint Powers Group		Jill Johns Kristine Williams (Alt)
j)	Lower Rum River Water Management Organization (LRRWMO)	Mark Kuzma Randy Backous (Alt)	Mark Kuzma Chris Riley (Alt)
k)	Lower Rum River WMO TAC	Bruce Westby	Bruce Westby
l)	North Metro Mayors Association: Operating Committee Management Committee	 Kurt Ulrich Sarah Strommen	 Kurt Ulrich Sarah Strommen
m)	Anoka County Solid Waste Abatement Advisory Team	Chris Anderson	Chris Anderson
n)	County Housing and Redevelopment Auth Liaison	Kurt Ulrich	Patrick Brama
o)	Youth First	Jill Johns Chandra Kreyer Jim Steffen Michelle Anderson Mark Riverblood (Alt)	Melody Shryock Chandra Kreyer Jim Steffen Michelle Anderson Sarah Strommen (Alt)
p)	Quad Cities Cable Communications Commission	John LeTourneau Kurt Ulrich Chris Riley (Alt)	John LeTourneau Kurt Ulrich Melody Shryock (Alt)
q)	LOGIS Board of Directors	Jason Fredrickson Patrick Brama (Alt)	Jason Fredrickson Patrick Brama (Alt)
r)	Health Authority	Dr. James Long	Dr. James Long

		2014 Appt.	2015 Appt.
s)	Legal Services:		
	General Legal	Ratwik, Rozak & Maloney	Ratwik, Roszak&Maloney
	Prosecution	Randall, Goodrich & Haag	Randall, Goodrich & Haag
	Bond Counsel/TIF	Kennedy & Graven	Kennedy & Graven
		Briggs & Morgan	Briggs & Morgan
	Personnel	Kennedy & Graven	Kennedy & Graven
		Barna, Guzy & Steffen	Barna, Guzy & Steffen
		Madden, Galanter, Hansen	Madden, Galanter, Hansen
	Intergovernmental Relations	Kennedy & Graven	Kennedy & Graven
		Flaherty & Hood	Flaherty & Hood
t)	Recording Secretarial Services:		
	TimeSaver Off Site Recording Secretary Service (TOSS)		TOSS
u)	Ramsey Housing & Redev Auth	Randy Backous	**Dissolved 12/2014**
		Jill Johns	
		Mark Kuzma	
		John LeTourneau	
		Chris Riley	
		Sarah Strommen	
		Jason Tossey	
	Executive Director	Ted LaFrance	
	Deputy Executive Director	Tim Gladhill	
v)	An. Co. Brdband Governance Grp	Randy Backous	**No Longer Necessary**
		Jason Tossey (Alt)	
w)	Shared Fire Service Committee	Sarah Strommen	**Dissolved 12/2014**
		Dean Kapler	
		Kurt Ulrich	
		Jason Tossey (Alt)	

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 13th day of January, 2015.

_____
Mayor

ATTEST:

_____
City Clerk

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #15-01-009

RESOLUTION DESIGNATING FINANCIAL INSTITUTIONS AS OFFICIAL DEPOSITORIES OF CITY FUNDS FOR 2015

WHEREAS, the City of Ramsey must designate certain institutions as official depositories of City funds in accordance with Minnesota Statutes Chapter 118A.04.

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 of Ramsey hereby appoints the following financial institutions as depositories of City funds for 2015:

Banking Institutions:

The Bank of the West
Ramsey, Minnesota
Walnut Creek, California

Minnesota Municipal Money Market Fund
Minneapolis, Minnesota

Village Bank
Ramsey, Minnesota

Brokerage Houses:

Northland Securities
Minneapolis, Minnesota

Institutional Cd's, Inc.
Scottsdale, Arizona

UBS Financial Services, Inc.
Minneapolis, Minnesota

Comerica Securities, Inc
Detroit, Michigan

Robert W. Baird & Associates
Edina, Minnesota

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 13th day of January, 2015.

_____
Mayor

ATTEST:

_____
City Clerk

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #15-01-011

RESOLUTION DESIGNATING BANK OF THE WEST AS OFFICIAL FINANCIAL INSTITUTION FOR THE CITY OF RAMSEY BANKING SERVICES FOR THE YEAR OF 2015

WHEREAS, the City of Ramsey must designate certain institutions as official depositories of City funds in accordance with Minnesota Statutes Chapter 118A.04.

WHEREAS, the City of Ramsey has selected Bank of the West for its banking services for the year of 2015;

WHEREAS, banking services will consist of such items as daily deposits of cash receipts, wire transfers of funds, and automated payroll for direct deposit;

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 of Ramsey hereby appoints Bank of the West as the financial institution that will provide the City its banking services for the year 2015.

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 13th day of January, 2015.

_____
Mayor

ATTEST:

_____
City Clerk

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #15-01-010

RESOLUTION AUTHORIZING SIGNATURES FOR FINANCIAL TRANSACTIONS

WHEREAS, in order to conduct the business affairs of the City, the Council authorizes two of its members, the City Administrator and certain members of staff to sign financial documents on behalf of the City; and

WHEREAS, except for transfers within the City's accounts, this authorization provides for financial control by requiring two signatures on all such financial documents; and

WHEREAS, the Council hereby authorizes Kurt Ulrich, City Administrator, or Diana J. Lund, Finance Director, or Denelle McAlpine, Assistant Finance Director, to sign checks and other withdrawal documents from the City's checking and money market accounts; and

WHEREAS, for the purpose of confirming the authenticity of the documents already signed by one of the individuals named above, and consistent with the City's past financial practice which two signatures are required on all such documents, the Council designates Sara Strommen, Mayor, or John LeTourneau, Acting Mayor as counter-signatures for all such financial documents; and

WHEREAS, fund transfers (this also includes electronic fund transfers for payroll, sales tax, and all other taxes that are required to be deposited electronically) between the City's checking and money market accounts are generally verbal instructions and Kurt Ulrich, City Administrator, or Diana J. Lund, Finance Director, or Denelle McAlpine, Assistant Finance Director, are authorized to make such 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 City's authorized signatures for financial transactions as Kurt Ulrich, City Administrator; Diana J. Lund, Finance Director; and Denelle McAlpine, Assistant Finance Director and further designates Sarah Strommen, Mayor, and John LeTourneau, Acting Mayor, as the required counter-signatures.

2) That the Ramsey City Council hereby authorizes Kurt Ulrich, City Administrator; Diana J. Lund, Finance Director; and Denelle McAlpine, Assistant Finance Director, to make fund transfers between the City's checking and money market accounts.

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 13th day of January, 2015.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **4. 12.**

Meeting Date: 01/13/2015

By: Jackie Lipski, Finance

Information

Title

Adopt Resolution #15-01-019 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of January 1, 2015 through January 7, 2015

Action:

Motion to Adopt Resolution #15-01-019 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of January 1, 2015 through January 7, 2015.

Attachments

Bills List 01/13/2015

Resolution 01/13/2015

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	01/07/2015 11:31 AM
Kurt Ulrich	Kurt Ulrich	01/08/2015 12:04 PM
Form Started By: Jackie Lipski		Started On: 01/07/2015 10:10 AM
Final Approval Date: 01/08/2015		

CITY OF RAMSEY - FINANCE OFFICE Printed 1/7/2015

RAMSEY CITY COUNCIL MEETING

1/13/2015

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:	SUBMITTED FOR APPROVAL
Purchase Journal:	
Prepaids 1/1/15-1/7/15	138,368.38
Accounts Payable 1/1/15-1/7/15	36,393.60
Payroll 1/2/15	124,088.11

TOTAL SUBMITTED FOR APPROVAL THIS MEETING **$ 298,850.09**

DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:	APPROVED PREV. MTG	2015 Y.T.D.
NET PAYROLL TOTAL	$	$
- CORRECTION TO PAYROLL		
PREPAIDS		
- PREPAID ADJUSTMENTS		
WIRE TRANSFERS FOR DEBT SERVICE		
- CORRECTION TO D.S.		
ACCOUNTS PAYABLE INVOICING - PREVIOUS MEETING:		
- BILLS LIST SUBMITTED		
ADD (DELETE) BILLS LIST SUBMITTED		
PAY ESTIMATE(S)		
- CHECKS VOIDED	0.00	0.00
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED	**$ 0.00**	**$ 0.00**

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
96124	**1/2/2015**		**100268 LRRWMO CITY OF ANOKA**						
		700.00	Fire Station #2 Permit Escrow		74967	01022015A	9412.6520	00201430	BUILDINGS & STRUCTUR
		700.00							
96125	**1/2/2015**		**100268 LRRWMO CITY OF ANOKA**						
		100.00	Fire Station #2 Permit Fee		74968	01022015B	9412.6520	00201430	BUILDINGS & STRUCTUR
		100.00							
96126	**1/6/2015**		**113692 ALL AMERICAN TITLE CO**						
		23.17	REFUND UB 8751 162ND LN NW		74971	010215	9601.4651		WATER REVENUE
		135.28	REFUND UB 15409 GERMANIUM ST		74972	010215A	9601.4651		WATER REVENUE
		158.45							
96127	**1/6/2015**		**114506 BETHEL,CRYSTAL**						
		14.70	REFUND UB 15405 RADIUM ST		74973	010215	9601.4651		WATER REVENUE
		14.70							
96128	**1/6/2015**		**106564 BLUE CROSS BLUE SHIELD**						
		37,270.63	MEDICAL INS JAN 2015		74994	010215	9101.2176		LIFE/HEALTH-EMPLOYEE
		37,270.63							
96129	**1/6/2015**		**111326 BURNET TITLE**						
		100.68	REFUND UB 6620 154TH LANE NW		74974	010215	9601.4651		WATER REVENUE
		100.68							
96130	**1/6/2015**		**106583 DELTA DENTAL PLAN OF MINNESOTA**						
		2,263.70	JAN 2015 DENTAL INS		74995	121514	9101.2170		DENTAL/DISABILITY/LIFE
		2,263.70							
96131	**1/6/2015**		**100870 EDINA REALTY TITLE**						
		161.74	REFUND UB 6919 170TH TRL NW		74975	010215	9601.4651		WATER REVENUE
		161.74							
96132	**1/6/2015**		**113292 EXECUTIVE TITLE**						
		374.41	REFUND UB 5570 153RD COURT NW		74976	010215	9601.4651		WATER REVENUE
		374.41							
96133	**1/6/2015**		**111674 FIRST AMERICAN TITLE**						
		42.16	REFUND UB 15150 KANGAROO ST NW		74977	010215	9601.4651		WATER REVENUE
		42.16							
96134	**1/6/2015**		**114513 GREENWELL REALTY, PROPERTY MANAGEMENT**						
		53.49	REFUND UB 6831 147TH AVE NW		74978	010215	9601.4651		WATER REVENUE
		53.49							
96135	**1/6/2015**		**113561 HOME TITLE INC**						
		161.31	REFUND UB 6067 146TH LANE NW		74979	010215	9601.4651		WATER REVENUE
		190.46	REFUND UB 17359 PUMA ST		74980	010215A	9601.4651		WATER REVENUE
		375.39	REFUND UB 15477 IODINE ST NW		74981	010215B	9601.4651		WATER REVENUE
		727.16							
96136	**1/6/2015**		**113863 HOMES OF INFLUENCE LLC**						
		17.18	REFUND UB 7267 147TH LANE NW		74982	010215	9601.4651		WATER REVENUE
		17.18							
96137	**1/6/2015**		**113464 LAND TITLE ESCROW ACCOUNT**						

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
96137	1/6/2015		113464 LAND TITLE ESCROW ACCOUNT						Continued.
		55.28	REFUND UB 14660 COBALT ST #40		74983	010215	9601.4651		WATER REVENUE
		55.28							
96138	1/6/2015		114510 LEONARD, DOUG						
		384.29	REFUND UB 14433 POTASSIUM ST		74984	010215	9601.4651		WATER REVENUE
		384.29							
96139	1/6/2015		111865 LIBERTY TITLE INC						
		27.57	REFUND UB 13916 GARNET TERRACE		74985	010215	9601.4651		WATER REVENUE
		27.57							
96140	1/6/2015		113996 MADISON NATIONAL LIFE INSURANCE CO INC						
		1,050.36	JAN 2015 LIFE INS		74997	121114	9101.2170		DENTAL/DISABILITY/LIFE
		1,050.36							
96141	1/6/2015		114508 MCGREGOR, ARLEY						
		.75	REFUND UB 15151 IGUANA ST NW		74986	010215	9601.4651		WATER REVENUE
		.75							
96142	1/6/2015		114511 MORTON, SHELLY						
		22.56	REFUND UB 16355 ST FRANCIS BLV		74987	010215	9601.4651		WATER REVENUE
		22.56							
96143	1/6/2015		100351 NCPERS MINNESOTA						
		320.00	JAN 2015 LIFE INS		74996	122214	9101.2170		DENTAL/DISABILITY/LIFE
		320.00							
96144	1/6/2015		113719 NEOFUNDS BY NEOPOST						
		2,000.00	METER # 7900044034448047		74998	010215	9101.1551		POSTAGE METER DEPOS
		2,000.00							
96145	1/6/2015		114509 PERKINS, RODNEY AND RUTH						
		.66	REFUND UB 15250 COBALT ST NW		74988	010215	9601.4651		WATER REVENUE
		.66							
96146	1/6/2015		114512 ROGITO, JOYCE						
		100.00	REFUND UB 15447 TUNGSTEN WAY		74989	010215	9601.4651		WATER REVENUE
		100.00							
96147	1/6/2015		114507 RUDOLPH, DANIEL						
		13.44	REFUND UB 15368 GERMANIUM ST		74990	010215	9601.4651		WATER REVENUE
		13.44							
96148	1/6/2015		113898 SHERBURNE COUNTY ABSTRACT & TITLE CO						
		259.02	REFUND UB 7200 170TH TRL		74991	010215	9601.4651		WATER REVENUE
		259.02							
96149	1/6/2015		114172 TITLE GROUP INC						
		242.97	REFUND UB 5240 149TH LANE		74992	010215	9601.4651		WATER REVENUE
		242.97							
96150	1/6/2015		111156 TRILOGY CUSTOM HOMES INC						
		41.80	REFUND UB 6918 RIVERDALE DR NW		74993	010215	9601.4651		WATER REVENUE
		41.80							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
90314834	**1/2/2015**		**100398 PUBLIC EMPLOYEES RETIREMENT ASSN**						**Continued.**
		15,285.86			74964	1231141254497	9101.2174		PERA-EMPLOYEE
		20,404.94			74965	1231141254498	9101.2183		PERA-EMPLOYER
		35,690.80							
91792512	**1/2/2015**		**100601 MN DEPT OF REV WH**						
		8,155.41			74966	1231141254499	9101.2172		STATE WITHHOLDING
		8,155.41							
95202800	**1/2/2015**		**100113 BANK OF THE WEST**						
		20,321.24			74954	1231141254491	9101.2171		FEDERAL WITHHOLDING
		9,572.22			74959	1231141254492	9101.2173		FICA & MEDICARE-EMPL(
		9,572.22			74960	1231141254493	9101.2182		FICA & MEDICARE-EMPL(
		39,465.68							
99010215	**1/2/2015**		**107962 GENESIS EMPLOYEE BENEFITS**						
		2,407.64			74955	12311412544910	9101.2176		LIFE/HEALTH-EMPLOYEE
		2,407.64							
99010253	**1/2/2015**		**111465 STATE STREET BANK**						
		404.20			74958	12311412544913	9101.2176		LIFE/HEALTH-EMPLOYEE
		404.20							
99010257	**1/2/2015**		**111465 STATE STREET BANK**						
		3,194.00			74957	12311412544912	9101.2175		DEFERRED COMPENSAT
		3,194.00							
99901785	**1/2/2015**		**100223 ICMA RETIREMENT TRUST 457**						
		2,547.65			74961	1231141254494	9101.2175		DEFERRED COMPENSAT
		2,547.65							
		138,368.38	Grand Total						

Payment Instrument Totals

Checks	46,503.00
EFT Payments	91,865.38
Total Payments	138,368.38

Bank Account	00002224	CASH IN BANK
Version	LOGIS003V	
Originator	JLIPSKI	
Payment Instrument		Check Payment
Pay Through Date	12/31/2015	

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
100046	ANOKA COUNTY SHERIFF'S OFFICE	2015 DUES-WAY/KATERS/FRANKFURT	PV	75023	001	09101	1/5/2015	010515	420.00
	ANOKA COUNTY SHERIFF'S OFFICE 13301 HANSON BLVD NW ANDOVER MN 55304					Summary Total			420.00
						Payment Amount			420.00
107587	ANOKA COUNTY TREASURY DEPARTMENT	JAN 2015 BROADBAND	PV	75021	001	09101	12/8/2014	B141208O	604.50
	ANOKA COUNTY TREASURY DEPARTMENT 2100 THIRD AVENUE ANOKA MN 55303					Summary Total			604.50
						Payment Amount			604.50
106953	ATOM	2015 ANNUAL DUES	PV	75022	001	09101	1/5/2015	010515	250.00
	ATOM PO BOX 26274 MINNEAPOLIS MN 55426					Summary Total			250.00
						Payment Amount			250.00
114106	BOB ALMEIDA INC	REPLACE EMERG. EXIT LIGHT	PV	75016	001	09410	12/28/2014	402	125.00
	BOB ALMEIDA INC 1950 157TH LANE NW ANDOVER MN 55304					Summary Total			125.00
						Payment Amount			125.00
103641	BOYER TRUCKS ROGERS	BELTS FOR 632	PV	74999	001	09101	12/29/2014	152342R	58.17
	BOYER TRUCKS					Summary Total			58.17
	2601 NE BROADWAY	MISC PARTS 632	PV	75000	001	09101	12/30/2014	152389R	149.07
	MINNEAPOLIS MN 55413					Summary Total			149.07
						Payment Amount			207.24
100125	COUNTRYSIDE PRINTING INC	BUSINESS CARDS - 3	PV	75001	001	09101	12/10/2014	32912	49.00
	COUNTRYSIDE PRINTING	BUSINESS CARDS - 3	PV	75001	002	09101	12/10/2014	32912	49.00
	6250 BUNKER LAKE BLVD NW	BUSINESS CARDS - 3	PV	75001	003	09101	12/10/2014	32912	49.00
	SUITE 113					Summary Total			147.00

Bank Account	00002224 CASH IN BANK
Version	LOGIS003V
Originator	JLIPSKI
Payment Instrument	Check Payment
Pay Through Date	12/31/2015

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	RAMSEY MN 55303								
				Payment Amount					147.00
113321	FACTORY MOTOR PARTS CO	MISC PARTS	PV	75002	001	09101	12/29/2014	6-1389400	74.64
	FACTORY MOTOR PARTS CO			Summary Total					74.64
	NW 5544	SWAY BAR LINK KIT 664	PV	75003	001	09101	12/29/2014	6-1389338	36.12
	P O BOX 1450 MINNEAPOLIS MN 55485-5544			Summary Total					36.12
				Payment Amount					110.76
100211	HAWKINS INC	CHEMICALS	PV	75004	001	09601	12/15/2014	3676050	3,367.80
	HAWKINS INC P O BOX 860263 MINNEAPOLIS MN 55486-0263			Summary Total					3,367.80
				Payment Amount					3,367.80
102946	ICMA	2015 DUES- K. ULRICH	PV	75024	001	09101	1/5/2015	010515	1,076.00
	ICMA PO BOX 79403 BALTIMORE MD 21279-0403			Summary Total					1,076.00
				Payment Amount					1,076.00
114514	JAMES M. NEILSON	RE: JACK NEWCOMB	PV	75010	001	09101	12/30/2014	123014	105.30
	JAMES M. NEILSON ATTORNEY AT LAW 118 EAST MAIN STREET ANOKA MN 55303			Summary Total					105.30
				Payment Amount					105.30
114500	JIBRIL, BUSHRA	WITHDRAW SITE PLAN APP	PV	75005	001	09804	12/29/2014	122914	800.00
	BUSHRA JIBRIL	WITHDRAW SITE PLAN APP	PV	75005	002	09804	12/29/2014	122914	200.00
	14862 OLIVINE STREET NW RAMSEY MN 55303			Summary Total					1,000.00
				Payment Amount					1,000.00

Bank Account	00002224	CASH IN BANK
Version	LOGIS003V	
Originator	JLIPSKI	
Payment Instrument		Check Payment
Pay Through Date	12/31/2015	

Payee Number	Payee Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
100259	LEAGUE OF MN CITIES INS TRUST	DEC 2014 SHAW/WOOD	PV	75017	001	09702	1/1/2015	010115	335.09
	LEAGUE OF MN CITIES INS TRUST C/O BERKLEY RISK SERVICES INC P O BOX 581517 MINNEAPOLIS MN 55458-1517			Summary Total					335.09
				Payment Amount					335.09
100266	LOGIS	NOV 14 BILLING	PV	75008	001	09101	11/30/2014	39316	9,876.00
	LOGIS 5750 DULUTH STREET GOLDEN VALLEY MN 55422-4036			Summary Total					9,876.00
		NETWORK NOV 14	PV	75009	001	09101	11/30/2014	39288	519.75
				Summary Total					519.75
		NETWORK OCT 2014	PV	75018	001	09101	10/31/2014	39221	49.50
				Summary Total					49.50
				Payment Amount					10,445.25
100271	MAIN MOTORS	MISC CABLES	PV	75006	001	09101	12/27/2014	305227	137.85
	MAIN MOTORS 435 WEST MAIN STREET ANOKA MN 55303			Summary Total					137.85
				Payment Amount					137.85
107054	MCPA	2015 DUES- C. KREYER	PV	75025	001	09101	12/19/2014	2015-I189	45.00
	MCPA C/O BCA CRIME WATCH ATTENTION: MEMBERSHIP DOCUMENTS 1430 MARYLAND AVENUE EAST ST. PAUL MN 55106			Summary Total					45.00
				Payment Amount					45.00
102215	MN POLICE AND PEACE OFFICER ASSOC	2015 DUES WAY/KATERS/FRANKFURT	PV	75026	001	09101	1/5/2015	010515	150.00
	MN POLICE AND PEACE OFFICER ASSOC 327 YORK AVENUE ST PAUL MN 55130-4039			Summary Total					150.00
				Payment Amount					150.00
100345	NAPA AUTO PARTS ELK RIVER	MISC PARTS	PV	75007	001	09101	12/23/2014	775667	11.38

Bank Account	00002224	CASH IN BANK
Version	LOGIS003V	
Originator	JLIPSKI	
Payment Instrument		Check Payment
Pay Through Date	12/31/2015	

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	NAPA AUTO PARTS ELK RIVER				Summary Total				11.38
	17137 YALE STREET NW	BATTERY AND MISC	PV	75028	001	09101	1/2/2015	776847	202.45
	P O BOX 1041				Summary Total				202.45
	ELK RIVER MN 55330	FILTERS AND MISC	PV	75033	001	09101	1/5/2015	777091	118.83
					Summary Total				118.83
					Payment Amount				332.66
100359	NORTH METRO MAYORS ASSN	2015 MEMBERSHIP DUES	PV	75027	001	09101	11/25/2014	240	10,576.00
	NORTH METRO MAYORS ASSN 1000 WESTGATE DRIVE SUITE 252 ST PAUL MN 55114				Summary Total				10,576.00
					Payment Amount				10,576.00
112824	PARKPLACE STUDIO	ARMSTRONG EVENT	PV	75011	001	09230	12/22/2014	122214	430.00
	PARKPLACE STUDIO 6093 146TH LANE NW RAMSEY MN 55303				Summary Total				430.00
					Payment Amount				430.00
107978	PREMIER COMMERCIAL PROPERTIES INC	HIGHWAY 10 MANAGEMENT	PV	75019	001	09410	12/31/2014	4176	200.00
	PREMIER COMMERCIAL PROPERTIES INC	HIGHWAY 10 MANAGEMENT	PV	75019	002	09410	12/31/2014	4176	200.00
	6897 139TH LANE NW	HIGHWAY 10 MANAGEMENT	PV	75019	003	09410	12/31/2014	4176	200.00
	RAMSEY MN 55303				Summary Total				600.00
					Payment Amount				600.00
100413	RANDALL, GOODRICH AND HAAG, P L .C.	DEC 2014 BILLING	PV	75012	001	09101	1/2/2015	010215	2,868.00
	RANDALL, GOODRICH AND HAAG, P.L.C. 2140 FOURTH AVENUE NORTH ANOKA MN 55303				Summary Total				2,868.00
					Payment Amount				2,868.00
107880	RICK JOHNSON DEER AND BEAVER INC	DEC 2014 BILLING	PV	75013	001	09101	1/1/2015	010115	360.00
	RICK JOHNSON DEER AND BEAVER INC 18595 XENOLITH STREET NW				Summary Total				360.00

Bank Account	00002224	CASH IN BANK
Version	LOGIS003V	
Originator	JLIPSKI	
Payment Instrument		Check Payment
Pay Through Date	12/31/2015	

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	BURNS TOWNSHIP MN 55303								
				Payment Amount					360.00
106657	ROWEKAMP ASSOCIATES INC	SUPPORT/MAINT 2015	PV	75030	001	09101	12/1/2014	2014370	400.00
	ROWEKAMP ASSOCIATES INC 10800 LYNDALE AVENUE SOUTH SUITE 110 BLOOMINGTON MN 55420			Summary Total					400.00
				Payment Amount					400.00
114515	SMAILAGIC, AZRA	DAM/KEY DEPOSIT REFUND	PV	75014	001	09804	1/5/2015	010515	100.00
	AZRA SMAILAGIC	DAM/KEY DEPOSIT REFUND	PV	75014	002	09804	1/5/2015	010515	55.00
	1084 ABLE STREET NE BLAINE MN 55434			Summary Total					155.00
				Payment Amount					155.00
106648	STRATEGIC INSIGHTS INC	UPGRADE/RENEW PLAN-IT 2015	PV	75031	001	09101	12/29/2014	14-PLAN-IT-204	675.00
	STRATEGIC INSIGHTS INC 1440 10TH STREET # 209 BELLINGHAM WA 98225			Summary Total					675.00
				Payment Amount					675.00
113028	THE MUSIC WORKS INC	DEP HAPPY DAYS 2015	PV	75032	001	09297	1/5/2015	010515	1,000.00
	THE MUSIC WORKS INC P O BOX 447 CENTER CITY MN 55012			Summary Total					1,000.00
				Payment Amount					1,000.00
100529	WENDELL'S INC	MAYOR BADGE	PV	75015	001	09101	12/15/2014	1940678	6.45
	WENDELL'S INC 6601 BUNKER LAKE BLVD PO BOX 458 RAMSEY MN 55303-0458			Summary Total					6.45
				Payment Amount					6.45
107877	WILSON DEVELOPMENT SERVICES	RELOCATION-WISER/DIVERSIFIED	PV	75020	001	09468	12/30/2014	23180	463.70

CITY OF RAMSEY
Create Payment Control Groups

Bank Account	00002224	CASH IN BANK
Version	LOGIS003V	
Originator	JLIPSKI	
Payment Instrument		Check Payment
Pay Through Date	12/31/2015	

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Document Itm	Document Co	Due Date	Invoice Number	Payment Amount
	WILSON DEVELOPMENT SERVICES 510 N CHESTNUT STREET SUITE 200 CHASKA MN 55318						Summary Total		463.70
							Payment Amount		463.70
							Total Amount to be Processed		36,393.60
							Total Number of Payments to be Processed		28

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

RESOLUTION #15-01-019

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF JANUARY 1, 2015 THROUGH JANUARY 7, 2015.

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of January 1, 2015, through January 7, 2015, in the amount of $298,850.09 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 January 1, 2015, through January 7, 2015, in the amount of $ 298,850.09.

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

Mayor Strommen
Councilmember Riley
Councilmember Shyrock
Councilmember Williams
Councilmember Johns
Councilmember Kuzma
Councilmember LeTourneau

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

None

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 13th day of January, 2015.

Mayor

ATTEST:

City Clerk

CC Regular Session **4. 13.**

Meeting Date: 01/13/2015

Submitted For: Bruce Westby, Engineering/Public Works

By: MaryJo Warner, Engineering/Public Works

Information

Title

Adopt Resolution #15-01-005 Approving Partial Payment to Kuechle Underground, Inc. for IP 12-22 Riverdale Drive Reconstruction and Extension - Armstrong Boulevard to Traprock Street

Purpose/Background:

Resolution and Pay Request Attached

Recommendation:

The Engineering Technician IV has inspected the completed work and recommends partial payment to Kuechle Underground, Inc. for IP 12-22, Riverdale Drive Reconstruction and Extension - Armstrong Boulevard to Traprock Street, in the amount of $235,701.77.

Action:

Motion to adopt Resolution #15-01-005 authorizing partial payment to Kuechle Underground, Inc. for IP 12-22, Riverdale Drive Reconstruction and Extension - Armstrong Boulevard to Traprock Street, in the amount of $235,701.77.

Attachments

Resolution

Pay Request

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	01/07/2015 06:56 AM
Kurt Ulrich	Kurt Ulrich	01/08/2015 09:31 AM
Form Started By: MaryJo Warner		Started On: 12/17/2014 03:21 PM
Final Approval Date: 01/08/2015		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #15-01-005

RESOLUTION AUTHORIZING PARTIAL PAYMENT TO KUECHLE UNDERGROUND INC. FOR IMPROVEMENT PROJECT 12-22; RIVERDALE DRIVE RECONSTRUCTION AND EXTENSION – ARMSTRONG BOULEVARD TO TRAPROCK STREET

WHEREAS, pursuant to a motion of the Ramsey City Council, adopted May 13, 2014, accepting plans and specifications and authorizing advertisements for bids for making the Riverdale Drive improvements including concrete curb and gutter, bituminous paving, storm sewer, utilities, and other necessary appurtenant work; and

WHEREAS, pursuant to a motion of the Ramsey City Council, adopted July 22, 2014 the bid of Kuechle Underground Inc. in the amount of $2,649,722.45 for the total bid is the lowest responsible bidder; and

WHEREAS, as of January 13, 2015 $1,728,706.79 has been paid to date; and

WHEREAS, the Engineering Technician IV has inspected the completed work and recommends partial payment to Kuechle Underground, Inc. in the amount of $235,701.77.

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

1) That the City Council hereby authorizes partial payment to Kuechle Underground, Inc. for Improvement Project 12-22; Riverdale Drive Improvements in the amount of $235,701.77.

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 January 13, 2015.

4) That the City of Ramsey Finance Department will be provided a signed copy of this resolution.

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 13th day of January, 2015.

_____
Mayor

ATTEST:

_____
City Clerk

Pay Estimate Summary Sheet
IP 12-22 Riverdale Drive Improvements
S.P. 0202-97, S.A.P. 199-109-005,199-115-001,199-116-003
City of Ramsey

Estimate no **3**

TOTAL CONTRACT	$	2,649,722.45
ADDITIONAL WORK	$	-
TOTAL WITH ADDITIONAL WORK	$	2,649,722.45
STORED MATERIALS		
TOTAL, COMPLETED WORK TO DATE	$	2,067,798.48
TOTAL WORK COMPLETED PLUS STORED MATERIALS	$	2,067,798.48
RETAINED PERCENTAGE 5%	$	103,389.92
NET AMOUNT DUE TO CONTRACTOR TO DATE	$	1,964,408.56
TOTAL AMOUNT PAID ON PREVIOUS ESTIMATES	$	1,728,706.79
PAY CONTRACTOR PER ESTIMATE NO. 3	$	235,701.77

Certificate for Partial Payment

I hereby certify that, to the best of my knowledge and belief, all items, quantities and prices of work and material shown on the this Estimate are correct and that all work has been performed in full accordance with the terms and conditions of the Contract for this project between owner and the undersigned Contractor, and as amended by any authorized changes and the foregoing is a true and correct statement of the contract amount for the period covered by this estimate.

Contractor: Kuechle Underground, Inc

By _____ V.P.
Name Title

Date 12/10/14

CHECKED AND APPROVED AS TO QUANTITIES AND AMOUNT:
ENGINEER: CITY OF RAMSEY

By _____ Civil Engineer II
Leonard Linton, PE

Date 12/10/14

APPROVED FOR PAYMENT:
OWNER: City of Ramsey

By _____ City Engineer 12/11/14
Name Title Date

CC Regular Session **4. 14.**

Meeting Date: 01/13/2015

Submitted For: Mark Riverblood, Engineering/Public Works

By: MaryJo Warner, Engineering/Public Works

Information

Title

Adopt Resolution #15-01-006 Approving Final Payment to American Liberty Construction, Inc. for #13-14 Elmcrest Park Building

Purpose/Background:

Resolution and Pay Request Attached.

Observations/Alternatives:

Issuing final payment will be contingent on receipt of the following items from American Liberty Construction, Inc:
1. IC 134 (Contractor's Withholding Affidavit showing compliance with the provisions of Minnesota Statute 290.92 requiring withholding state income tax)
2. Waiver of Mechanic's Lien Rights (Affidavits that all claims against American Liberty Construction, Inc. by reasons of the contract have been fully paid or satisfactorily secured)
3. Consent and Surety to Final Payment (Certification from the contractor's surety)
Following receipt of these items, final payment will be issued.

Recommendation:

The Parks and Assistant Public Works Superintendent has inspected the completed work and recommends final payment to American Liberty Construction, Inc. for #13-14 Elmcrest Park Building in the amount of $47,296.28.

Action:

Motion to adopt Resolution #15-01-006 authorizing final payment to American Liberty Construction, Inc. for #13-14 Elmcrest Park Building in the amount of $47,296.28.

Attachments

Resolution

Pay Request

Form Review

Inbox	Reviewed By	Date
Mark Riverblood	Mark Riverblood	01/05/2015 11:05 AM
Kurt Ulrich	Kurt Ulrich	01/08/2015 09:32 AM
Form Started By: MaryJo Warner		Started On: 12/17/2014 04:05 PM
Final Approval Date: 01/08/2015		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #15-01-006

RESOLUTION AUTHORIZING FINAL PAYMENT TO AMERICAN LIBERTY CONSTRUCTION INC. FOR IP 13-14 ELMCREST PARK'S COMMUNITY BUILDING

WHEREAS, on December 10, 2013 City Council authorized funding and the construction of Elmcrest Park's Community Building; and

WHEREAS, the City has designed the building through the use of Studio 55 Architects and identified the costs associated with construction of the building by competitive quotations through the City's Construction Manager, American Liberty Construction Inc.; and

WHEREAS, a guaranteed maximum price has been issued by American Liberty Construction Inc. of $716,785 for construction to begin immediately and progress through winter for 2014 completion; and

WHEREAS, as of January 13, 2015 $696,269.58 has been paid to date; and

WHEREAS, Parks & Assistant Public Works Superintendent has inspected the completed work and recommends final payment to American Liberty Construction, Inc. in the amount of $47,296.28.

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 final payment to American Liberty Construction, Inc. for Improvement Project #13-14; Elmcrest Park's Community Building in the amount of $47,296.28.

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 January 13, 2015.

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 13th day of January 2015.

_____
Mayor

ATTEST:

_____
City Clerk

Pay Estimate Summary Sheet
Project Name: Elmcrest Park Community Building

City of Ramsey

Estimate no: **FINAL** **FINAL**

TOTAL CONTRACT	$	716,785.00
CHANGE ORDER NO 1,2,3,4,5	$	26,780.86
TOTAL WITH CHANGE ORDERS	$	743,565.86
STORED MATERIALS	$	-
TOTAL, COMPLETED WORK TO DATE	$	743,565.86
TOTAL WORK COMPLETED PLUS STORED MATERIALS	$	743,565.86
RETAINED PERCENTAGE 5%	$	-
NET AMOUNT DUE TO CONTRACTOR TO DATE	$	743,565.86
TOTAL AMOUNT PAID ON PREVIOUS ESTIMATES	$	696,269.58
PAY CONTRACTOR PER ESTIMATE NO. ~~4~~ Final	$	47,296.28

Certificate for Partial Payment

I hereby certify that, to the best of my knowledge and belief, all items, quantities and prices of work and material shown on the this Estimate are correct and that all work has been performed in full accordance with the terms and conditions of the Contract for this project between owner and the undersigned Contractor, and as amended by any authorized changes and the foregoing is a true and correct statement of the contract amount for the period covered by this estimate.

Contractor: *American Liberty Construction, Inc.*

By _____ PRESIDENT
Name Title

Date 12/15/14

CHECKED AND APPROVED AS TO QUANTITIES AND AMOUNT:
Architect: Studio 55 Architects, LLP

By _____

Date 12/15/14

APPROVED FOR PAYMENT:
OWNER: City of Ramsey

By _____ 17 December 2014
Name Title Date

CC Regular Session **4. 15.**

Meeting Date: 01/13/2015

Submitted For: Len Linton, Engineering/Public Works

By: Len Linton, Engineering/Public Works

Information

Title

Adopt Resolution #15-01-017 Approving Dedication of Forcemain from Minnesota Pollution Control Agency

Purpose/Background:

This case is related to the closed Landfill. Waste Management, Inc. operated the Anoka Regional Mixed Municipal Solid Waste Land Disposal Facility in Ramsey. Waste Management was required to construct a treated groundwater disposal system to remediate groundwater contamination from the facility. They entered into an agreement with the City to construct a forcemain from the treatment facility to the City stormsewer located at the intersection of Sunfish Lake Boulevard and Riverdale Drive. The agreement stated that Waste Management, Inc. would transfer ownership of the forcemain to the City when the groundwater treatment program was finished. Waste Management, Inc. transferred ownership of the line between McKinley Street and Riverdale Drive shortly after the line was constructed. They retained ownership of the line north of McKinley Street.

Waste Management, Inc. executed an agreement in 1997 with the State of Minnesota that transferred ownership of the landfill facility and associated properties to the State, with the Minnesota Pollution Control Agency (MPCA) responsible for maintaining the property.

The ground water treatment program ceased operation and the treatment facility was decommissioned. The City has been requesting transfer of the forcemain from the MPCA since that time. The MPCA prepared a dedication agreement in 2014 and submitted it to the City.

Notification:

None required.

Observations/Alternatives:

This line passes through the commercial area located on Azurite Street between McKinley Street and Bunker Lake Boulevard. The expansion plans of one property were put on hold because the site did not have access to the storm sewer system. This line passes by the site and can be used for a storm water outlet after the City owns the line, eliminating the need for construction of a pond to contain back-to-back 100 year storms which is the requirement if a storm water outlet is not available.

The agreement was submitted to the county for recording. They identified 17 properties that would require easements prior to recording the document. Staff identified easements covering the line by researching county files. Staff requested a proposal from Hakanson Anderson Associates for preparation of an exhibit showing the existing easements based on the research.
They provided a proposal for this work with a maximum not to exceed amount of $2,950 which was accepted by staff. Hakanson Anderson completed the exhibit and staff forwarded the exhibit to Anoka County, who concurred with the findings of the exhibit and is prepared to record the agreement pending Council authorization.

Funding Source:

This project will be funded through the storm water utility fund.

Recommendation:

Staff recommends approval of the resolution accepting transfer of the forcemain from the MPCA to the City.

Action:

Motion to adopt Resolution #15-01-017 Approving the Dedication/Accepting the Transfer of the Forcemain from the MPCA to the City of Ramsey.

Attachments

Res Dedication Agreement

Dedication Agreement

HAA Easement Exhibit

Form Review

Inbox	Reviewed By	Date
Jo Thieling	Jo Thieling	01/06/2015 03:21 PM
Diana Lund	Diana Lund	01/06/2015 03:25 PM
Bruce Westby	Bruce Westby	01/07/2015 09:57 AM
Len Linton (Originator)	Len Linton	01/07/2015 10:42 AM
Jo Thieling	Jo Thieling	01/07/2015 12:26 PM
Diana Lund	Diana Lund	01/07/2015 12:33 PM
Bruce Westby	Bruce Westby	01/07/2015 12:34 PM
Kurt Ulrich	Kurt Ulrich	01/08/2015 09:46 AM
Form Started By: Len Linton		Started On: 01/06/2015 11:06 AM
Final Approval Date: 01/08/2015		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #15-01-XXX

RESOLUTION APPROVING DEDICATION OF FORCEMAIN TO THE CITY OF RAMSEY

WHEREAS, the City Council of the City of Ramsey is the official governing body of the City of Ramsey; and

WHEREAS, Waste Management, Inc. entered into an agreement with the City in January, 1991 to construct a ground water treatment system for the landfill operated by Waste Management with a forcemain to the existing City storm sewer located at Sunfish Lake Boulevard and Riverdale Drive; and

WHEREAS, this agreement provided for transferring the forcemain to the City when Waste Management, Inc. ceased use of the pipe; and

WHEREAS, the State of Minnesota, acting by and through the COMMISSIONER OF THE MINNESOTA POLLUTION CONTROL AGENCY, acquired the assets of the Anoka Regional Mixed Municipal Solid Waste Disposal Facility through a Landfill Cleanup Agreement effective October 15, 1997 which included this forcemain; and

WHEREAS, the City of Ramsey has requested transfer of the forcemain and the COMMISSIONER OF THE MINNESOTA POLLUTION CONTROL AGENCY has prepared an Agreement Regarding Dedication of Forcemain to the City of Ramsey dated July 28, 2014.

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

1. The City of Ramsey accepts dedication of the forcemain as described in the referenced documents.
2. The Mayor and City administrator are authorized to sign the Agreement Regarding Dedication of Forcemain on behalf of the City.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember 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 13th day of January 2015.

Mayor

ATTEST:

_____

City Clerk

AGREEMENT REGARDING
DEDICATION OF FORCE MAIN
TO THE
CITY OF RAMSEY

THIS AGREEMENT REGARDING DEDICATION OF FORCE MAIN TO THE CITY OF RAMSEY (the "**Agreement**") is made and entered into as of July 28, 2014 (the "**Effective Date**") by and between the STATE OF MINNESOTA, acting by and through the COMMISSIONER OF THE MINNESOTA POLLUTION CONTROL AGENCY ("**State**"), with its office located at 520 Lafayette Road North, St. Paul, Minnesota 55155, and the CITY OF RAMSEY, a municipal corporation under the laws of the State of Minnesota ("**City**"), with its office located at 7550 Sunwood Drive NW, Ramsey, Minnesota 55303.

WHEREAS, pursuant to the provisions of Minn. Stat. §§ 115B.39-115B.46 (now codified at §§ 115B.39-115B.445), Waste Management of Minnesota, Inc. ("WMMI") and the State entered into a Landfill Cleanup Agreement ("LCA"), effective October 15, 1997, regarding the Anoka Regional Mixed Municipal Solid Waste Land Disposal Facility (the "Landfill"), a qualified facility within the meaning of Minn. Stat. § 115B.39, subd. 2(l)(1); and

WHEREAS, the LCA was recorded in the office of the Anoka County Recorder on March 11, 1998, as Document No. 1326786, and filed with the Anoka County Registrar of Titles on March 11, 1998, as Document No. 308557; and

WHEREAS, under paragraph F.1 of the LCA, WMMI transferred to the State, effective upon issuance of the Notice of Compliance by the State, all of its right, title and interest in and to, and obligations (other than the indemnification obligation as set forth in Paragraph F.1) with respect to, that certain force main, all as more fully described in the Ramsey Pipeline Agreement between the City and WMMI dated January 1991; and

WHEREAS, a copy of the Ramsey Pipeline Agreement is Attachment D to the LCA and a copy is attached hereto as Exhibit A and incorporated herein; and

WHEREAS, the State issued the Notice of Compliance on November 19, 1997; and

WHEREAS, the State, pursuant to paragraphs F.1 and I.3 of the LCA, has maintained said force main as part of its environmental response obligations at the Landfill pursuant to Minn. Stat. § 115B.40, subd. 7(b)(1); and

WHEREAS, the State has no further need of that portion of the force main depicted on the attached Exhibit B and whose current alignment is described on the attached Exhibit C; and

WHEREAS, the State and the City acknowledge that the current alignment of the force main has been changed by the City, with the State's approval, from its alignment as of the effective date of the LCA; and

WHEREAS, paragraph 9 of the Ramsey Pipeline Agreement provides that upon completion of WMMI's remedial actions at the Landfill, WMMI shall, if requested by the City, dedicate the force main, from the Landfill site to its connection with the gravity sewer system north of the Burlington Northern Railroad tracks, as depicted and described on the attached Exhibit B; and

WHEREAS, the gravity storm sewer system has previously been transferred and dedicated to the City; and

WHEREAS, the State is ready to dedicate to the City the portion of the force main that is depicted on the attached Exhibit B, and the City is ready to accept the dedication of that portion of the force main.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

A. With regard to that portion of the force main depicted on the attached Exhibit B, all conditions precedent to dedication of the force main to the City have been satisfied.

B. State hereby dedicates and conveys to the City, and the City hereby accepts said dedication and conveyance, all of its right, title and interest to that portion of the force main, as depicted and described on the attached Exhibits B and C, free and clear from any and all encumbrances. This dedication and conveyance includes all those rights and responsibilities of the State regarding the force main including, but not limited to, ingress and egress rights to/from the force main, as described in Attachments C and D of the LCA, along roads or drives as were laid out and used for said purpose as of the effective date of the LCA, and responsibilities regarding disturbance or damage to property, notification thereof, and prompt restoration to original condition in the event of damage that are stated in paragraphs F.1, I.3, I.4, I.5, Attachment H, and Attachment I, paragraph 5, of the LCA, and the Attachment H Easement regarding parcels K and M, accepted by the State on October 15, 1997, and recorded in the office of the Anoka County Recorder on March 11, 1998, as Document No. 1326782, and filed with the Anoka County Registrar of Titles on March 11, 1998, as Document No. 308554, copies of which are attached hereto as Exhibit D and incorporated herein.

C. The parties understand and agree that the portion of the force main that is dedicated and conveyed herein is dedicated and conveyed in its as-is condition, that the State makes no warranties of fitness of any kind of such force main portion, makes no warranty or representation of the suitability of the force main portion for the City's purposes, makes no warranty or representation that the State holds ingress and egress rights to/from the entire alignment of the force main portion, makes no warranty or representation that the State owns any part of the force main whose location has been changed from the effective date of the LCA, and the City agrees to accept full and complete responsibility for the force main portion under such conditions and hereby waives forever any possibility of recourse against the State regarding the force main portion.

D. The parties hereby agree that this Agreement satisfies any and all obligations between the State and the City regarding the dedication of the force main to the City as provided by paragraph 9 of the Ramsey Pipeline Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed and delivered as of the date first written above.

STATE OF MINNESOTA, acting by and through the Commissioner of the Minnesota Pollution Control Agency

By: _____
(Signature)
DOUGLAS N. DAY
(Print Name)
Its: CLP Supervisor

CITY OF RAMSEY

By: _____
Sarah Strommen
Its: Mayor

AND

By: _____
Kurt Ulrich
Its: City Administrator

STATE OF MINNESOTA)
)ss.
COUNTY OF RAMSEY)

The foregoing instrument was acknowledged before me this 28th day of July, 2014, by Douglas Day, the Supervisor for the Remediation Division, on behalf of the State of Minnesota, acting by and through the Commissioner of the Minnesota Pollution Control Agency, State.

_____
Notary Public

TRACY LYNN FINCH
Notary Public-Minnesota
My Commission Expires Jan 31, 2015

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this 15th day of July, 2014, by Sarah Strommen and Kurt Ulrich, the Mayor and City Administrator, on behalf of the City of Ramsey, a municipal corporation under the laws of the State of Minnesota, City.

_____
Notary Public

JOANN E SHAW
Notary Public
Minnesota
My Commission Expires January 31, 2015

This Instrument was drafted by:
Andrew J. Tourville, Jr.
Assistant Attorney General
Atty. Registration No. 0110577
445 Minnesota Street, Suite 900
St. Paul, MN 55101-2127
(651) 757-1345

EXHIBIT A

AGREEMENT

This Agreement is by and between the City of Ramsey, Anoka County, Minnesota, a municipal corporation, ("CITY") and Waste Management of Minn. Inc., a Minnesota corporation, whose registered office address is 14730 Sunfish Lake Boulevard, Ramsey, Minnesota ("WMMI").

WHEREAS, WMMI is the owner and operator of a mixed municipal solid waste landfill known as the Anoka Regional Sanitary Landfill located at 14730 Sunfish Lake Boulevard, Ramsey, Minnesota ("Landfill"); and

WHEREAS, the Landfill has contaminated ground water with volatile organic compounds ("VOC'S"); and

WHEREAS, WMMI desires to pump and treat the groundwater which has been contaminated with VOC'S by removing a minimum of 95% of the VOC'S and then discharge the treated groundwater into the Mississippi River; and

WHEREAS, the treated groundwater needs to be transported from the Landfill south to the Mississippi River through a forced main and storm sewer system; and

WHEREAS, the CITY has in place a 42 inch storm sewer pipe system lying between the Mississippi River and the intersection of U.S. Highway 10/169 and Sunfish Lake Boulevard, which storm sewer system discharges into the Mississippi River; and

WHEREAS, WMMI proposes to construct a 12" force main in the Anoka County right-of-way of Sunfish Lake Boulevard from the

Landfill to a point north of the Burlington Northern Railroad tracks; and

WHEREAS, WMMI proposes to construct a 36 inch or a 42 inch gravity storm sewer as needed commencing at a point north of the Burlington Northern Railroad tracks then south under the Northern Burlington Railroad tracks to a connection with the existing City storm sewer pipe at the northwest intersection of U.S. Highway 10 and 169; and

WHEREAS, WMMI agrees to construct, at its expense, all of the necessary forced main system required from the landfill to a point north of the Burlington Northern Railroad tracks in order to discharge into the City's existing storm sewer system as extended by WMMI; and

WHEREAS, in order to discharge the treated groundwater into the Mississippi River, WMMI must obtain a National Pollution Discharge Elimination System (NPDES) Permit from the Minnesota Pollution Control Agency (MPCA).

NOW, THEREFORE, it is agreed by and between the parties hereto as follows:

1. That the general scope of the project will be as outlined in the November 30, 1990 two page letter addressed to David R. Hartley, City Administrator, from Bruce Weaver, Staff Engineer, which letter is attached hereto as Exhibit "A" and incorporated herein.

2. That WMMI will discharge no water into the CITY's storm

sewer system unless it has a valid and in force NPDES Permit issued by the MPCA.

3. That WMMI wil discharge no ground water into the CITY's storm sewer system which has not been treated and a minimum of 95% of VOC's removed. In addition, WMMI shall use the then best available techniques in order to remove as high a percentage of VOC's as possible whenever a discharge is made into the CITY's storm sewer system.

4. That WMMI, at its expense, will construct a 36 inch or 42 inch as needed reinforced concrete storm sewer system from a point north of the Burlington Northern Railroad tracks, then south under the said railroad tracks to a connecting point with the City's existing storm sewer system located at the northwest corner of the intersection of U.S. Highway 10 and 169 and Sunfish Lake Boulevard. See attached Exhibit "B" showing the general location of the gravity storm sewer system to be constructed.

5. That plans and specifications for the gravity storm system shall be prepared by WMMI at WMMI's expense and shall be submitted to the City for its engineer's review and approval. The storm sewer shall be constructed to the same standards as the CITY'S existing storm sewer which it is to connect to. The system will be constructed entirely within the Anoka County right-of-way for Sunfish Lake Boulevard and the Burlington Northern Railroad right-of-way, respectively.

6. That upon completion and acceptance by the CITY, WMMI

will transfer and dedicate to the CITY all of is right, title and interest in the gravity storm sewer system to the CITY.

7. That prior to discharge of any treated water into the CITY storm sewer system, WMMI will televise the storm sewer system from the Burlington Northern Railroad tracks to its discharge point at the Mississippi River in order to identify the existing condition of storm sewer system and WMMI will submit its findings to the CITY.

8. That WMMI shall be responsible for obtaining all governmental and private permits necessary for approval to construct the storm sewer system. Such permits may include Anoka County right-of-way easement, MN Dot construction permit, Burlington Northern permit and easement, and U.S. Army Corp of Engineers' permits. The CITY agrees to reasonably assist WMMI in obtaining the necessary permits and easements, except that the CITY does not agree to use its right of eminent domain for right-of-way acquisition.

9. That upon completion of WMMI'S remedial actions at the Landfill, WMMI shall, if requested by the CITY, dedicate the force main which it plans to construct from the Landfill site to its connection with the gravity sewer system north of the Burlington Northern Railroad tracks.

10. That WMMI is required to have in place and in good working order its alarm system, which system is to be designed, constructed and operated as outlined in that two page letter dated December 12, 1990, addressed to David R. Hartley, City

Administrator, from Bruce Waver, P.E., Site Engineer for WMMI, which letter is attached hereto as Exhibit "C" and incorporated herein. No discharge of treated groundwater into the CITY'S storm sewer system will permitted if said system is not in proper working order at all times during the discharge.

11. That the groundwater treatment system will be designed and constructed and meet those standards as outlined in that two page letter dated December 10, 1990, addressed to David R. Nelson of the MPCA from Gerald Hamblin, P.E., Manager of Environmental Assessments for WMMI, which letter is attached hereto as Exhibit "D" and incorporated herein. In addition, at all times that WMMI is discharging treated storm water into the City's storm sewer system, WMMI shall use the then best available technology for VOC removal. At a minimum, WMMI shall remove 95% of the VOC's of the groundwater prior to it being discharged into the Mississippi River.

12. That WMMI shall pay within 30 days of billing all reasonable CITY expenses incurred in reviewing, commenting upon and approving of the project, including but not limited to engineering and legal fees.

13. That WMMI shall indemnify the CITY from all liabilities, including environmental damage claims by third persons and physical damage to its storm sewer system, which liability and/or damages which may result from the CITY permitting its storm sewer system to be used for the ground water discharge as described in this Agreement. This indemnification shall be by an amendment to that

certain Indemnification Agreement presently provided to the CITY by WMMI and its parent company Waste Management of North America, Inc., which agreement is dated December 12, 1984.

IN WITNESS WHEREOF the parties have hereunto set their hands and seals this ____ day of January, 1991.

WASTE MANAGEMENT OF MINN., INC.

By: _____
Its

By: Vice President
Its

CITY OF RAMSEY

By: _____
Its Mayor

ATTEST:

_____
City Attorney

EXHIBIT "A"

Anoka Regional Sanitary Landfill
P.O. Box 67
14730 Sunfish Lake Blvd.
Anoka, Minnesota 55303
612/421-0540

A Waste Management Company

November 30, 1990

Mr. David R. Hartley
City Administrator
City of Ramsey
15153 NW Nowthen Blvd.
Ramsey, MN 55030

Re: Anoka Regional Sanitary Landfill
Request to Connect to the City's Storm Sewer

Dear Mr. Hartley:

Waste Management of Minnesota, Inc. (WMMI) is requesting approval from the City of Ramsey to discharge treated ground water to the City's storm sewer. The storm sewer being considered in this request is located near the intersection of U.S. Highway 10/169 and Sunfish Lake Boulevard. This request is being made in conjunction with Response Action Plan (RAP) for the Anoka Regional Sanitary Landfill dated February, 1990 and the National Pollution Discharge Elimination System (NPDES) Permit Application submitted to the Minnesota Pollution Control Agency (MPCA) and the City Of Ramsey on August 2, 1990. Through the RAP, WMMI proposes to pump and treat ground water that has been contaminated with volatile organic compounds (VOC,s), then discharge the treated ground water to the Mississippi River.

The NPDES permit, which is to be issued by the MPCA, will require WMMI to remove 95 percent of the VOC's or use the Best Available Technology (BAT) to treat the ground water before discharging to the Mississippi River. To meet these requirements, WMMI is revising the plans for the ground water treatment system to include two air stripping units capable of achieving this level of treatment.

After treatment, the discharge will be transported south, along Sunfish Lake Boulevard, through a 12 inch forcemain. The forcemain will discharge to the existing 36 inch storm sewer at the intersection of U.S. Highway 10/169 and Sunfish Lake Boulevard. The City's storm sewer would be used to transport the treated ground water the remaining distance to the Mississippi River. WMMI's design of the discharge pipe will include a liquid level sensor within the City's storm sewer. The purpose of this sensor will be to detect high flows in the storm sewer an automatically shut of WMMI's discharge when these conditions occur. This will insure that WMMI's discharge will not cause the storm sewer to exceed its maximum design flow.

The ground water pump out and treatment system is required to be constructed and in operation by July, 1991. The City of Ramsey's approval to discharge to the storm sewer is needed before final plans can be completed by WMMI. It is anticipated that the ground water pump out and treatment system will operate at its maximum design flow of 1,100 gallons per minute (gpm) for the first ten years of operation. After ten years the system will operate at a flow rate of 600 gpm until acceptable cleanup levels have been obtained, as determined by the MPCA.

On November 13, 1990, representatives of WMMI meet with the MPCA to discus the Status of the NPDES permit application. During this meeting, the following points were made regarding the discharge to the City's storm sewer.

1. The monitoring location or point of compliance for WMMI's NPDES permit will be at the outlet of the treatment unit and not at the discharge point to the Mississippi River.

2. The City of Ramsey will not be a co-permittee to WMMI's NPDES permit.

3. The City of Ramsey will not have any obligation to perform any additional monitoring or reporting as a result of WMMI's NPDES permit.

4. In the event City of Ramsey would have to obtain a storm water discharge permit under the Federal Storm Water Regulations, WMMI's discharge to the City of Ramsey's storm sewer will not create additional monitoring or reporting under the Storm Water Permit.

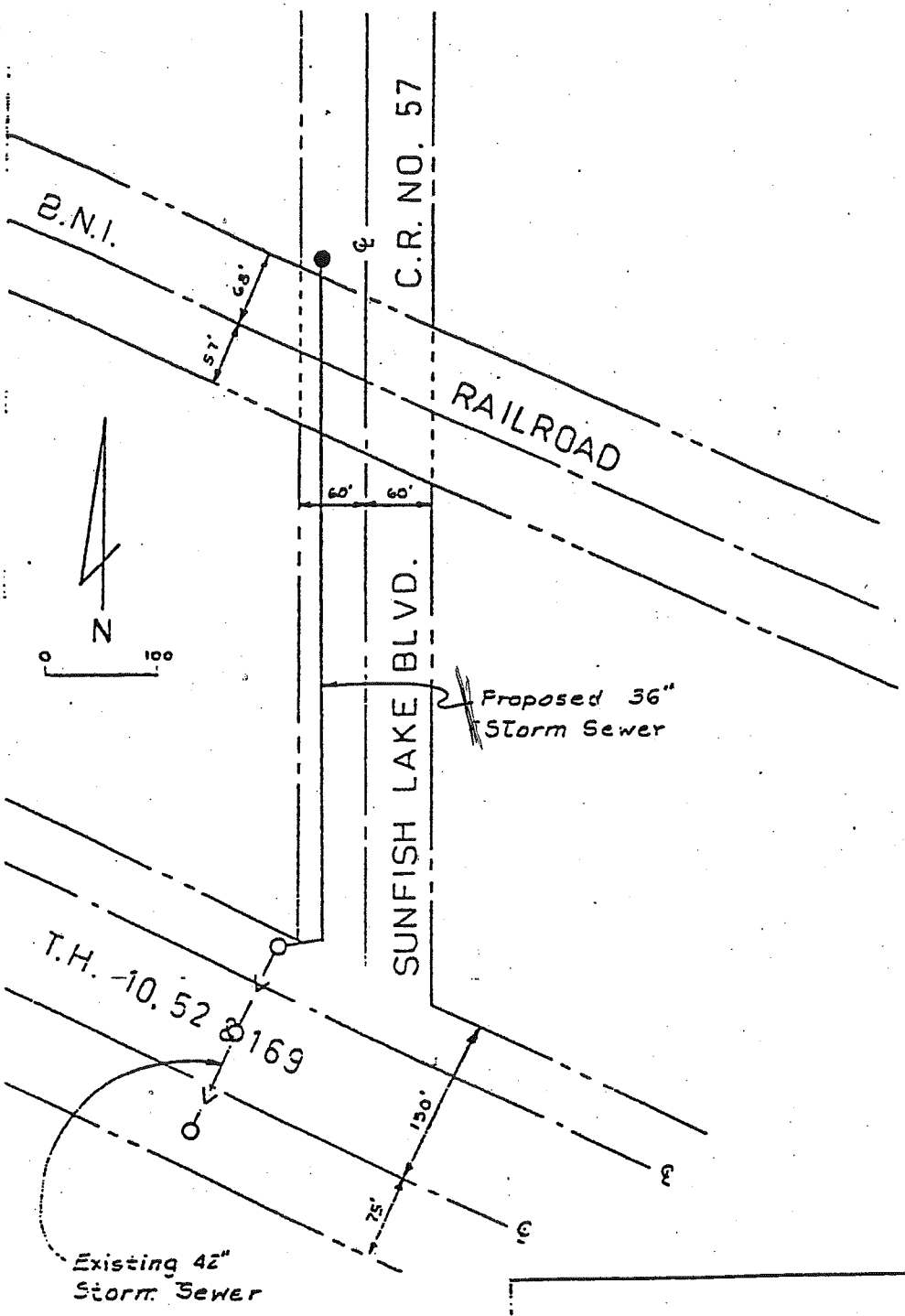
With the safety features built into the design, and assurances from the MPCA that WMMI's discharge will not result in any additional monitoring requirements for the City of Ramsey, it is felt that discharging the treated ground water to the City's storm sewer will not have any economic or environmental impact on the City. Therefore, WMMI request that the City of Ramsey grant its approval to discharge treated ground water to the City's storm sewer.

If you have any questions regarding this request, please feel free to call me at 421-0540.

Sincerely,

Bruce Weaver, P.E.

cc: Mr. Don Otter
Mr Steve Kollodge


B.N.I.
C.R. NO. 57
RAILROAD
SUNFISH LAKE BLVD.
68'
51'
60'
60'
N
0
100
Proposed 36"
Storm Sewer
T.H. -10, 52 & 169
150'
75'
Existing 42"
Storm Sewer

EXHIBIT

B

EXHIBIT "C"

Anoka Regional Sanitary Landfill
P.O. Box 67
14730 Sunfish Lake Blvd.
Anoka, Minnesota 55303
612/421-0540

A Waste Management Company

December 12, 1990

Mr. David R. Hartley
City Administrator
City of Ramsey
15153 Nowthen Blvd., N.W.
Ramsey, MN 55303

Re: Anoka Regional Sanitary Landfill
Use of Ramsey Storm Sewer as Part of Response Action.

Dear Mr. Hartely:

On be half of Waste Management of Minnesota, Inc. (WMMI), our consulting engineer, Foth & Van Dyke, has prepared the enclosed drawing (Figure No. 1) illustrating the proposed system for connecting to the City of Ramsey's storm sewer.

The proposed design for the RA pump-out system involves groundwater extraction and pumping via a forcemain to an existing storm sewer manhole located in Ramsey on the northwest corner of the intersection of Sunfish Lake Boulevard and U.S. Highway 10. The proposed inlet pipe to the manhole from the RA system is 12 inches in diameter.

From this manhole, the discharge would flow under U.S. Highway 10 to a manhole located in the southwest corner of the intersection. An existing 18 inch storm sewer also enters this manhole from the east. Exiting this manhole is a 48 inch storm sewer which ultimately discharges to the Mississippi River. As illustrated in Figure No. 1, a float system is proposed for controlling flow from the RA system to the manhole to avoid exceeding the capacity of the 48 inch discharge pipe.

The primary float shutoff level has been set at a distance equal to 0.93 x pipe diameter (D) above the invert of the 48 inch discharge line. This level was selected since the discharge pipe will carry maximum flow at this level according to Manning's depth/flow relationship. If the water level in the manhole reaches this level, a signal will be sent to a remote telemetering unit which in turn will relay a signal to the proposed monitoring operations facility (MOF) at the landfill, automatically turning off all of the groundwater extraction wells. A backup float is also proposed in the event that the first float fails to operate properly. This redundant float is set approximately one foot above the primary float.

This proposed flow control system for the RA pump-out system is conceptual at this point in time. The intent is to provide the City of Ramsey with a conceptual design to aid in reaching an agreement to allow WMMI to use the existing storm sewer for the RA groundwater extraction discharge.

If you have any questions regarding our conceptual design, please contact me at 421-0540.

Sincerely,

Bruce Weaver, P.E.
Site Engineer

cc: Don Otter, WMWI
Steve Kollodge, WMMI

EXHIBIT "D"

Waste Management of North America, Inc.
Midwest Region
Two Westbrook Corporate Center • Suite 1000
P.O. Box 7070
Westchester, Illinois 60154
708/409-0700

December 10, 1990

Mr. David R. Nelson
Industrial Permits Team Leader
Regulatory Compliance Section
Division of Water Quality
Minnesota Pollution Control Agency (MPCA)
520 Lafayette Park
St. Paul, Minnesota 55155

Re: NPDES Permit Application - Modification
WMMI/Anoka Regional Sanitary Landfill
NM 0059293

Dear Mr. Nelson:

Waste Management of Minnesota, Inc. (WMMI) modified its NPDES Permit Application to comply with MPCA's request on 10/15/90. The modification incorporates a treatment system that is capable of removing 95% of dissolved volatiles (total VOC) from the groundwater. WMMI understands based on this correspondence and a follow-up meeting with the MPCA that this condition represents a BAT approach to implementing the nondegradation provision of Minnesota Rules 7050.0185.

WMMI will substitute an air stripping system with vapor phase carbon polishing for the air diffusion system proposed originally in our permit application. Based on our studies and manufacturer's studies and literature, this system is capable of removing 95% of total VOC from the groundwater. A flow diagram is attached that shows the two train system WMMI will install.

The major components of the air stripping process are described below.

Two - 40' high, 3' diameter packed air stripping columns will receive the extracted groundwater. Two - 7000 cfm blowers will pull air through the packed columns stripping off the VOC's. The fans will then push the air through 2 activated carbon units before the air is discharged to the atmosphere.

The water that comes off the column will be discharged through our compliance monitoring point and into the sewer that ultimately discharges into the Mississippi River.

Based on manufacturer's information at this location, special heaters and cleaning package options will be included. The purpose of these options is to provide high level, continuous performance efficiency over variable operating conditions caused by: changing temperatures, water mineral deposits and biological growth. It is not fully known what overall efficiency reduction will be realized once this process is on-line, therefore these back-up features have been included.

Although WMMI is including extra features in this process to assure the best efficiency, the effects on actual operating conditions are not fully known. For this reason, WMMI proposes that permit compliance parameters be as follows with respect to removal of VOC's of concern:

- Overall operating requirement: 95% removal of total VOC's from the groundwater
- Maximum discharge allowed under variable conditions that are not fully known - 38 ppb
- If the groundwater quality degrades to a level greater than 760 ppb Total VOC, the flow through our facility would have to be reduced such that 38 ppb limit is not exceeded.
- After 2 years of operation the discharge parameter/limit should be revisited and adjusted for seasonal and/or other operating conditions.

WMMI appreciated the opportunity to provide information about this treatment system and its efficiency. We look forward to working with the agency in issuing a permit so that remediation of the groundwater can begin and the risks to human health minimized. Please feel free to contact WMMI if additional concerns or questions arise.

Sincerely,

Gerard Hamblin, P.E.
Manager of Environmental Assessments

GH/lrb
Enclosure

cc: Don Otter - WMMI
Steve Kollodge - WMMI
Wayne Sarappo - MPCA
Bruce Weaver - WMMI
Gerald Sevick - F&VD

MPCA FORCE MAIN ALIGNMENT

EXHIBIT B

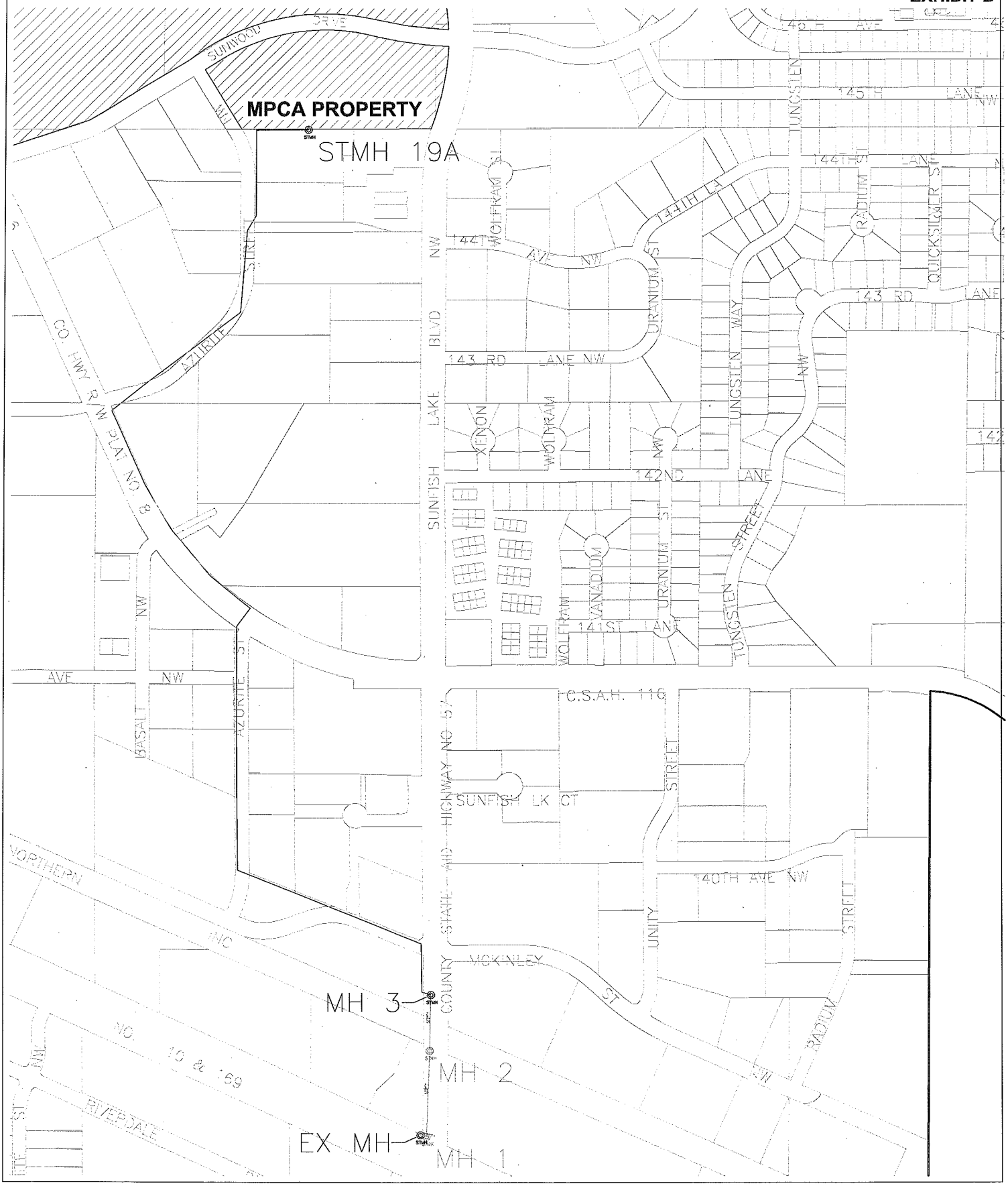


Exhibit C

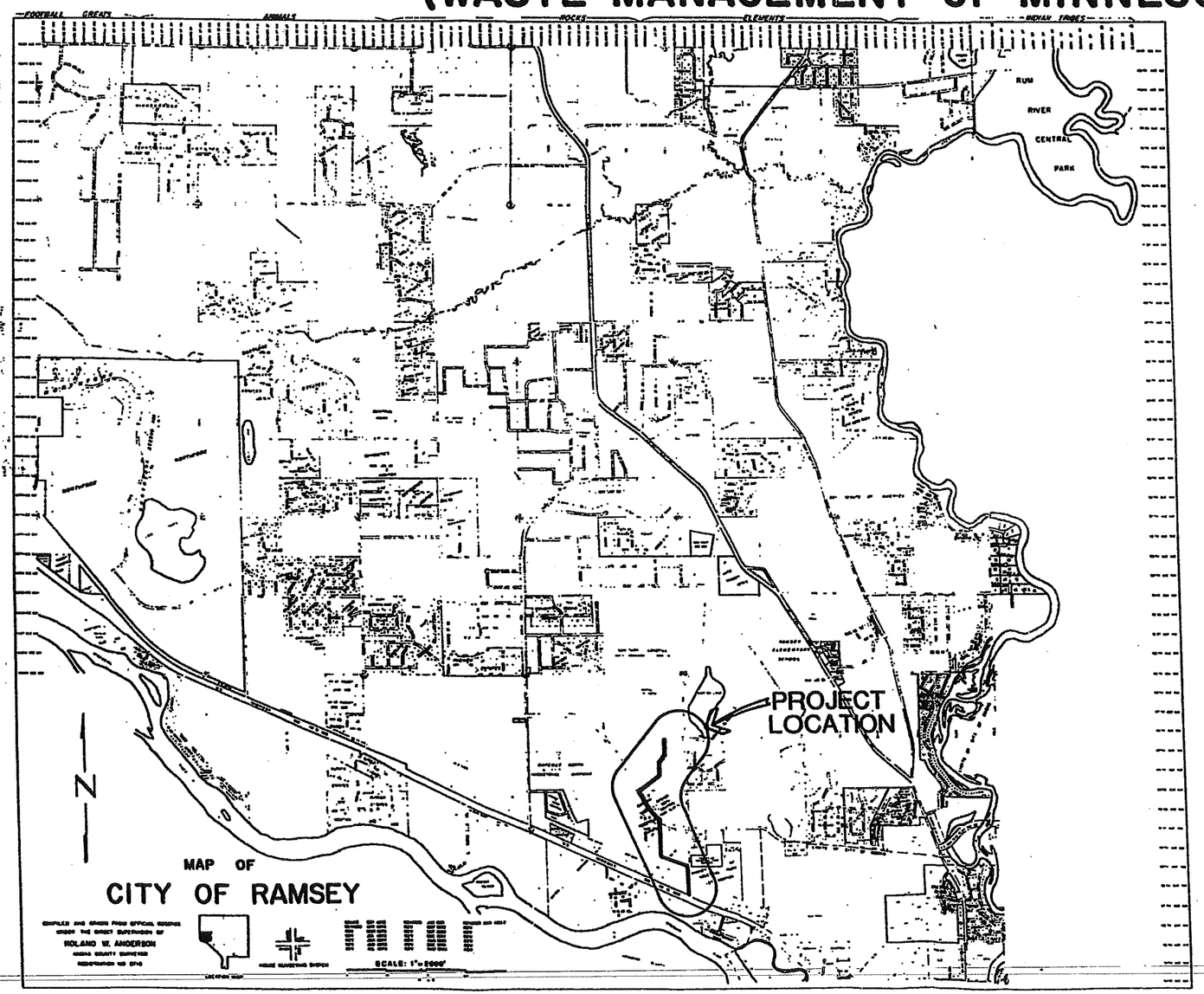
MPCA Force Main Alignment

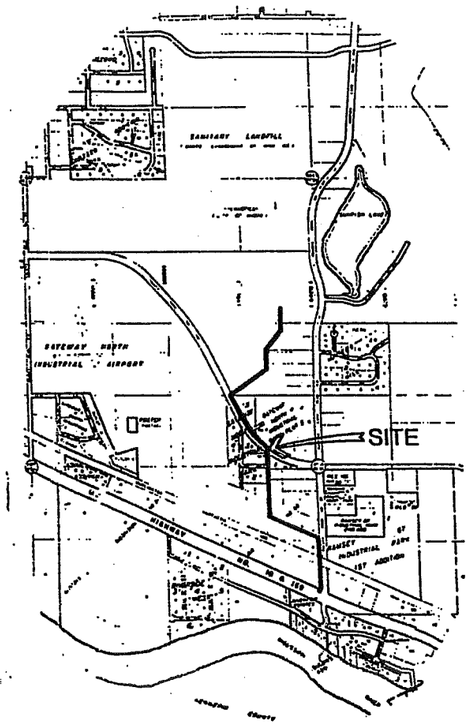
That part of the Northeast Quarter of Section 27, and that part of the Southeast Quarter of Section 34, Township 32, Range 25 Anoka County, Minnesota, described as follows:

Commencing at the Northeast corner of the Northeast Quarter of the Southeast Quarter of said Section 27; thence on an assumed bearing of South 89degrees 49 minutes 11 seconds West, along the North line of the Northeast Quarter of the Southeast Quarter of said Section 27 a distance of 613.28 feet; thence South 00 degrees 10 minutes 48 seconds East a distance of 3.64 feet to the point of beginning; thence South 89 degrees 43 minutes 02 seconds West a distance of 251.75 feet; thence South 00 degrees 06 minutes 13 seconds West a distance of 415.61 feet; thence South 31 degrees 01 minutes 19 seconds West a distance of 82.59 feet; thence South 04 degrees 42 minutes 11 seconds West a distance of 400.02 feet; thence South 52 degrees 54 minutes 32 seconds West a distance of 386.86 feet; thence South 52 degrees 10 minutes 42 seconds West a distance of 395.13 feet; thence South 24 degrees 46 minutes 31 seconds East a distance of 398.43 feet; thence South 30 degrees 09 minutes 38 seconds East a distance of 248.92 feet; thence South 39 degrees 58 minutes 34 seconds East a distance of 290.65 feet; thence South 50 degrees 43 minutes 02 seconds East a distance of 247.05 feet; thence South 36 degrees 11 minutes 21 seconds West a distance of 107.47 feet; thence South 00 degrees 01 minutes 37 seconds East a distance of 358.58 feet; thence South 00 degrees 01 minutes 37 seconds East a distance of 396.20 feet; thence South 00 degrees 40 minutes 12 seconds East a distance of 402.15 feet; thence South 68 degrees 16 minutes 27 seconds East a distance of 325.82 feet; thence South 67 degrees 51 minutes 05 seconds East a distance of 323.86 feet; thence South 68 degrees 00 minutes 02 seconds East a distance of 304.77 feet; thence South 00 degrees 51 minutes 43 seconds East a distance of 233.66 feet; thence South 77 degrees 33 minutes 11 seconds East a distance of 43.76 feet, and said MPCA force main alignment there terminating.

EXHIBIT D

TREATED GROUNDWATER DISCHARGE AND TRUNK STORM SEWER FOR ANOKA REGIONAL SANITARY LANDFILL (WASTE MANAGEMENT OF MINNESOTA, INC.)





LOCATION MAP
NO SCALE

INDEX OF SHEETS

1. Title Sheet
2-7. Storm Sewer Plan & Profile

RECORD PLAN

Contractor: Hennen Construction
14520 Main Street
Rogers, MN 55374

Date of Construction: 6/14/91 to 8/12/91
(start to substantial comp.)

Material Supplier(s): RCP, Inc. - Concrete Pipe & Manholes
Davies Water Equipment - Water Pipe & Service Materials
Ess Bros. - Castings

Subcontractor(s): EJM Pipe Services - Pipe Jacking
Pioneer Blacktop - Bituminous Pavement
Prospect Drilling - Sawcutting
Lino Lakes Landscaping - Sod
Charles Dehn - Seeding

RECORD PLAN
11/22/91 RDA
This drawing is furnished for informational purposes only and is not intended to be complete and all-encompassing in displaying all prevailing conditions.

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly registered professional engineer under the laws of the State of Minnesota.

Ross D. Abl
4/29/91 Reg. No. 16733

Hakanson Anderson Assoc., Inc.
Engineers, Surveyors & Landscape Architects
222 Monroe Street · Anoka, Minnesota 55303
612.427.5660

RESTORATION: TURF ESTABLISHMENT: SOD/SEED & MULCH PER SPECS. AS SHOWN BELOW
BITUMINOUS SURFACE: REPLACE IN-KIND PER SPECS.

NOTE: 1. RELAY EXISTING SEWER AND WATER SERVICES PROVIDING MINIMUM 18" VERT. SEPARATION AND INSULATION AS REQUIRED BY THE ENGINEER IN THE FIELD.
2. UTILITY DATA IS FOR INFORMATION ONLY. CONTRACTOR SHALL VARIFY LOCATIONS BEFORE DIGGING.
3. MANHOLES 1,2 & 3 ARE 6' DIAMETER. ALL OTHERS ARE 4' DIAMETER. SEE STANDARD PLATE DRAWINGS.

AUDITOR'S SUBDIVISION

U.S. Hwy 10 52 & 169 E.B.

U.S. Hwy 10 52 & 169 W.B.

CONNECT TO EXIST. MH

TURF ESTABLISHMENT-SOD

20' PERMANENT DRAINAGE & UTILITY EASEMENT

40' TEMPORARY CONSTRUCTION EASEMENT

SEE NOTE 1

MH #1 STA. 0+~~55~~ 51

MH #2 STA. 4+23

Lot 11

Barnett Metres Block Bldg

TURF ESTABLISHMENT-SEED & MULCH

NORTHERN R.R. INC.

18.5' NWB EASEMENT DOC. NO. 251407

No. 30

RESTORATION: TURF ESTABLISHMENT-SEED & MULCH AS PER SPECS.

LOT 10
DONALD A GREENBERG, ETAL.
(4)
(5800)

20' PERMANENT DRAINAGE & UTILITY EASEMENT

40' TEMPORARY CONSTRUCTION EASEMENT

APPROX. LOCATION OF 1" WATER SERVICE

20' PERMANENT DRAINAGE & UTILITY EASEMENT

SEE SHEET 3

Lot 1
KENNETH & LYDIA MILLER
(23)

10' TEMPORARY CONSTRUCTION EASEMENT

MH 3A STA 7+66 Back 7+00 Ahead

MH #3 STA 6+10

MH #4 STA. 9+~~34~~33

MH 3 STA 7+22

EXCESSIVELY VARIED HORZ. & VERT ALLIGHMENT OF WATERMAIN TOGETHER WITH NATURAL GAS MAIN & TRAFFIC CONTROL CABLE IN THIS AREA, RESULTED IN ALLIGNMENT OF 42 PIPE AS SHOWN

BIT. REMOVAL & REPLACEMENT ACROSS PER COUNTY HWY DEPT.

ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT No. 1
SUNFISH LAKE BOULEVARD - COUNTY ROAD 57

AUDITOR'S SUBDIVISION No. 96

BURLINGTON

R.L.S. No. 30

EXISTING GROUND PROFILE

EXISTING TOP PROFILE OF 12" DIP WATERMAIN

EXISTING PROFILE OF 42" RCP STORM SEWER

EXISTING PROFILE OF 18" RCP SANITARY SEWER

EXISTING WATERMAIN EXCESSIVELY DEEP & NOT ENCOUNTED AT MH #1. NORMAL DEPTH ENCOUNTERED AT VALVE BOX. HORIZONTAL ALLIGNMENT VARIED FROM EXCESSIVELY FROM STANDARDS IN THIS AREA.

TOP 858.52

TOP ~~859.43~~ 859.11

TOP ~~864.21~~ 863.58

TOP ~~865.32~~ 865.30

TOP 861.62

TOP ~~865.11~~ 865.0

INV. ~~851.34~~ 851.44

INV. ~~851.03~~ 851.13

INV. ~~851.91~~ 852.00

INV. ~~852.86~~ 852.95

INV. 854.09

INV. ~~854.43~~ 854.58

INV. 21" 853.77
INV. 42" 852.32

LOWER 12" DIP W 3" WITH 45° BENDS MEGA LUG RETAINER GLANDS BETWEEN MH 3 & 3A

0+00 EXISTING MH

0+31 MH #1

1+13 BEGIN 36" RCP JACKING MH #2

42" END 36" RCP JACKING 5+48

6+10 MH #3

7+22 MH #3A

7+00 MH #3A

9+33 MH #4

RECORD PLAN
11/22/91 RDA
This drawing is furnished for informational purposes only and is not intended to be complete and all-encompassing in displaying all prevailing conditions.

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the State of Minnesota.

Ross D. Adel
Date 4/29/91 Reg. No. 16733

DESIGNED BY RDK	SCALE HORIZ 1"=50'	Hakanson Anderson Assoc., Inc. Engineers Surveyors & Landscape Architects 222 Monroe Street Anoka, Minnesota 55303 (612) 427-5960	TRUNK STORM SEWER STA. 0+00 TO 6+10 SUNFISH LAKE BLVD. TREATED GROUNDWATER DISCHARGE WASTE MGMT. OF MN, INC. ANOKA, MINNESOTA
DRAWN BY MVP	VERT 1"=5'		DATE 3/8/91 FILE NO 2024.01
CHECKED BY LGK	BUCK		SHEET 2 OF 7 SHEETS

State Proj. No. Sheet No. of Sheets

SEE SHEET 4

LOT 1
AUD. SUBD. No. 30
ROBERT J HUNT
(18)(1270)

(11)
(1040)
MIDWESTERN UNDERGROUND CONST INC.

10' TEMPORARY CONSTRUCTION EASEMENT

LOT 1
AUD. SUBD. No. 30
KENNETH C & LYDIA I MILLER
(23)

18+86 MH #7
STA. ~~18+90~~ BACK
= 18+68 FORWARD

MH #6 62
STA. 15+~~77~~

MH #5 37
STA. 12+~~56~~

MH #4 33
STA. 9+~~81~~

SEE SHEET 2

LOT 2
AUD. SUBD.
No. 30
LORA G. HAMILTON
(1)
(1400)

40' TEMPORARY CONSTRUCTION EASEMENT
20' PERMANENT DRAINAGE & UTILITY EASEMENT

20' PERMANENT
DRAINAGE & UTILITY EASEMENT
40' TEMPORARY CONSTRUCTION EASEMENT

AUD. SUBD. No. 30
LOT 1 (7)
(1000)

LOT 10
DONALD M GREENBERG, ETAL.
(4)
(5800)

INSIDE DROP
SAN SWR. SRV
20LF-6" DIP
INV 851.60

RESTORATION: TURF ESTABLISHMENT-
SEED & MULCH AS PER SPECS.
GRAVEL SURFACE-
REPLACE IN-KIND AS PER SPECS.

ANOKA COUNTY HIGHWAY R.O.W PLAT No. 1
SUNFISH LAKE BLVD. CO. RD. No. 57

℄ WEST BOUND TRACK — BURLINGTON NORTHERN R.R.

16.5' NWB EASEMENT DOC. NO. 251407
ALSO TEMPORARY CONSTRUCTION EASEMENT

EXISTING GROUND PROFILE

324	21"	~~323 LF 15~~ RCP CL ~~III~~ IV @ ~~0.15%~~	III	0.21%	TOP ~~865.00~~ 864.57	INV. ~~858.23~~ 858.08
325	21"	~~323 LF 15~~ RCP CL IV @ ~~0.15%~~	III	0.14%	TOP ~~864.39~~ 864.26	INV. ~~855.73~~ 855.40
304	21"	~~313~~ LF ~~15~~ RCP CL IV @ ~~0.15%~~	III	0.16%	TOP ~~863.00~~ 862.57	INV. ~~854.28~~ 854.13
					TOP ~~865.00~~ 865.11	INV. ~~854.93~~

86 BACK = 18+68 FORWARD MH #7
62 15+~~77~~ MH #6
37 12+~~56~~ MH #5
9+31 MH #4

RECORD PLAN
11/22/91 20A
This drawing is furnished for informational purposes only and is not intended to be complete and all-encompassing in displaying all prevailing conditions.

Reviewed by: RDA
Drawn by: MVP
Checked by: LGK
Scale: Horiz. 1"=50' Vert. 1"=5
Date: 4/29/91
16733

Hakanson Anderson Assoc., Inc.
Engineers, Surveyors & Landscape Architects
222 Main St. Anoka, Minnesota 55303
(612) 427-5960

TRUNK STORM SEWER
PLAN & PROFILE
TREATED GROUNDWATER DISCHARGE
WASTE MGMT. OF MN, INC.
ANOKA, MINNESOTA
Proj. No. 2024.01

Sheet 3 of 7 Sheets

State Proj. No. Sheet No. of Sheets

RESTORATION: TURF ESTABLISHMENT- SEED & MULCH PER SPECS.
GRAVEL SURFACE- REPLACE IN-KIND PER SPECS.
BITUMINOUS SURFACE- REPLACE IN-KIND PER SPECS.

OUTLOT A GATEWAY NORTH IND. PARK PLAT 3 (13)
ANOKA INDUSTRIAL PARK, INC.
EXISTING CONSTRUCTION EASEMENT
EXISTING 10' DRAINAGE & UTILITY EASEMENT
20' TEMPORARY
ANOKA COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 8
INDUSTRY AVE. N.W.
COUNTY ROAD 116
GATEWAY NORTH IND. PARK PLAT 2
(6) LOT 1 BLOCK 1
(8) (1010)
(9) (1020)
(10) (1030)
AUD. SUBD. No. 30 LOT 1
MIDWESTERN UNDERGROUND CONST. COMPANY INC.
(11) (1040)
20' PERMANENT DRAINAGE & UTILITY EASEMENT
10' TEMPORARY CONSTRUCTION EASEMENT
TEMPORARY CONSTRUCTION EASEMENT
SEE SHEET 3
LOT 1 AUD. SUBD. No. 30
(7) (1000)
DONALD M GREENBERG (etal)
40' TEMPORARY CONSTRUCTION EASEMENT
20' PERMANENT DRAINAGE & UTILITY EASEMENT
MH #7 STA. 18+89 BACK = 18+68 FORWARD
MH #8 STA. 22+68
MH #9 STA. 26+66
AZURITE
BITUMINOUS SURFACE
GRAVEL SURFACE
ST. N.W.
141ST AVE. N.W.
MH #10 STA. 30+53
MH #11 STA. 31+58
SEE SHEET 5
PERMANENT DRAINAGE & UTILITY EASEMENT
20' TEMPORARY CONSTRUCTION EASEMENT
BIT. REMOVAL & REPLACEMENT IN-KIND
20' TEMPORARY CONSTRUCTION EASEMENT
TEMPORARY CONSTRUCTION EASEMENT
(10) OUTLOT B
LEES BROS INC
GATEWAY NORTH IND. PARK PLAT 2
(2) (9010)
BENEDICT & DOROTHY COECKI
(1) LOT 1 BLOCK 2
MERRELL TRUCKING INC.
GATEWAY NORTH IND. PARK PLAT 2
(16) (1095)
DOUGLAS R HANSON
(1) (1400)
LORA G HAMILTON
AUD. SUBD. No. 30 LOT 2

EXISTING GROUND PROFILE OVER PIPE
EXISTING DITCH BOTTOM PROFILE
107 LF 15" RCP CL IV @ 0.15%
385 LF 18" RCP CL IV @ 0.19%
396 LF 18" RCP CL IV @ 0.17%
404 LF 18" RCP CL IV @ 0.13%
TOP: 864.98
INV: 858.31
TOP: 862.99
INV: 857.98
TOP: 863.65
INV: 857.26
TOP: 868.68
INV: 858.60
TOP: 864.07
INV: 856.08
31+41 END AUGER/JACK STEEL CASING
30+53 BEGIN AUGER/JACK STEEL CASING
MH #11
MH #10
MH #9
MH #8
MH #7
18+89 BACK = 18+68 FORWARD
45
72
88

RECORD PLAN
11/22/91 FDA
This drawing is furnished for informational purposes only and is not intended to be complete and all encompassing in displaying all prevailing conditions.

Ross D Akt 4/29/91 16733

DESIGNED RDA.	SCALE HORIZ 1"=50'	Hakanson Anderson Assoc., Inc.	TRUNK STORM SEWER PLAN & PROFILE	SHEET 4 OF 7 SHEETS
DRAWN MVP.	VERT 1"=5'	Engineers, Surveyors & Landscape Architects 222 Mainer Street, Anoka, Minnesota 55303 (612) 427-5960	TREATED GROUNDWATER DISCHARGE WASTE MGMT. OF MN, INC. ANOKA, MINNESOTA	
CHECKED LGK			DATE 3/8/91	MTD 2024.01

State Proj. No. Sheet No. of Sheets

5

GATEWAY NORTH INDUSTRIAL PARK
PLAT 2

GATEWAY NORTH IND. PARK
PLAT 3

OUTLOT A

ANOKA IND. PARK, INC.

(13)

I

WASTE MANAGEMENT OF MN, INC.

(8)

SEE SHEET 6

S 89° 57' 36" W 250.84'

EXISTING 10' DRAINAGE & UTILITY EASEMENT

RESTORATION: TURF ESTABLISHMENT- SEED & MULCH AS PER SPECS.

EXISTING 10' DRAINAGE & UTILITY EASEMENT

RESTORATION: TURF ESTABLISHMENT- SEED & MULCH AS PER SPECS.

EXISTING 10' DRAINAGE & UTILITY EASEMENT

20' TEMPORARY CONSTRUCTION EASEMENT 580'

MH #15
STA. 43+33

MH #14
STA. 39+33

MH #13
STA. 36+83

MH #12
STA. 33+89 92

MH #11
STA. 31+68 45

SEE SHEET 4

BITUMINOUS SURFACE

EXISTING DITCH BOTTOM

ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT No.8
INDUSTRY AVENUE N.W. COUNTY ROAD No. 116

AZURITE ST.

EXISTING GROUND PROFILE OVER PIPE

400 LF 15" RCP CL IV @ 0.15%

250 LF 15" RCP CL IV @ 0.15%

291 LF 15" RCP CL IV @ 0.15%

247 LF 15" RCP CL IV @ 0.15%

RECORD PLAN
11/22/91 RDA

This drawing is furnished for informational purposes only and is not intended to be complete and all-encompassing in displaying all prevailing conditions.

DESIGNED BY	SCALE
RDA	HORIZ. 1"= 50'
CHECKED BY	VERT. 1"= 5'
MVP	DATE
DRAWN BY	
LGK	

Hakanson Anderson Assoc., Inc.
Engineers, Surveyors & Landscape Architects
222 Mayor Street Anoka, Minnesota 55303
612 427-5960

TRUNK STORM SEWER
PLAN & PROFILE

TREATED GROUNDWATER DISCHARGE
WASTE MGMT. OF MN, INC.
ANOKA, MINNESOTA

JOB NO. 2024.01

SHEET 5 OF 7 SHEETS

Rona D. Ahl
4/29/91
16733

State Proj. No. Sheet No. of Sheets

WALTEK INC.

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

MH # 17
STA. 51+85 14

RESTORATION: BY OWNER

MH # 16
STA. 47+82 27

SEE SHEET 7

MH # 18 14
STA. 55+81

WASTE MANAGEMENT OF MN. INC.
(1)
(7200)

WASTE MANAGEMENT OF MN. INC.
(1)
(7000)

GATEWAY NORTH INDUSTRIAL PARK
PLAT 2
(8)
LOT 1 5

WASTE MANAGEMENT OF MN. INC.

EXISTING 10'
DRAINAGE
& UTILITY
EASEMENT

SEE SHEET 5

MH # 15
STA. 43+33

ANOKA COUNTY HIGHWAY
RIGHT-OF-WAY
INDUSTRY AVE.
PLAT NO. 8
COUNTY ROAD NO. 116

EXISTING GROUND PROFILE OVER PIPE

883.34
TOP. 886.00

882.31
TOP. 885.00

882.93
TOP. 885.80

883.03
TOP. 885.30

400 LF 15" RCP CL V @ 0.21%
@ 0.15%

387
999 LF 15" RCP CL V @ 0.10%
@ 0.15%

394
999 LF 15" RCP CL V @ 0.12%
@ 0.15%

866.88
INV. 868.38

865.43
INV. 867.93

865.03
INV. 867.53

864.64
INV. 867.14

RECORD PLAN
11/22/91 RDA

This drawing is furnished for informational purposes only and is not intended to be complete and all-encompassing in displaying all prevailing conditions.

Ron D Nd
4/29/91

10733

DESIGNED RDA	SCALE HORIZ. 1"= 50
DRAWN MVP	VERT. 1"= 5'
CHECKED LGK	PROJ.

Hakanson Anderson Assoc., Inc.
Engineers, Surveyors & Landscape Architects
222 Monroe Street, Anoka, Minnesota 55303
612-427-5860

TRUNK STORM SEWER
PLAN & PROFILE
TREATED GROUNDWATER DISCHARGE
WASTE MGMT. OF MN, INC.
ANOKA, MINNESOTA

PROJ. NO. 2024.01

SHEET 6 OF 7 SHEETS

State Proj. No. Sheet No. of Sheets

ANOKA COUNTY HIGHWAY
PLAT No. 1 COUNTY ROAD No. 57
SUNFISH LAKE BLVD.

EAST 1/4 CORNER SEC 29, T28, R22

SECTION LINE

MH #20
STA. 65+25

MH #19A
STA. 63+20

WASTE MANAGEMENT OF MN, INC.
(1)
(1800)

MH #19
STA. 59+17
RESTORATION BY OWNER

MH #18
STA. 55+31
14

WALTEK, INC.
(3)
(7220)

BUILDING

PROPERTY LINE

SEE SHEET 6

WASTE MANAGEMENT OF MN, INC.
(1)
(7200)

NOTE: LOCATION OF MANHOLE 20 TO BE VERIFIED BY OWNER PRIOR TO CONSTRUCTION OF SEGMENT BETWEEN MH #18 AND MH #19

LOCATION OF MANHOLE 20 DETERMINED BY OWNER OF SEGMENTS 16-19, 19-19A & 19A-20

EXISTING GROUND PROFILE OVER PIPE

TOP 873.37

205LF 15" RCP CL IV @ 0.15%

T.I. SUMP

INV. 867.67

INV. 868.70 (SUMP)

TOP 872.66

TOP 867.37

INV. 867.00

403
406 LF 15" RCP CL IV @ 0.15%

TOP 885.83
TOP 883.50

INV. 866.77
INV. 866.00

403
406 LF 15" RCP CL IV @ 0.12%

TOP 883.34
TOP 880.00

INV. 866.28
INV. 866.40

RECORD PLAN
11/22/91
THIS DRAWING IS FURNISHED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED TO BE COMPLETE AND ALL-ENCOMPASSING IN DISPLAYING ALL PREVAILING CONDITIONS.

65+25 MH #20
63+20 MH #19A
59+17 MH #19
55+31 MH #18

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Ron DeVo
DATE 4/22/91 REG. NO. 10233

DESIGNED	SCALE
RDA	HORIZ. 1" = 50'
DRAWN	VERT. 1" = 5'
MVP	
CHECKED	DATE
LGK	PROJ.

Hakanson Anderson Assoc., Inc.
Engineers, Surveyors & Landscape Architects
227 Monroe Street, Anoka, Minnesota 55303
(612) 427-5860

TRUNK STORM SEWER
PLAN & PROFILE
TREATED GROUNDWATER DISCHARGE
WASTE MGMT. OF MN, INC.
ANOKA, MINNESOTA

PROJ. NO. 2024.01

SHEET 7 OF 7 SHEETS

State Proj. No. | Sheet No. of Sheets

308554

1326782

(RESERVED FOR RECORDING DATA)

EASEMENT

THIS INDENTURE, made this 15th day of October, 1997, between WASTE MANAGEMENT OF MINNESOTA, INC. (the "Owner"), party of the first part, and the STATE OF MINNESOTA, a sovereign body, by its Commissioner of the Minnesota Pollution Control Agency ("MPCA"), party of the second part.

WITNESSETH:

WHEREAS, a Landfill Cleanup Agreement ("Cleanup Agreement") was executed on October 15, 1997 between Owner and the Commissioner of the MPCA (the "Commissioner") pursuant to the Landfill Cleanup Act, Minn. Stat. §§ 115B.39-115B.46 (1994) (the "Act"), related to the Anoka Regional Mixed Municipal Solid Waste Land Disposal Facility (the "Landfill") which is located in Sections 22 and 27, Township 32 North, Range 25 West, City of Ramsey, Anoka County, Minnesota, which Cleanup Agreement is to be filed with the recorder and/or registrar of titles of Anoka County contemporaneously with the recordation of this Easement; and

WHEREAS, the Commissioner has the authority to acquire an interest in real property necessary for environmental response actions under Minn. Stat. §§ 115B.412, subd. 3 and 115B.17, subd. 15; and

WHEREAS, under the Cleanup Agreement, the Owner agreed to convey to the STATE OF MINNESOTA an easement to certain described parcels of property that it owns and which are hereinafter described.

NOW THEREFORE, the Owner for valuable consideration does hereby grant to the STATE OF MINNESOTA, acting through its Commissioner, (the "State") a non-exclusive, irrevocable, commercial easement in gross, which shall continue in perpetuity unless terminated as provided herein, for the purposes and under the terms and conditions as hereinafter described (the "Easement), over, under, and across the parcels depicted on Schedule A hereto as "5," "7," "12," "13," "K," "L", and "M", and legally described on Schedule B hereto (the "Property").

THE PURPOSE AND SCOPE OF THIS EASEMENT IS TO allow the Commissioner, and employees, agents and contractors of the Commissioner and of the MPCA, ingress to and egress from the Property for the purpose of sampling, repair and maintenance of private, monitoring and extraction wells and any utilities necessary or incident to the same, and ingress to and egress from, and repair and maintenance of, the force main and storm sewer more fully described and set forth in that certain agreement between the City of Ramsey ("Ramsey") and the Owner dated January, 1991, a copy of which is attached to the Cleanup Agreement as Attachment D and as depicted in the drawings attached to the Cleanup Agreement as Attachment C.

THIS EASEMENT IS SUBJECT TO THE FOLLOWING COVENANTS AND CONDITIONS:

A. Ingress and egress shall be along roads or drives as presently laid out and used for said purpose.

B. The Commissioner shall (i) obtain all necessary permits for groundwater discharge and for maintenance of groundwater monitoring wells and the force main and storm sewer to which the Commissioner has access under this Easement, (ii) maintain such wells and the force main and storm sewer, and (iii) upon completion of the environmental response actions, including all required monitoring, properly abandon and seal such wells in accordance with State law.

C. The Owner shall allow access granted under this Easement conditioned only upon presentation of proper identification and upon at least 24 hours prior notice.

D. The Commissioner, the MPCA and the employees, agents, and contractors of the Commissioner and the MPCA will not disturb or damage the Property. If the Commissioner, the MPCA, or employees, agents, contractors, licensees, invitees or other persons engaged by or under the control, supervision or direction of the Commissioner or the MPCA, does damage to any areas, the MPCA shall immediately notify Owner of the damage and shall promptly restore such areas to their original condition, subject to the oversight and inspection of such repairs by Owner if Owner chooses to undertake such oversight and inspection.

E. The Owner reserves the right to transfer to Ramsey, free and clear of this Easement, (1) the proposed roadway referenced in and pursuant to Paragraph 11 of that certain Settlement Agreement between the Owner and Ramsey dated May 11, 1993, a copy of which is

attached to the Cleanup Agreement as Attachment E-1, which roadway is laid out and legally described in Attachment E-2 to the Cleanup Agreement and which runs over, under and across Parcel "L" on Schedule B hereto; and (2) until such time as the Commissioner issues to WMMI the Notice of Compliance, that certain force main and storm sewer presently running under and across Parcels "K" and "M" on Schedule B hereto, as more fully described and set forth in that certain agreement between Ramsey and the Owner dated January, 1991, a copy of which is attached to the Cleanup Agreement as Attachment D and as depicted in the drawings attached to the Cleanup Agreement as Attachment C.

In the event that, and at such time as, the Owner exercises the rights reserved in this paragraph, the Commissioner will cooperate with the Owner by performing such acts as may be necessary to effectuate the purposes and intent of this paragraph, including without limitation execution of a release of this Easement over the above-described roadway, force main and storm sewer.

F. When this Easement is no longer necessary in order for the Commissioner to carry out his duties or authorities under the Act or under the Cleanup Agreement, or to protect public health or welfare or the environment, the Commissioner will file a release of this Easement with the recorder and/or registrar of titles of Anoka County. The Owner may request that the Commissioner release this Easement, or modify its scope or terms, at any time after issuance of the Notice of Compliance for the Landfill under the Act.

G. Notwithstanding any other provision of this Easement, if the Owner's right, title and interest in the real property to be transferred to the State under certain circumstances pursuant to Part F.2 of the Cleanup Agreement is not so transferred within six (6) months of the

date of this Easement, then upon written notice from the Owner, this Easement will terminate without any further action by either of the parties hereto, and the Commissioner will promptly file a release of this Easement with the recorder and/or registrar of titles of Anoka County.

[Remainder of this page intentionally left blank.]

IN TESTIMONY WHEREOF, the parties of the first part have hereunto set their hands the day and year first above written.

WASTE MANAGEMENT OF MINNESOTA, INC.

By _____

Title: PRESIDENT

By: _____

Title: VICE PRESIDENT

STATE OF WISCONSIN)
)ss:
COUNTY OF WAUKESHA)

On this 13th day of OCTOBER, 1997, before me a notary public within and for said County and State, personally appeared RICHARD L. ANGERT and RANDAL SALTZMAN, the PRESIDENT and V-P ✓ of Waste Management of Minnesota, Inc., to me personally known, who, being duly sworn by me on oath, did say that they are the persons who signed the foregoing instrument and acknowledged that they signed the same as their free act and deed for the uses and purposes therein set forth.

NOTARY PUBLIC STATE OF WISCONSIN

_____
Notary Public, WASHINGTON County, WI
My Commission expires: 5/31/99

1522891.07

Accepted by the Commissioner of the Minnesota Pollution Control Agency pursuant to Minn. Stat. §§ 115B.412, subd. 3 and 115B.17, subd. 15.

By: Lanny Pleissig

STATE OF MINNESOTA)
)ss:
COUNTY OF RAMSEY)

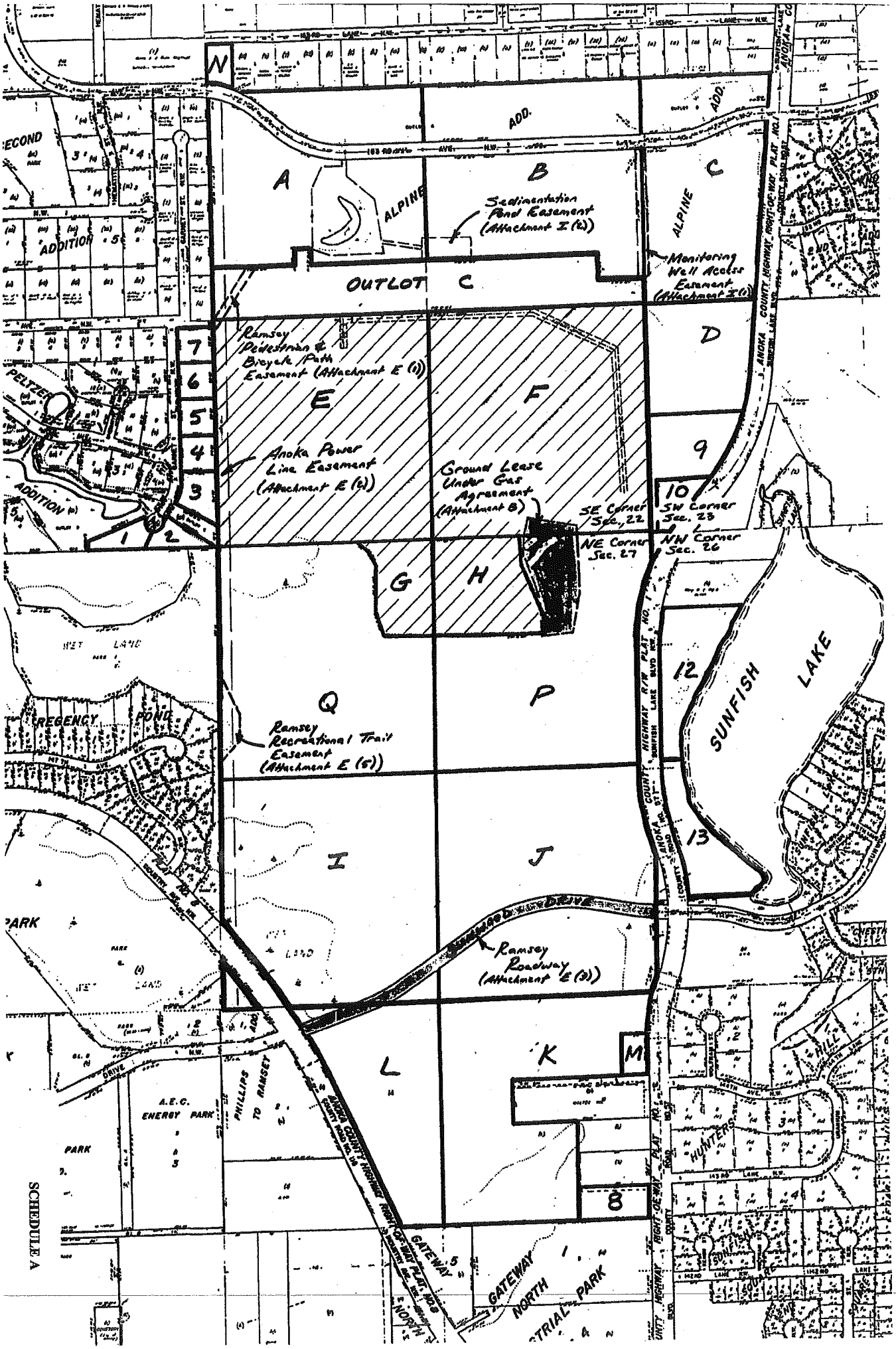
On this 15th day of October, 1997, before me a notary public within and for said County and State, personally appeared Lanny Pleissig, Delegee of the Commissioner of the Minnesota Pollution Control Agency, to me personally known, who, being duly sworn by me on oath, did say that he is the person who signed the foregoing instrument and acknowledged that he signed said instrument as the free act and deed of the State of Minnesota.

KRISTIN K. LUKES
NOTARY PUBLIC – MINNESOTA
My Comm. Expires Jan. 31, 2000

Kristin K. Lukes
Notary Public, Ramsey County, MN
My commission expires: Jan. 31, 2000

THIS INSTRUMENT WAS DRAFTED BY:

Edward M. Moersfelder
Leonard, Street and Deinard
150 South Fifth Street
Suite 2300
Minneapolis, MN 55402


A
B
C
D
E
F
G
H
I
J
K
L
M
N
P
Q
OUTLOT C
ALPINE
Sedimentation Pond Easement (Attachment I (2))
Monitoring Well Access Easement (Attachment I (1))
Ramsey Pedestrian & Bicycle Path Easement (Attachment E (1))
Anoka Power Line Easement (Attachment E (2))
Ground Lease Under Gas Agreement (Attachment B)
SE Corner Sec. 22
SW Corner Sec. 23
NE Corner Sec. 27
NW Corner Sec. 26
Ramsey Recreational Trail Easement (Attachment E (5))
Ramsey Roadway (Attachment E (3))
SUNFISH LAKE
REGENCY POND
A.E.C. ENERGY PARK
PARK
GATEWAY
SCHEDULE A

SCHEDULE B

Legal Description

Parcel "5". Lot 3, Block 2, Peltzer Addition to the City of Ramsey, Anoka County, Minnesota, according to the recorded plat thereof.

Parcel "7". Lot 1, Block 2, Peltzer Addition to the City of Ramsey, Anoka County, Minnesota, according to the recorded plat thereof.

Parcel "12". All of Government Lot 1, Section 26, Township 32, Range 25, Anoka County, Minnesota, EXCEPT that part described as follows: Beginning at the Northwest corner of said Section; thence South 200 feet, along the Westerly Section line; thence Easterly at right angles, to the shore of Sunfish Lake at low water mark; thence Northerly, along said shoreline, to the North line of said Section; thence Westerly, along said North line to the place of beginning; and ALSO EXCEPT that part of said Government Lot 1 described as follows: Beginning at a point on the West line of said Government Lot 1 distant 200 feet South from the Northwest corner of said Section 26; thence South, along said West line, a distance of 255.0 feet; thence East, at right angles to said West line, a distance of 485.55 feet, more or less, to the shoreline of Sunfish Lake; thence Northeasterly, along said shore line to its intersection with a line drawn at right angles to the West line of said Government Lot 1 from the point of beginning; thence West, along last mentioned line a distance of 665.36 feet, more or less, to the point of beginning.

ALSO, all that part of Government Lot 3, Section 26, Township 32, Range 25, Anoka County, Minnesota, described as follows: Beginning at the Northwest corner of Government Lot 3, thence South, along the West line of said Government Lot 3, a distance of 220 feet; thence East, parallel with the South line of said Government Lot 3, to the shore of Sunfish Lake; thence Northwesterly, along the Shore of Sunfish Lake to the North line of said Government Lot 3; thence West, along the North line of said Government Lot 3, to the point of beginning.

Parcel "13". That part of Government Lot 3, Section 26, Township 32, Range 25, Anoka County, Minnesota, described as follows: Commencing at a point on the West line of said Government Lot 3, 220 feet South of the Northwest corner thereof; proceeding thence South along said West line to a point which is 802 feet South of the Northwest corner of said Lot 3; proceeding thence East and parallel to the North line of said Government Lot 3 to the shore of Sunfish Lake; proceeding thence Northerly along the shore of Sunfish Lake to a point East of the point of beginning herein as measured on a line parallel with the North line of said Lot 3; proceeding thence West and parallel to the North line of said Government Lot 3, to the point of beginning. EXCEPT Parcel 8, Anoka County Highway Right-of-Way Plat No. 1.

Parcels "K" and "M". The Northeast Quarter of the Southeast Quarter (NE 1/4 of SE 1/4), Section 27, Township 32, Range 25, Anoka County, Minnesota, EXCEPT the following described three tracts:

1. The East 500 feet of that part of said Northeast Quarter of the Southeast Quarter lying South of the North 750 feet of said Northeast Quarter of the Southeast Quarter, as measured along the North and East line of said Northeast Quarter of the Southeast Quarter.

2. The South 250 feet of the North 750 feet of the East 871 feet of said Northeast Quarter of the Southeast Quarter, as measured along the East and North line of said Northeast Quarter of the Southeast Quarter.

3. That part of Parcel 4, Anoka County Highway Right-of-Way Plat No. 1, lying North of Parcel 5, said plat.

Parcel "L". That part of the Northwest Quarter of the Southeast Quarter (NW 1/4 of SE 1/4), Section 27, Township 32, Range 25, Anoka County, Minnesota, lying easterly of Anoka County Highway Right-of-Way Plat No. 8.

ATTACHMENT I

RIGHTS TO BE TRANSFERRED TO MPCA OVER PROPERTY NOT OWNED BY WASTE MANAGEMENT OF MINNESOTA, INC.

1. A thirty-five (35) foot wide non-exclusive, perpetual easement for construction, repair and maintenance of, and ingress to and egress from, monitoring wells, reserved by Owner in that certain Quit Claim Deed dated May 21, 1996 and recorded June 28, 1996 as Document Nos. 1227566 (Abstract) and 283317 (Torrens), over, under and across the following described property: The Easterly thirty-five (35) feet of Lot 1 and the Westerly twenty (20) feet of Lot 2, except the Southerly one hundred fifty (150) feet of said Lot 2, all in Block 1, Alpine Addition to the City of Ramsey, Anoka County, Minnesota, according to the recorded plat thereof.

2. A non-exclusive, perpetual easement for construction, repair and maintenance of, and ingress to and egress from, a sedimentation pond, reserved by Owner in that certain Quit Claim Deed dated May 21, 1996 and recorded June 28, 1996 as Document Nos. 1227566 (Abstract) and 283317 (Torrens), over, under and across that part of Lot 1, Block 1, Alpine Addition to the City of Ramsey, Anoka County, Minnesota, according to the recorded plat thereof, described as follows: Commencing at the Southwest corner of said Lot 1; thence North 89 degrees 35 minutes 35 seconds East, assumed bearing, a distance of 1283.89 feet to a point on the South line of said Lot 1 and the actual point of beginning of the land to be described; thence North 00 degrees 24 minutes 25 seconds West a distance of 140.00 feet; thence North 89 degrees 35 minutes 35 seconds East a distance of 302.00 feet; thence South 00 degrees 24 minutes 25 seconds East a distance of 140.00 feet to the South line of said Lot 1; thence South 89 degrees 35 minutes 35 seconds West along the South line of said Lot 1 a distance of 302.00 feet to the point of beginning.

3. All those rights reserved by Owner in that certain Warranty Deed dated February 14, 1994 and recorded April 4, 1994 as Document No. 1107893, a copy of which is attached hereto as Attachment I-1.

4. All those rights reserved by Owner in that certain Warranty Deed dated February 19, 1993 and recorded March 5, 1993 as Document No. 1026394, a copy of which is attached hereto as Attachment I-2.

5. Subject to the obligations set forth in the Ramsey Pipeline Agreement, all those rights granted to or otherwise acquired by Owner for constructing, maintaining, repairing, improving or replacing the groundwater collection system and the

treated groundwater discharge and storm sewer pipeline, including without limitation:

(a) A perpetual easement for drainage and utility purposes reserved by Owner in that certain Warranty Deed dated February 9, 1995 and recorded February 23, 1995 as Document No. 1154875, over, under and across that part of Lot 1, Block 5, Gateway North Industrial Park Plat 2, Anoka County, Minnesota, according to the recorded plat thereof, which lies northwesterly of the following described line and its extensions: Commencing at the Northwest corner of said Lot 5; thence South 25 degrees 17 minutes 20 seconds East, assumed bearing along the West line of said Lot 5, a distance of 45.00 feet to the actual point of beginning of the line to be described; thence North 55 degrees 42 minutes 21 seconds East a distance of 73.56 feet to the North line of said Lot 5 and said line there terminating.

(b) A permanent easement for drainage purposes, granted to Owner over, under and across that part of Outlot B, Gateway North Industrial Park Plat 2, Anoka County, Minnesota, lying East of the West 200.00 feet thereof, as measured parallel with the South line of said Outlot B, said easement being depicted on that certain drawing attached hereto as Attachment I-3.

(c) All those rights granted to Owner in or arising from that certain Application for Pipe Line Permit dated March 8, 1991 and approved by Burlington Northern Railroad on or about April 22, 1991, a copy of which is attached hereto as Attachment I-4.

(d) All those rights granted to Owner in or arising from those certain permits issued by the Anoka County Highway Department and more particularly described as Permit No. 91-24 dated June 20, 1991, Permit No. 91-25 dated June 24, 1991, and Permit No. 91-28 dated June 26, 1991, copies of which are attached hereto as Attachments I-5, I-6 and I-7, respectively.

(e) Any and all such rights granted to or otherwise acquired by Owner over, under and across the streets, easements, rights-of-way and other real property owned or controlled by Ramsey.

PAID QUIT CLAIM DEED

Form No. 31-M

Miller-Davis Legal Forms
Minnesota Uniform Conveyancing Blanks (1978)

Corporation or Partnership to Corporation or Partnership

No delinquent taxes and transfer entered; Certificate of Real Estate Value (X) filed ( ) not required
Certificate of Real Estate Value No. 6-28, 1996
Edward M Treska
County Auditor
by Amy Hodapp
Deputy

1227566

283317

STATE DEED TAX DUE HEREON: $ 567.60

Date: May 21, 1996

(reserved for recording data)

FOR VALUABLE CONSIDERATION, WASTE MANAGEMENT OF MINNESOTA, INC., a corporation under the laws of Minnesota, Grantor, hereby conveys and quitclaims to The City of Ramsey, Grantee, a municipal corporation under the laws of Minnesota, real property in Anoka County, Minnesota, described as follows:

See Exhibit A attached hereto.

together with all hereditaments and appurtenances belonging thereto.

WASTE MANAGEMENT OF MINNESOTA, INC.

By Donald D Otter
Its DIVISION PRESIDENT

Affix Deed Tax Stamp Here

STATE OF ~~MINNESOTA~~ Wisconsin
COUNTY OF Waukesha } ss.

The foregoing instrument was acknowledged before me this 21 day of May, 1996, by Donald Otter, the Division President of WASTE MANAGEMENT OF MINNESOTA, INC., a corporation under the laws of Minnesota, on behalf of the corporation.

NOTARY PUBLIC (OR OTHER TITLE OR RANK)
STATE OF WISCONSIN

Marilyn Bretza
SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

My commission expires May 31, 1999

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)

Leonard, Street and Deinard (AWV/EMM)
Suite 2300
150 South Fifth Street
Minneapolis, MN 55402
(612) 335-1500

Tax Statements for the real property described in this instrument should be sent to (Include name and address of Grantee):

The City of Ramsey
15153 Nowthen Blvd. N.W.
Ramsey, MN 55303

6-28-96

60

Subject to a non-exclusive, perpetual easement for construction, repair and maintenance of, and ingress to and egress from, a sedimentation pond in favor of Grantor and its successors and assigns which shall run with the land over, under and across the following described property:

That part of Lot 1, Block 1, Alpine Addition, according to the recorded plat thereof, described as follows:

Commencing at the southwest corner of said Lot 1; thence North 89 degrees 35 minutes 35 seconds East, assumed bearing, a distance of 1283.89 feet to a point on the south line of said Lot 1 and the actual point of beginning of the land to be described; thence North 00 degrees 24 minutes 25 seconds West a distance of 140.00 feet; thence North 89 degrees 35 minutes 35 seconds East a distance of 302.00 feet; thence South 00 degrees 24 minutes 25 seconds East a distance of 140.00 feet to the south line of said Lot 1; thence South 89 degrees 35 minutes 35 seconds West along the south line of said Lot 1 a distance of 302.00 feet to the point of beginning.

Subject to a non-exclusive, perpetual easement for the location and maintenance of electric power transmission lines and poles in favor of The City of Anoka, a Minnesota municipal corporation, and its successors and assigns, as more specifically described in that certain Easement Agreement pertaining thereto between The City of Anoka and Grantor filed of record in Anoka County, Minnesota, which shall run with the land over, under and across the following described property:

The west 80 feet of Lot 1, Block 1 and Outlot C, Alpine Addition, according to the recorded plat thereof, and the west 80 feet of the Southwest Quarter of the Southeast Quarter of Section 22, Township 32, Range 25, Anoka County, Minnesota.

3

Form No. 11-M—WARRANTY DEED
Corporation or Partnership to Joint Tenants

Minnesota Uniform Conveyancing Blanks (1978)

0303695

1107693

No delinquent taxes and transfer entered; Certificate of Real Estate Value (✓) filed ( ) not required
Certificate of Real Estate Value No. _____
_____, 19 94

Edward M Grove
County Auditor

by B Peters
Deputy

STATE DEED TAX DUE HEREON: $ 344.20

Date: February 14, 1994

(reserved for recording data)

FOR VALUABLE CONSIDERATION, Waste Management of Minnesota, Inc., a corporation under the laws of Minnesota, Grantor, hereby conveys and warrants to Robert Bruns and Sharon Bruns, Grantees as joint tenants, real property in Anoka County, Minnesota, described as follows:
on the reverse side hereof,

(if more space is needed continue on back)

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:
set forth on the reverse side hereof.

Date: 2-4-94 Receipt # 12271
Tax due hereon: $ 344.20
Fee: $ 2.00
Anoka County Deputy Treasurer
By _____

Waste Management of Minnesota, Inc.

By _____
Its Division President

By _____
Its _____

STATE OF MINNESOTA
COUNTY OF Anoka } ss.

The foregoing was acknowledged before me this 14th day of February, 1994,
by Steven Kellogg and _____,
the Division President and _____,
of Waste Management of Minnesota, Inc., a corporation
under the laws of Minnesota, on behalf of the corporation.

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

LYNETTE L. SELTHOFER
NOTARY PUBLIC
SHERBURNE CO.
My Commission Expires Dec. 31, 1995

Lynette L Selthofer
SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

Tax Statements for the real property described in this instrument should be sent to (include name and address of Grantee):

Robert and Sharon Bruns
14851 Sunfish Lake Boulevard
Ramsey, MN

and

Heartland Mutg Corp
7301 France Ave #401
Edina, MN 55435

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

Leonard, Street and Deinard, P.A.
150 South Fifth Street, Suite 2300
Minneapolis, MN 55402
(DAH/ENM)

26-32-26-22-0002

Attachment I-1

1107893

That part of Government Lot 1, Section 26, Township 32, Range 25, described as follows:

Beginning at the Northwest corner of said Section, thence Easterly along the North line of said Section to the low water line of Sunfish Lake; thence South along said shore line to a point 200 feet South of the North line of said Section; thence Westerly to the Westerly line of said Section to a point 200 feet South of the point of beginning; thence North along said Section line 200 feet to the point of beginning, except that part taken for Anoka County Highway Right-of-Way Plat 1, Anoka County, Minnesota.

Reserving unto Grantor, its successors and assigns, a perpetual, non-exclusive easement over, under and across the property hereby conveyed for the following purposes: access for monitoring the private well on the property; and access for the placement of monitoring and extraction wells and any utilities necessary or incident to the construction and operation of the same.

Grantor, its successors and assigns, shall have the right, in its sole discretion, to determine the number and placement of monitoring and extraction wells on the property.

Grantees, their heirs, personal representatives and assigns, shall not drill for or place any wells of any kind or perform any excavation, other than excavation for landscaping and basements in connection with residential construction, on the property without the prior written consent of Grantor, its successors and assigns.

Exceptions:

Easements, covenants, conditions, restrictions and reservations of record; that certain Declaration Regarding Waiver of Environmental Claims by Transferees and Occupants executed on behalf of Waste Management of Minnesota, Inc. and accepted by Robert Bruns and Sharon Bruns, dated February _____, 1994, and filed for record _____, 1994 as Document No. _____; and that certain Right of First Refusal Agreement by and between Robert Bruns and Sharon Bruns and Waste Mangement of Minnesota, Inc., dated February _____, 1994, and filed for record _____, 1994 as Document No. _____.

WALSH TITLE & REAL ESTATE SERVICES, I
4620 West 77 Street, Suite 200
Edina, MN 55435

Well Certificate received this date _____, 1994
Anoka County Recorder

APR 4 1994

DOLACKA 4-04-94H189

Form No. B-M—WARRANTY DEED — Minnesota Uniform Conveyancing Blanks (1978) — Miller-Dunn Co., Minneapolis

Corporation or Partnership to Corporation or Partnership

No delinquent taxes and transfer entered; Certificate of Real Estate Value (✓) filed ( ) not required
Certificate of Real Estate Value No. _____
2-22, 1993
Edward M. Troska
County Auditor
by _____ Deputy

STATE DEED TAX DUE HEREON: $ 442.20

Date: February 19, 1993

1026394

(reserved for recording data)

FOR VALUABLE CONSIDERATION, Waste Management of Minnesota, Inc., a corporation under the laws of Minnesota, Grantor, hereby conveys and warrants to Wildwood Development Company, a corporation under the laws of Minnesota, Grantee, real property in _____ County, Minnesota, described ~~as follows~~ on the reverse side hereof;

2-22-93
104262
442.30
5.00

(If more space is needed, continue on back)

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

easements, covenants, conditions, restrictions and reservations of record.

Affix Deed Tax Stamp Here

Waste Management of Minnesota, Inc.

By _____
Its Division President

By _____
Its _____

STATE OF MINNESOTA
COUNTY OF Anoka } ss.

The foregoing was acknowledged before me this 19th day of February, 1993,
by Steven Kellodge and _____,
the Division President and _____,
of Waste Management of Minnesota, Inc. corporation
under the laws of Minnesota, on behalf of the corporation.

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

TERESA B. HAEG
Notary Public - Minnesota
Hennepin County
My Commission Expires 10/31/95

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

Leonard, Street and Deinard, P.A.
150 South Fifth Street, Suite 2300
Minneapolis, MN 55402
(DAH/EMM)

Tax Statements for the real property described in this instrument should be sent to (include name and address of Grantee):

Wildwood Development Company
8320 174th Av NW
Ramsey, MN 55303

Attachment I-2

10263394

DOLACRA 3-03-93H145 $27.00 D

Numerical ___
Grantor ___
Grantee ___
Recorded ___
Checked ___
Mailed ___
To Mailed ___

OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA, COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office for record on the MAR 5 1993 at 10:00 o'clock A.M., and was duly recorded
By [illegible]
Deputy

Well Certificate received this date MAR 5 1993 by the Anoka County Recorder

Chicago Title
E-9454y

All that part of Government Lot 3, Section 26, Township 32, Range 25, described as follows:

Beginning at the southwest corner of said Government Lot 3; thence N 89° 21' 13" E, (bearing assumed) along the southerly line of said Government Lot 3, a distance of 984.60 feet; thence North and parallel with the west line of said Government Lot 3 a distance of 524.00 feet to the most southerly corner of the tract described in Book 733 Deeds, Page 185; thence N 50° 23' 40" W a distance of 253 feet more or less, to the shore line of Sunfish Lake; thence southeasterly, southerly, westerly and northwesterly, along said shore line of Sunfish Lake to its intersection with the south line of that part of the North 802.00 feet of said Government Lot 3 lying westerly of Sunfish Lake; thence westerly, along said south line of the North 802.00 feet of Government Lot 3, to its intersection with the west line of said Government Lot 3; thence South, along the west line to the point of beginning,

Excepting therefrom the Town Road described in Book 60 Deeds, Page 86,

Also excepting County Road Number 57 as delineated on ANOKA COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 1,

Also excepting the parcel described as a 66 foot wide road easement in Book 745 Deeds, Page 439, according to the United States Government Survey thereof and situated in Anoka County, Minnesota,

Reserving unto grantor, its successors and assigns, a perpetual, non-exclusive easement over, under and across the property hereby conveyed for the following purposes: access for maintenance and monitoring of Waste Management of Minnesota, Inc. monitoring wells and extraction wells located on the property and monitoring the private well on the property; and access for the placement of additional monitoring and extraction wells and any utilities necessary or incident to the construction and operation of the same.

Grantor shall have the right, in its sole discretion, to determine the number and placement of additional monitoring and extraction wells on the property.

Grantee shall not drill for or place any wells of any kind or perform any excavation on the property without the prior written consent of Waste Management of Minnesota, Inc.

Hakanson Anderson Assoc., Inc.

SKETCH OF EASEMENT

Prepared for

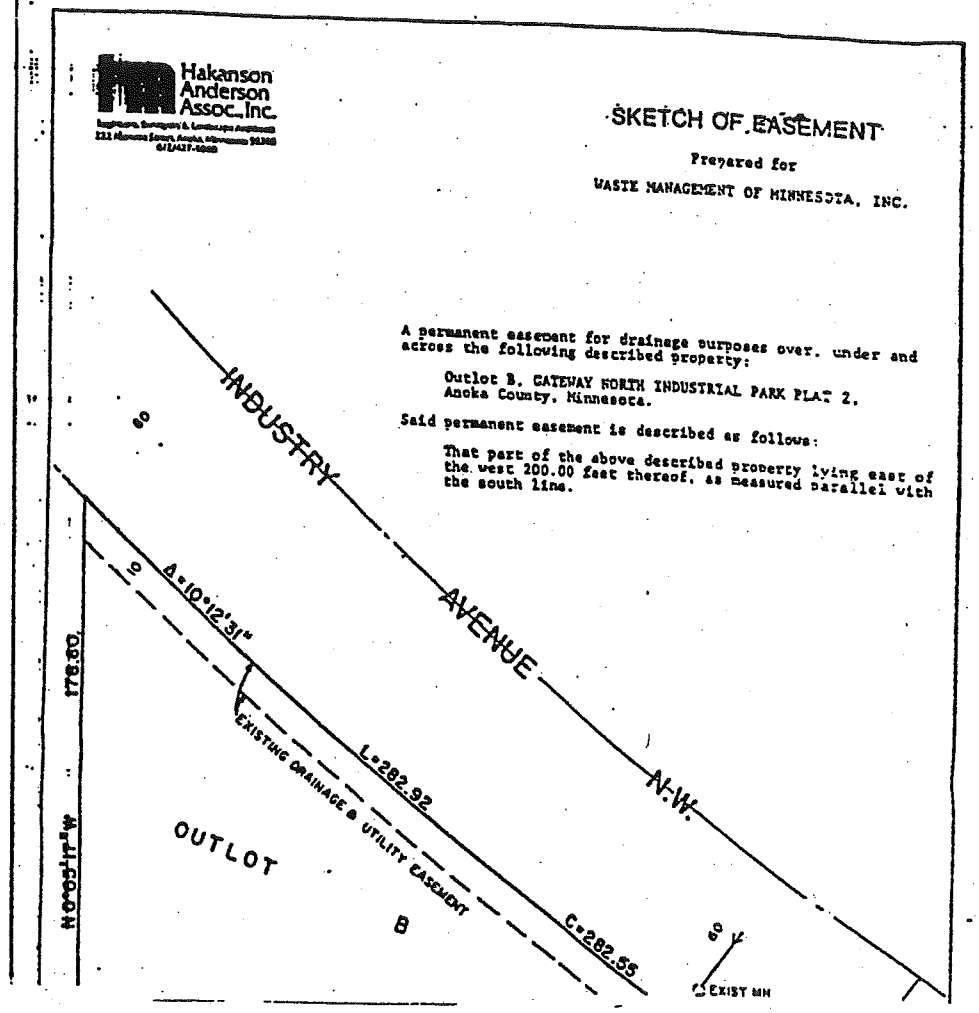
WASTE MANAGEMENT OF MINNESOTA, INC.

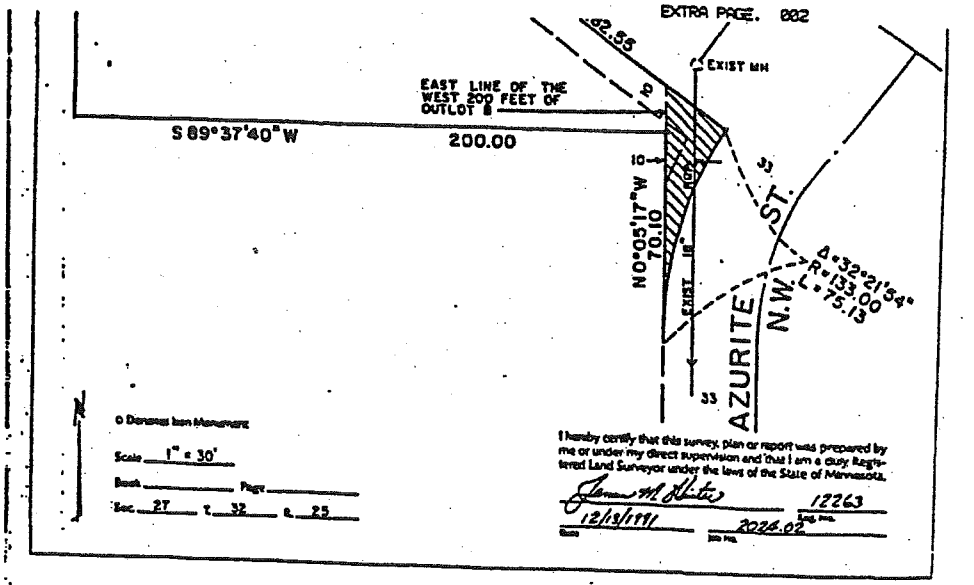
A permanent easement for drainage purposes over, under and across the following described property:

Outlot B, GATEWAY NORTH INDUSTRIAL PARK PLAT 2, Anoka County, Minnesota.

Said permanent easement is described as follows:

That part of the above described property lying east of the west 200.00 feet thereof, as measured parallel with the south line.





○ Denotes Iron Monument

Scale 1" = 30'

Book _____ Page _____

Sec. 27 T. 32 R. 25

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

James M. Hinton 12263

Date 12/13/1991 Lic. No.

2026.02

Job No.

Attachment I-3

BURLINGTON NORTHERN RAILROAD

LAKES DIVISION

4105 North Lexington Ave.
Arden Hills, Minnesota 55126

RECEIVED
APR 23 1991

April 22, 1991

Ross D. Abel, P.E.
Hakanson Anderson Associates, Inc.
222 Monroe Street
Anoka, MN 55303

Dear Mr. Abel:

Your application dated March 8, 1991, submitted on behalf of Anoka Regional Sanitary Landfill to install a 36" RCP groundwater pipeline crossing Burlington Northern Railroad Company track within public right-of-way at Survey Station 1049 + 80, Mile Post 29.52, Line Segment 25, in Ramsey, MN, has been reviewed. In order to meet BN requirements, the facing wall of the north pit must be at least 36.1' from centerline of track or pit plans will be necessary. We have no objection to your proceeding with installation without written agreement if you can comply with this requirement.

If any workers, machinery, or materials are to be within 25 feet of the centerline of a track (except in cases where the track can be taken out of service), a Burlington Northern flagman will be necessary, at your expense. Also, please arrange to install a permanent sign indicating ownership of this facility.

Prior to entry upon railroad right-of-way, proof of proper insurance coverage as outlined in attached copy of BN Insurance Requirements must be furnished to this office.

Please contact this office at (612) 490-6031 a minimum of 48 hours in advance of construction so any necessary arrangements can be made.

Sincerely,

C. E. Doggett

C. E. Doggett
General Manager

By: R. H. Starina

RHS/rjh

Attachment

File: Ramsey - 34

cc: C. D. Stack
R. T. Radika
D. M. Weese

W. D. McLaughlin

APPLICATION FOR PIPE LINE PERMIT

BURLINGTON NORTHERN RAILROAD

To BURLINGTON NORTHERN RAILROAD COMPANY

Date March 8, 1991

1. At what City or Village is permit desired? City of Ramsey

2. Full name and address of Applicant Anoka Regional Sanitary Landfill (Waste Mgmt. of MN.,
P O Box 67, 14730 Sunfish Lake Blvd. Anoka, MN 55303. Attn: Bruce Weaver.

3. Telephone Number - include Area Code (612)421-0540

4. If Applicant is a corporation, in what state incorporated? Minnesota
If an individual, under what firm name is business conducted? NA
If partnership, give name of all partners NA

5. Product to be handled in pipe line Treated groundwater

6. Pipe Data:

	CARRIER PIPE	CASING PIPE		CARRIER PIPE	CASING PIPE
a. Outside diameter	50½"		f. Actual working pressure	0	
b. Inside diameter	36"		g. Type of joint	Bell & spigot Gx4	rubber gasket
c. Pipe material	RCP		h. Coating	None ASTM C443	
d. Specifications and grade	ASTM C-76	CLV	i. Method of installation	Jacking	
e. Wall thickness	7-1/8"		j. Will cathodic protection be provided?	no	

7. a. Depth of pipe under track (top of tie to bottom of casing) 13'-14'
b. Angle of crossing 66° - see attached plan sheet.

8. If pipe is to be placed longitudinally with track, give
a. location of pipe in relation to centerline of nearest track N/A
b. depth of coverage (ground line to top of pipe) N/A

9. If installation is to be by jacking or boring method give location of jacking and receiving pits See attached plan sheet
a. Depth Center of both pits will be 5' east of Co.Rd. 57 ROW & approx. 14' de
b. Distance facing wall of pit to centerline of nearest track (measured normal) South pit 80'; north pit 36.1' Appx.

10. If Reference plans (to be forwarded with original application)
a. Drawing Number Sheet 2 b. Prepared by Ross Abel, PE Hakanson Anderson Assoc., Inc., 222 Monroe St., Anoka, MN 55303 612/427-3860

11. *Applicant has received and read Pipeline Permit, Form 60025-E, and understands that execution of such contract will be required before installation can proceed. Applicant agrees that if installation requires any or all of the following work: removal and replacement of track bridging; protection of track or other railway facilities by work or flagging, engineering and/or supervision; such work is to be performed by railway employees and the cost borne by Applicant. If in the opinion of the Railway Company sufficient hazard is involved the Applicant will be required to furnish liability and property damage insurance in form and amounts satisfactory to Burlington Northern Railroad Company.*

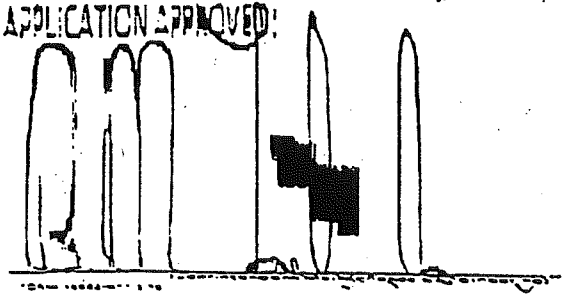
By _____ (Applicant) General Manager (Title)

RECOMMENDATIONS: (If additional space is required attach supplemental sheet)

S.S. 1049+80
M.P. 29.62
L.S. 25 PUBLIC R/W

Date 4/19 19 90

APPLICATION APPROVED:



United States and shall conform to current applicable railway engineering practice and clearances under railroad or railway and highway or other [illegible] where laws or orders of public authority prescribe a higher degree of protection than specified herein, then the higher degree of protection or specified shall be adhered to.

Plans and specifications for proposed installation shall be submitted to railway Superintendent Maintenance & Engineering and meet the approval of the railway company before construction is begun. Plans should be drawn to scale showing the relation of the proposed pipe line, angle of crossing, location of valves, railway survey station, right of way and general layout of tracks and railway facilities affected and show a cross-section for distance from track center, showing pipe in relation to actual profile of ground and tracks, complete description of material to be used, and location of jacking and receiving pits. If open cutting or tunneling is necessary, detail of shoring and method of supporting tracks or driving tunnel should be shown.

The execution of the work on the railway right of way, including the supporting of tracks, shall be subject to the inspection and direction of the Superintendent Maintenance & Engineering of Railway Company.

Pipe lines shall be installed under tracks by boring or jacking if practicable. Boring excavation must not exceed the outside diameter of the pipe. Jacking or boring of corrugated metal pipe, or pipes of irregular bore or couplings will not be permitted.

Pipe lines shall be located, where practicable, to cross tracks at approximately right angles thereto but preferably at not less than 45 degrees and shall not be placed within a culvert, under railway line or closer than 25 feet to any portion of any railway bridge, building or other important structure, except in special cases and then by special design as approved by the Director Engineering (Region) of Railway Company.

Pipe lines laid longitudinally on railway right of way shall be located as far as practicable from any tracks or other important structures. Pipe lines carrying flammable products or products under pressure located within 50 feet of the centerline of any track or where there is danger of damage from leakage to any bridge, building or other important structure, shall be encased or of special design approved by the Director Engineering (Region) of the Railway Company.

Pipe lines laid longitudinally on the railway right of way, shall be buried not less than 5' from the ground surface to top of pipe.

If additional tracks are constructed in the future, or Railway Company determines that roadbed should be widened, the casing shall be extended correspondingly.

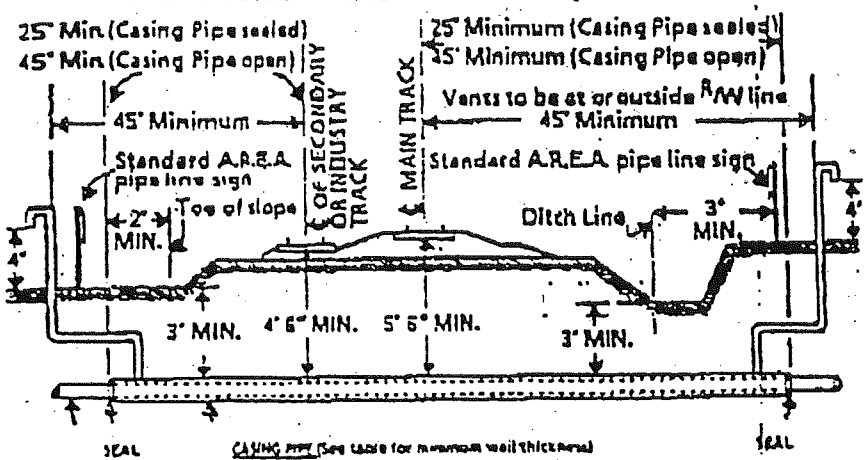
PIPE LINES CARRYING FLAMMABLE SUBSTANCES

This includes oil, gas, benzine, petroleum products or other flammable or highly volatile substance under pressure.

APPROVED CASING PIPE:

Steel for all pressures.

ALL MINIMUM DIMENSIONS MEASURED NORMAL TO ℄ OF OUTSIDE TRACK



CASING PIPE (See table for minimum wall thickness)

CARRIER PIPE TO MEET CURRENT A.R.E.A. SPECIFICATIONS

Inside diameter of casing pipe shall exceed outside diameter of carrier pipe by 2" for carrier pipe less than 8" diameter, 3" for 8" to 16" carrier pipe and 4" for carrier pipe greater than 16" diameter.

PIPE LINES CARRYING NON-FLAMMABLE SUBSTANCES

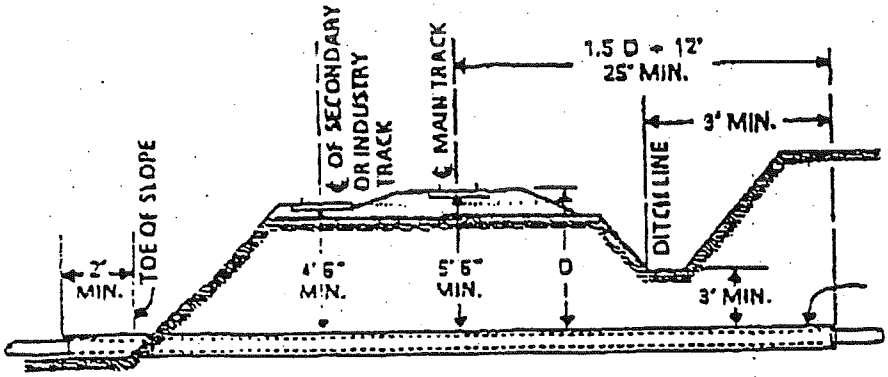
This includes steam, water or any non-flammable substance which from its nature of pressure might cause damage if escaping on or in the vicinity of railway property. Sewer and drains do not require casing pipe unless conditions exist which will endanger security of track, but should be of sufficient strength to withstand E-80 railway loading.

APPROVED CASING PIPE:

Steel for all pressures.

Reinforced Concrete or Corrugated Metal for pressures less than 100 P.S.I.

ALL MINIMUM DIMENSIONS MEASURED NORMAL TO ℄ OF OUTSIDE TRACK



CASING PIPE (See table for minimum wall thickness)

Where the ends of the casing are at or above ground surface and above high water level they may be left open, provided drainage is afforded in such manner that leakage will be conducted away from railway tracks or structures.

CARRIER PIPE TO MEET CURRENT A.R.E.A. SPECIFICATIONS

Inside diameter of casing pipe shall exceed outside diameter of carrier pipe, joints or couplings by 2" for carrier pipe less than 8" in diameter and 4" for carrier pipe 8" in diameter

CASING PIPE FOR E-80 LOADING

WALL THICKNESS FOR STEEL CASING PIPE
(MINIMUM YIELD STRENGTH 35,000 P.S.I.)

PIPE COATED & CATHODICALLY PROTECTED MIN. THICKNESS INCHES	PIPE NOT COATED & CATHODICALLY PROTECTED MIN. THICKNESS INCHES	DIAMETER OF PIPE INCHES
0.188	0.188	UNDER 14
0.219	0.281	14 AND 16
0.250	0.312	18
0.281	0.344	20
0.312	0.375	22
0.344	0.406	24
0.375	0.438	26
0.406	0.469	28 AND 30
0.438	0.500	32
0.469	0.531	34 AND 36
0.500	0.563	38, 40 AND 42
0.531	0.594	44 AND 46
0.563	0.625	48
0.594	0.656	50
0.625	0.688	52
0.656	0.719	54
0.688	0.750	56 AND 58
0.719	0.781	60
0.750	0.813	62
0.781	0.844	64
0.813	0.875	66 AND 68
0.844	0.906	70
0.875	0.938	72

REINFORCED CONCRETE PIPE:

Minimum pipe strength shall conform to current A.S.T.M. C-76 Class IV, wall "B". If no analysis is performed and fill depth ≤ 14 feet, Class V, wall "B" shall be used. For fills > 14 feet, an analysis must be performed.

CORRUGATED METAL PIPE:

Pipe shall be galvanized, fiber bonded and asphalt coated.

GAGE OF METAL BEFORE GALVANIZING U.S. STD. GAGE	DIAMETER OF PIPE INCHES
14	18 AND UNDER
12	24, 30 AND 36
10	42 AND 48

Where the ends of the casing are below ground, they shall be suitably protected against the entrance of foreign material, but shall not be tightly sealed.

ANOKA COUNTY HIGHWAY DEPARTMENT
1440 BUNKER LAKE BLVD. N.W.
ANDOVER, MN. 55304
PHONE (612) 754-3520

APPLICATION FOR PERMIT FOR INSTALLATION OF UTILITIES OR FOR PLACING OBSTRUCTIONS ON COUNTY HIGHWAY SYSTEM

OFFICE USE ONLY
Permit Number 91-24
CSAH/C.R. CR 116
License/Permit Bond Required $ $1,000

Name of applicant: Hanson Contracting Co.	Telephone: 421-4177
Address (street, city, state, zip code): 1450 Main St. Rogers, Mn 55374	
Name of individual/company performing work: EFM (Montgomery)	
Nature of work: Storm Sewer	Method of installation/construction: Auger under CR #116
Address of work site: CR #116 + Vicinity	In the city/township of: Ramsey
Surface to be disturbed: ☒ Ditch ☐ Gravel ☐ Bituminous ☐ Concrete ☐ None	Is the shoulder to be disturbed? ☐ Yes ☐ No
Number and size of excavations: 1 - 30'X8' 1 - 8'X10'	Will traffic be obstructed in any way? ☐ Yes ☒ No
Size and kind of pipe/cable: 15" RCP 30" Casing?	Depth from surface: 8'-10'
Work to start on or after: June 24, 1991	Work to be completed by: June 25, 1991
Restrictions: 1. Utility or Road Work Ahead Signs - both directions. 2. No parking of vehicles, equipment, etc on CR #116.	

GENERAL INFORMATION

One permit must be approved for each County Road on which work will be performed prior to any work within the right-of-way by any utility/contractor. Emergency conditions which threaten the safety of the public and require immediate repair are exceptions to this rule. The utility/contractor, under these conditions, is permitted to begin and/or complete the necessary repairs. A written permit is to be completed at the earliest possible date.

A license-permit bond is generally required of the contractor, the amount of which will be determined by the nature of the utility work.

A sketch or drawing shall accompany each permit application which will show the location of the proposed utility with reference to the county highway center line and right-of-way line. A complete set of plans is required for all sewer/water projects.

It shall be the responsibility of the applicant to determine which of the special conditions (listed on the reverse side of this form) apply to each permit.

The Anoka County Highway Department (ACHD) reserves the right to revoke any utility permit and halt work if, upon inspection of any job site, the special conditions listed on the reverse side of this form are not met and/or a hazard exists for the applicant or public safety is threatened.

The applicant shall notify ACHD immediately upon completion of project so that the ACHD can inspect the site to determine whether or not restoration has been satisfactorily completed.

I, We, the undersigned, herewith accept the terms and conditions of the regulations as laid down by the County of Anoka and agree to fully comply therewith to the satisfaction of the ACHD. The County of Anoka, its officials and employees shall be held harmless, by the permittee, from any demands, claims or suits arising out of the granting of the permit.

Date 06/21/91 Applicant's Signature Harold Hanson

AUTHORIZATION OF PERMIT

In consideration of the applicant's agreement to comply in all respects with the regulations of the ACHD covering such operations, permission is hereby granted for the work to be done as described in the above application: Said work to be done in accordance with the general conditions listed above and the special conditions required as hereby stated:(SEE REVERSE SIDE OF THIS FORM FOR SPECIAL CONDITIONS).

All modifications and/or adjustments necessary on the utility caused by roadway improvements, utility improvements, utility failures, etc. shall be born solely by the utility owner with no compensation by Anoka County.

It is expressly understood that this permit is conditioned upon replacement or restoration of the County Highway and its right of way to their original or to a satisfactory condition. It is further understood that this permit is issued subject to the approval of local city or township authorities having joint supervision over said street or highway.

ANOKA COUNTY HIGHWAY DEPARTMENT

Approved by Paul K. Lund Issued by BH Date 06/20/91

Distribution: White- Applicant Yellow-Highway Department Permit Office Pink-Other

SPECIAL CONDITIONS

TRAFFIC CONTROL

I. Detours
   A. Detailed detour layouts shall be submitted to the Traffic Engineer for approval.
   B. No detours shall be permitted without prior approval of the Anoka County Traffic Engineer.
   C. One week's notice must be given prior to the installation of any detour.
   D. It shall be the responsibility of the applicant to notify Anoka County Central Communications, local government bodies, and any affected bus companies 48 hours prior to any road closures/detours.
   E. Immediately upon completion of work and all detours, posts, barricades, and signs shall be removed from the right of way.

II. Traffic Control Devices
   A. All traffic control devices, barricades, flashers, etc. shall be furnished by the applicant and shall be in accordance with the most recent edition of the Minnesota Manual on Uniform Traffic Control Devices and Appendix B of the same manual.

CONSTRUCTION REQUIREMENTS

I. Open cutting of bituminous or concrete surfaced roads will be allowed only at the discretion of the County Engineer.
II. Neither supplies nor excavated materials shall be placed on the bituminous or concrete surface at any time.
III. No trenches will be allowed to remain open overnight.
IV. Materials removed from the trench shall be used as backfill insofar as they are suitable. All backfill material shall conform to MnDOT specifications for compaction. The use of heavy equipment on top of trench, slapping with backhoe bucket and/or backcasting to achieve compaction is prohibited. Any additional material required to back fill to the original grade shall be furnished by the applicant at no expense to ACHD. All the base and surface courses damaged during construction operations shall be restored to a condition equal to or better than before operations began. The applicant shall be responsible for and restore any settlement.
V. All culverts, ditches, shoulders and backslopes shall be restored to their original condition unless otherwise directed by the ACHD. Shoulders which have been previously constricted or reconstructed with special materials shall be replaced in kind. Restoration of signs, guardrails, guardposts, etc. are the sole responsibility of the applicant and shall be restored to their original condition.
VI. All roadway maintenance required within the limits of the utility project that is related to the applicant's activities shall be the sole responsibility of the applicant for 1 year after completion of the project. Upon completion of the restoration work, the applicant shall request a final inspection by the ACHD. The ACHD's approved completion date shall be the starting date of the applicant's 1-year responsibility.

HORIZONTAL BORING AND JACKING

I. All hard surface roadways shall be jacked or bored.
II. All crossings of Anoka County maintained roadbeds shall be made by boring inside a casing or carrier pipe, or by jacking unless otherwise directed by the Anoka County Engineer. The auger shall lag the casing or carrier pipe by at least 6 inches whenever possible and never lead the carrier pipe by more than 1 inch.
III. The use of pneumatic devices to facilitate the roadbed crossings will be allowed in most cases with prior approval. In the event approval is not granted and applicant uses a pneumatic device to cross a roadbed and encounters an obstruction and/or unstable subbase material which makes forward or reverse motion of pneumatic device impossible, said pneumatic device then becomes part of the roadway subbase and permission to excavate to retrieve device will not be granted.
IV. If a pneumatic device is used for the work permitted herein, the installation must be kept to a minimum of 4 feet below the surface of the roadway if the pneumatic device is less than 2 inches in diameter, and a minimum of 5 feet below the surface of the roadway if the pneumatic device is 2 inches in diameter or larger.

BITUMINOUS RESTORATION

I. The locations and dimensions of all openings to be made in the bituminous surface shall be approved by the ACHD prior to any cutting or any surface opening operations.
II. All openings in bituminous surfaces shall be cut in a straight line with sides smooth and vertical. No ragged edges will be permitted. Cutting shall be done with a concrete saw.
III. All necessary dust control operations shall be carried out by the applicant at no expense to Anoka County.
IV. The minimum requirement for subgrade replacement shall be the upper 12 inches of material and shall meet MnDOT specifications for Class 5 placed in 6-inch layers compacted to 100 percent of optimum density.
V. All manhole casings, gate valves and other utility structures shall be set one-quarter inch below the top of the finished surface.
VI. Bituminous tack coat materials and application thereof shall conform to MnDOT specification 2357.
VII. All bituminous surfacing shall be replaced as soon as practical after the base construction. All bituminous surfacing shall be machine laid. Any exceptions must be approved by the ACHD. Bituminous surfacing shall be replaced to original pavement depth or to a minimum of six (6) inches of bituminous mixture (2341), whichever is greater. Bituminous mixtures must be placed in lifts not exceeding three (3) inches in thickness for base and binder courses and not exceeding two (2) inches for the wear course.
VIII. All surface restoration regardless of size shall conform to existing grades.
IX. Any unnecessary or negligent damage to bituminous surface in conjunction with the installation and/or repair of a utility shall be cut out and replaced in kind as directed by ACHD.

CONCRETE RESTORATION

I. Curb and gutter, sidewalks and driveways shall be restored in accordance with MnDOT specifications 2531 and 2521.

UTILITY LINES

I. There shall be only a single pole line on the county right-of-way on either side of the center line thereof.
II. Exact locations of longitudinal installations on county highways shall be located as directed by ACHD.

SECTION CORNER MONUMENTS

I. Utility locations shall not interfere with the location of any section, quarter, witness or R.O.W. monuments. For assistance in locations, contact the Anoka County Surveyor's Office.
II. The applicant shall be responsible for replacement of any existing property irons disturbed during construction.
III. The applicant shall notify the Anoka County Surveyor's Office 3 working days in advance of any anticipated disturbance of any section, quarter, witness or R.O.W. monuments.
IV. Any monument disturbed during the course of construction shall be reset by the Anoka County Surveyor's Office at the expense of the applicant.

ATTACHING TO BRIDGES/STRUCTURES

I. No utility is permitted to be hung from or otherwise attached to any bridge or structure without having detailed plans approved by the Anoka County Engineer. These plans are to show approaches to the structure, method of installation, type and dimension of housing for the utility.

1440 BUNKER LAKE BLVD. N.W.
ANDOVER, MN. 55304
PHONE (612) 754-3520

APPLICATION FOR PERMIT FOR INSTALLATION OF UTILITIES OR FOR PLACING OBSTRUCTIONS ON COUNTY HIGHWAY SYSTEM

OFFICE USE ONLY
Permit Number 91-28
CSAH/C.R. = 57 / Sunfish Lake Blvd
License/Permit Bond Required $ 1,000

Name of applicant: Ramsdell & Sons Inc.	Telephone: 427-2121
Address (street, city, state, zip code): PO Box 367 Ramsey MN 55303	
Name of individual/company performing work: Same	
Nature of work: Ground Water Collection System	Method of installation/construction: Bore under CR #57 - Also hand dig
Address of work site: Sunfish Lake Drive	In the city/township of: Ramsey
Surface to be disturbed: ☑ Ditch ☑ Gravel ☐ Bituminous ☐ Concrete ☐ None	Is the shoulder to be disturbed? ☐ Yes ☒ No
Number and size of excavations: Boring - 1: 30'x40' 2: 20'x20' Trench - 25'x2'	Will traffic be obstructed in any way? ☐ Yes ☒ No
Size and kind of pipe/cable: Casing - 18" steel + 10" PVC Trench - 3" polyethylene	Depth from surface: 7'
Work to start on or after: July 8, 1991	Work to be completed by: August 20, 1991

Restrictions: 1. Utility Work Ahead signs - both ends of project. 2. NO parking, equipment or materials on road surface. 4. Pipes 36" from edge of road/roadway; Restore 4" black dirt, hydroseed & sod. Sand Mixture. as follows: Casing 1' Trench 2'9" Excavate to call with exact location of pipe & spread

GENERAL INFORMATION

One permit must be approved for each County Road on which work will be performed prior to any work within the right-of-way by any utility/contractor. Emergency conditions which threaten the safety of the public and require immediate repair are exceptions to this rule. The utility/contractor, under these conditions, is permitted to begin and/or complete the necessary repairs. A written permit is to be completed at the earliest possible date.

A license-permit bond is generally required of the contractor, the amount of which will be determined by the nature of the utility work.

A sketch or drawing shall accompany each permit application which will show the location of the proposed utility with reference to the county highway center line and right-of-way line. A complete set of plans is required for all sewer/water projects.

It shall be the responsibility of the applicant to determine which of the special conditions (listed on the reverse side of this form) apply to each permit.

The Anoka County Highway Department (ACHD) reserves the right to revoke any utility permit and halt work if, upon inspection of any job site, the special conditions listed on the reverse side of this form are not met and/or a hazard exists for the applicant or public safety is threatened.

The applicant shall notify ACHD immediately upon completion of project so that the ACHD can inspect the site to determine whether or not restoration has been satisfactorily completed.

I, We, the undersigned, herewith accept the terms and conditions of the regulations as laid down by the County of Anoka and agree to fully comply therewith to the satisfaction of the ACHD. The County of Anoka, its officials and employees shall be held harmless, by the permittee, from any demands, claims or suits arising out of the granting of the permit.

Date 6/24/91 Applicant's Signature [signature]

AUTHORIZATION OF PERMIT

In consideration of the applicant's agreement to comply in all respects with the regulations of the ACHD covering such operations, permission is hereby granted for the work to be done as described in the above application. Said work to be done in accordance with the general conditions listed above and the special conditions required as hereby stated: (SEE REVERSE SIDE OF THIS FORM FOR SPECIAL CONDITIONS).

All modifications and/or adjustments necessary on the utility caused by roadway improvements, utility improvements, utility failures, etc. shall be born solely by the utility owner with no compensation by Anoka County.

It is expressly understood that this permit is conditioned upon replacement or restoration of the County Highway and its right of way to their original or to a satisfactory condition. It is further understood that this permit is issued subject to the approval of local city or township authorities having joint supervision over said street or highway.

ANOKA COUNTY HIGHWAY DEPARTMENT

Approved by Paul K. Kunde Issued by RJS Date 06/24/91

Distribution: White- Applicant Yellow-Highway Department Permit Office - Pink-Other

SPECIAL CONDITIONS

TRAFFIC CONTROL

I. Detours
   A. Detailed detour layouts shall be submitted to the Traffic Engineer for approval.
   B. No detours shall be permitted without prior approval of the Anoka County Traffic Engineer.
   C. One week's notice must be given prior to the installation of any detour.
   D. It shall be the responsibility of the applicant to notify Anoka County Central Communications, local government bodies, and any affected bus companies 48 hours prior to any road closures/detours.
   E. Immediately upon completion of work and all detours, posts, barricades, and signs shall be removed from the right of way.

II. Traffic Control Devices
   A. All traffic control devices, barricades, flashers, etc. shall be furnished by the applicant and shall be in accordance with the most recent edition of the Minnesota Manual on Uniform Traffic Control Devices and Appendix B of the same manual.

CONSTRUCTION REQUIREMENTS

I. Open cutting of bituminous or concrete surfaced roads will be allowed only at the discretion of the County Engineer.
II. Neither supplies nor excavated materials shall be placed on the bituminous or concrete surface at any time.
III. No trenches will be allowed to remain open overnight.
IV. Materials removed from the trench shall be used as backfill insofar as they are suitable. All backfill material shall conform to MnDOT specifications for compaction. The use of heavy equipment on top of trench, slapping with backhoe bucket and/or backcasting to achieve compaction is prohibited. Any additional material required to back fill to the original grade shall be furnished by the applicant at no expense to ACHD. All the base and surface courses damaged during construction operations shall be restored to a condition equal to or better than before operations began. The applicant shall be responsible for and restore any settlement.
V. All culverts, ditches, shoulders and backslopes shall be restored to their original condition unless otherwise directed by the ACHD. Shoulders which have been previously constricted or reconstructed with special materials shall be replaced in kind. Restoration of signs, guardrails, guardposts, etc. are the sole responsibility of the applicant and shall be restored to their original condition.
VI. All roadway maintenance required within the limits of the utility project that is related to the applicant's activities shall be the sole responsibility of the applicant for 1 year after completion of the project. Upon completion of the restoration work, the applicant shall request a final inspection by the ACHD. The ACHD's approved completion date shall be the starting date of the applicant's 1-year responsibility.

HORIZONTAL BORING AND JACKING

I. All hard surface roadways shall be jacked or bored.
II. All crossings of Anoka County maintained roadbeds shall be made by boring inside a casing or carrier pipe, or by jacking unless otherwise directed by the Anoka County Engineer. The auger shall lag the casing or carrier pipe by at least 6 inches whenever possible and never lead the carrier pipe by more than 1 inch.
III. The use of pneumatic devices to facilitate the roadbed crossings will be allowed in most cases with prior approval. In the event approval is not granted and applicant uses a pneumatic device to cross a roadbed and encounters an obstruction and/or unstable subbase material which makes forward or reverse motion of pneumatic device impossible, said pneumatic device then becomes part of the roadway subbase and permission to excavate to retrieve device will not be granted.
IV. If a pneumatic device is used for the work permitted herein, the installation must be kept to a minimum of 4 feet below the surface of the roadway if the pneumatic device is less than 2 inches in diameter, and a minimum of 5 feet below the surface of the roadway if the pneumatic device is 2 inches in diameter or larger.

BITUMINOUS RESTORATION

I. The locations and dimensions of all openings to be made in the bituminous surface shall be approved by the ACHD prior to any cutting or any surface opening operations.
II. All openings in bituminous surfaces shall be cut in a straight line with sides smooth and vertical. No ragged edges will be permitted. Cutting shall be done with a concrete saw.
III. All necessary dust control operations shall be carried out by the applicant at no expense to Anoka County.
IV. The minimum requirement for subgrade replacement shall be the upper 12 inches of material and shall meet MnDOT specifications for Class 5 placed in 6-inch layers compacted to 100 percent of optimum density.
V. All manhole casings, gate valves and other utility structures shall be set one-quarter inch below the top of the finished surface.
VI. Bituminous tack coat materials and application thereof shall conform to MnDOT specification 2357.
VII. All bituminous surfacing shall be replaced as soon as practical after the base construction. All bituminous surfacing shall be machine laid. Any exceptions must be approved by the ACHD. Bituminous surfacing shall be replaced to original pavement depth or to a minimum of six (6) inches of bituminous mixture (2341), whichever is greater. Bituminous mixtures must be placed in lifts not exceeding three (3) inches in thickness for base and binder courses and not exceeding two (2) inches for the wear course.
VIII. All surface restoration regardless of size shall conform to existing grades.
IX. Any unnecessary or negligent damage to bituminous surface in conjunction with the installation and/or repair of a utility shall be cut out and replaced in kind as directed by ACHD.

CONCRETE RESTORATION

I. Curb and gutter, sidewalks and driveways shall be restored in accordance with MnDOT specifications 2531 and 2521.

UTILITY LINES

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II. Exact locations of longitudinal installations on county highways shall be located as directed by ACHD.

SECTION CORNER MONUMENTS

I. Utility locations shall not interfere with the location of any section, quarter, witness or R.O.W. monuments. For assistance in locations, contact the Anoka County Surveyor's Office.
II. The applicant shall be responsible for replacement of any existing property irons disturbed during construction.
III. The applicant shall notify the Anoka County Surveyor's Office 3 working days in advance of any anticipated disturbance of any section, quarter, witness or R.O.W. monuments.
IV. Any monument disturbed during the course of construction shall be reset by the Anoka County Surveyor's Office at the expense of the applicant.

ATTACHING TO BRIDGES/STRUCTURES

I. No utility is permitted to be hung from or otherwise attached to any bridge or structure without having detailed plans approved by the Anoka County Engineer. These plans are to show approaches to the structure, method of installation, type and dimension of housing for the utility.

1440 BUNKER LAKE BLVD. N.W.
ANDOVER, MN. 55304
PHONE (612) 754-3520

APPLICATION FOR PERMIT FOR INSTALLATION OF UTILITIES OR FOR PLACING OBSTRUCTIONS ON COUNTY HIGHWAY SYSTEM

OFFICE USE ONLY
Permit Number 91-24
CSAH/C.R. #57
License/Permit Bond Required $ 10,000.00 Min Limit

Name of applicant: Hennen Construction Co.	Telephone: 427-0177
Address (street, city, state, zip code): 14520 Main St. Ramsey MN 55374	
Name of individual/company performing work: Storm - Jacking by Ellis Pipe Services	
Nature of work: Storm Sewer	Method of installation/construction: Backhoe / Boring Machine
Address of work site: CR #57 - North of TH 10	In the city/township of: Ramsey
Surface to be disturbed: ☒ Driveways ☒ Ditch ☐ Gravel ☐ Bituminous ☐ Concrete ☐ None	Is the shoulder to be disturbed? ☒ Yes ☐ No
Number and size of excavations: Jacking: 30'x20' + 10'x15' 1 - 700' x 20'	Will traffic be obstructed in any way? ☐ Yes ☒ No
Size and kind of pipe/cable: 42" RCP.	Depth from surface: 10'
Work to start on or after: June 25, 1991	Work to be completed by: August 1, 1991
Restrictions: P/R Warning Signal not to be obscured. Signs must be maintained	

GENERAL INFORMATION

One permit must be approved for each County Road on which work will be performed prior to any work within the right-of-way by any utility/contractor. Emergency conditions which threaten the safety of the public and require immediate repair are exceptions to this rule. The utility/contractor, under these conditions, is permitted to begin and/or complete the necessary repairs. A written permit is to be completed at the earliest possible date.

A license-permit bond is generally required of the contractor, the amount of which will be determined by the nature of the utility work.

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The Anoka County Highway Department (ACHD) reserves the right to revoke any utility permit and halt work if, upon inspection of any job site, the special conditions listed on the reverse side of this form are not met and/or a hazard exists for the applicant or public safety is threatened.

The applicant shall notify ACHD immediately upon completion of project so that the ACHD can inspect the site to determine whether or not restoration has been satisfactorily completed.

I, We, the undersigned, herewith accept the terms and conditions of the regulations as laid down by the County of Anoka and agree to fully comply therewith to the satisfaction of the ACHD. The County of Anoka, its officials and employees shall be held harmless, by the permittee, from any demands, claims or suits arising out of the granting of the permit.

Date 6/26/91 Applicant's Signature [signature]

AUTHORIZATION OF PERMIT

In consideration of the applicant's agreement to comply in all respects with the regulations of the ACHD covering such operations, permission is hereby granted for the work to be done as described in the above application. Said work to be done in accordance with the general conditions listed above and the special conditions required as hereby stated:(SEE REVERSE SIDE OF THIS FORM FOR SPECIAL CONDITIONS).

All modifications and/or adjustments necessary on the utility caused by roadway improvements, utility improvements, utility failures, etc. shall be born solely by the utility owner with no compensation by Anoka County.

It is expressly understood that this permit is conditioned upon replacement or restoration of the County Highway and its right of way to their original or to a satisfactory condition. It is further understood that this permit is issued subject to the approval of local city or township authorities having joint supervision over said street or highway.

ANOKA COUNTY HIGHWAY DEPARTMENT

Approved by Paul K. Lund Issued by [signature] Date 6/27/91

Distribution: White- Applicant Yellow-Highway Department Permit Office Pink-Other

SPECIAL CONDITIONS

TRAFFIC CONTROL

I. Detours
   A. Detailed detour layouts shall be submitted to the Traffic Engineer for approval.
   B. No detours shall be permitted without prior approval of the Anoka County Traffic Engineer.
   C. One week's notice must be given prior to the installation of any detour.
   D. It shall be the responsibility of the applicant to notify Anoka County Central Communications, local government bodies, and any affected bus companies 48 hours prior to any road closures/detours.
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CONSTRUCTION REQUIREMENTS

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V. All culverts, ditches, shoulders and backslopes shall be restored to their original condition unless otherwise directed by the ACHD. Shoulders which have been previously constricted or reconstructed with special materials shall be replaced in kind. Restoration of signs, guardrails, guardposts, etc. are the sole responsibility of the applicant and shall be restored to their original condition.
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HORIZONTAL BORING AND JACKING

I. All hard surface roadways shall be jacked or bored.
II. All crossings of Anoka County maintained roadbeds shall be made by boring inside a casing or carrier pipe, or by jacking unless otherwise directed by the Anoka County Engineer. The auger shall lag the casing or carrier pipe by at least 6 inches whenever possible and never lead the carrier pipe by more than 1 inch.
III. The use of pneumatic devices to facilitate the roadbed crossings will be allowed in most cases with prior approval. In the event approval is not granted and applicant uses a pneumatic device to cross a roadbed and encounters an obstruction and/or unstable subbase material which makes forward or reverse motion of pneumatic device impossible, said pneumatic device then becomes part of the roadway subbase and permission to excavate to retrieve device will not be granted.
IV. If a pneumatic device is used for the work permitted herein, the installation must be kept to a minimum of 4 feet below the surface of the roadway if the pneumatic device is less than 2 inches in diameter, and a minimum of 5 feet below the surface of the roadway if the pneumatic device is 2 inches in diameter or larger.

BITUMINOUS RESTORATION

I. The locations and dimensions of all openings to be made in the bituminous surface shall be approved by the ACHD prior to any cutting or any surface opening operations.
II. All openings in bituminous surfaces shall be cut in a straight line with sides smooth and vertical. No ragged edges will be permitted. Cutting shall be done with a concrete saw.
III. All necessary dust control operations shall be carried out by the applicant at no expense to Anoka County.
IV. The minimum requirement for subgrade replacement shall be the upper 12 inches of material and shall meet MnDOT specifications for Class 5 placed in 6-inch layers compacted to 100 percent of optimum density.
V. All manhole casings, gate valves and other utility structures shall be set one-quarter inch below the top of the finished surface.
VI. Bituminous tack coat materials and application thereof shall conform to MnDOT specification 2357.
VII. All bituminous surfacing shall be replaced as soon as practical after the base construction. All bituminous surfacing shall be machine laid. Any exceptions must be approved by the ACHD. Bituminous surfacing shall be replaced to original pavement depth or to a minimum of six (6) inches of bituminous mixture (2341), whichever is greater. Bituminous mixtures must be placed in lifts not exceeding three (3) inches in thickness for base and binder courses and not exceeding two (2) inches for the wear course.
VIII. All surface restoration regardless of size shall conform to existing grades.
IX. Any unnecessary or negligent damage to bituminous surface in conjunction with the installation and/or repair of a utility shall be cut out and replaced in kind as directed by ACHD.

CONCRETE RESTORATION

I. Curb and gutter, sidewalks and driveways shall be restored in accordance with MnDOT specifications 2531 and 2521.

UTILITY LINES

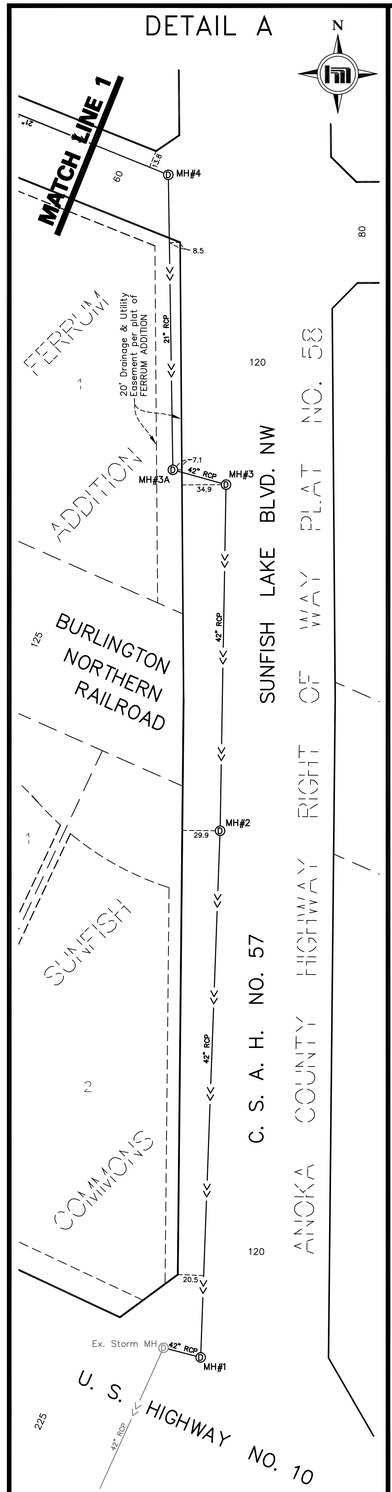
I. There shall be only a single pole line on the county right-of-way on either side of the center line thereof.
II. Exact locations of longitudinal installations on county highways shall be located as directed by ACHD.

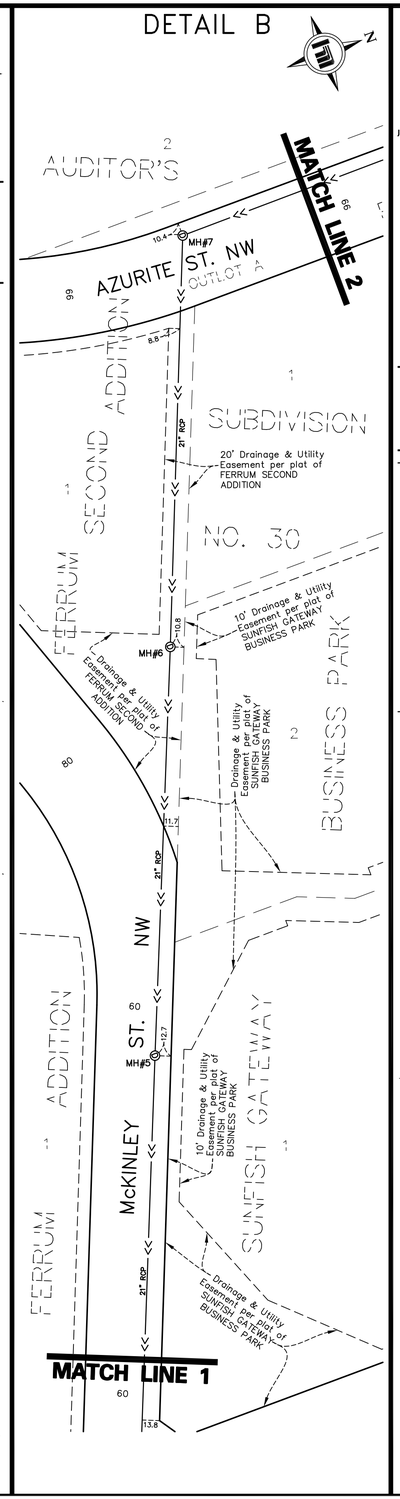
SECTION CORNER MONUMENTS

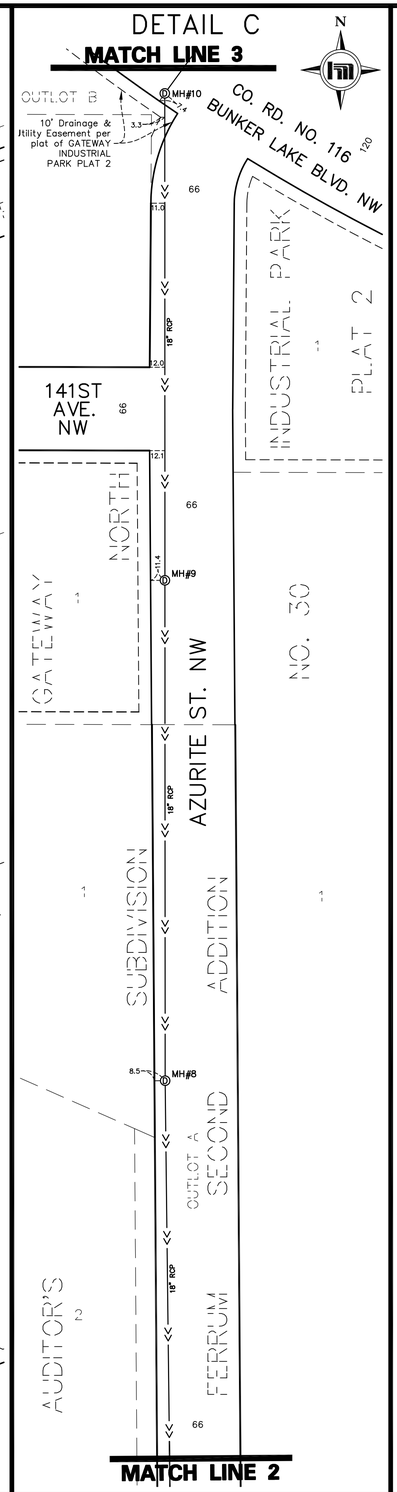
I. Utility locations shall not interfere with the location of any section, quarter, witness or R.O.W. monuments. For assistance in locations, contact the Anoka County Surveyor's Office.
II. The applicant shall be responsible for replacement of any existing property irons disturbed during construction.
III. The applicant shall notify the Anoka County Surveyor's Office 3 working days in advance of any anticipated disturbance of any section, quarter, witness or R.O.W. monuments.
IV. Any monument disturbed during the course of construction shall be reset by the Anoka County Surveyor's Office at the expense of the applicant.

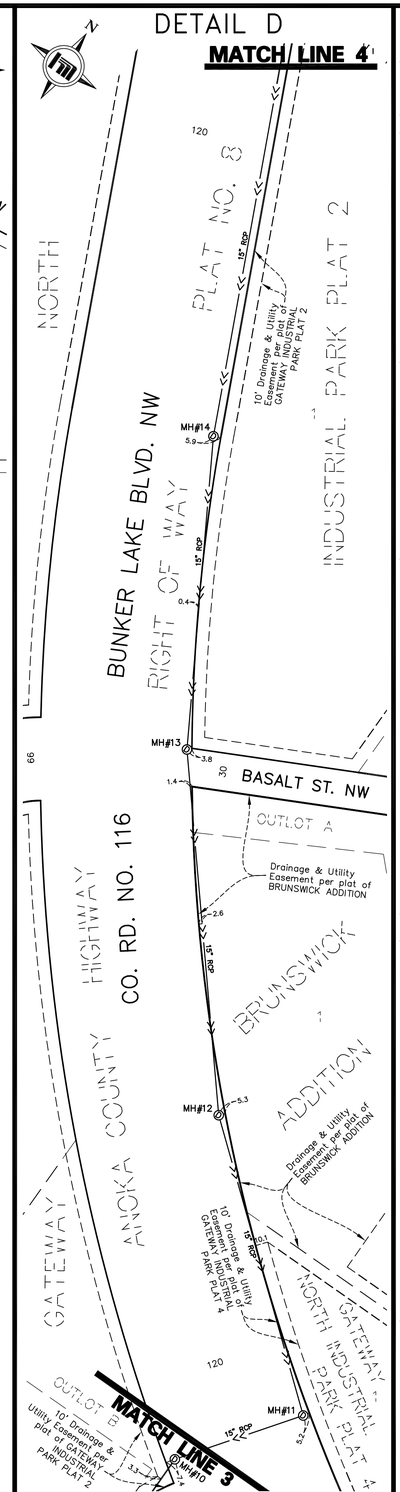
ATTACHING TO BRIDGES/STRUCTURES

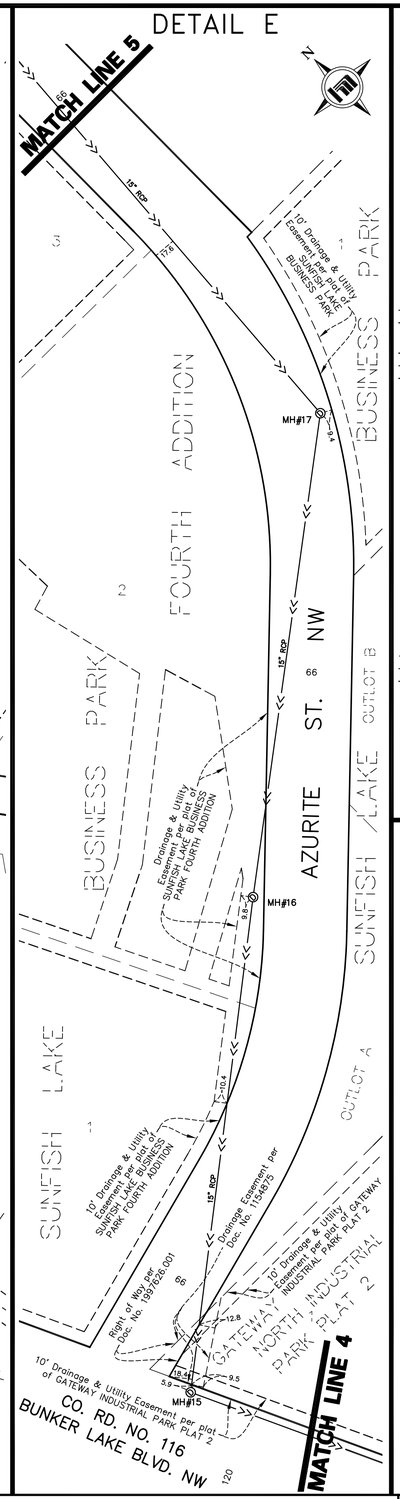
I. No utility is permitted to be hung from or otherwise attached to any bridge or structure without having detailed plans approved by the Anoka County Engineer. These plans are to show approaches to the structure, method of installation, type and dimension of housing for the utility.

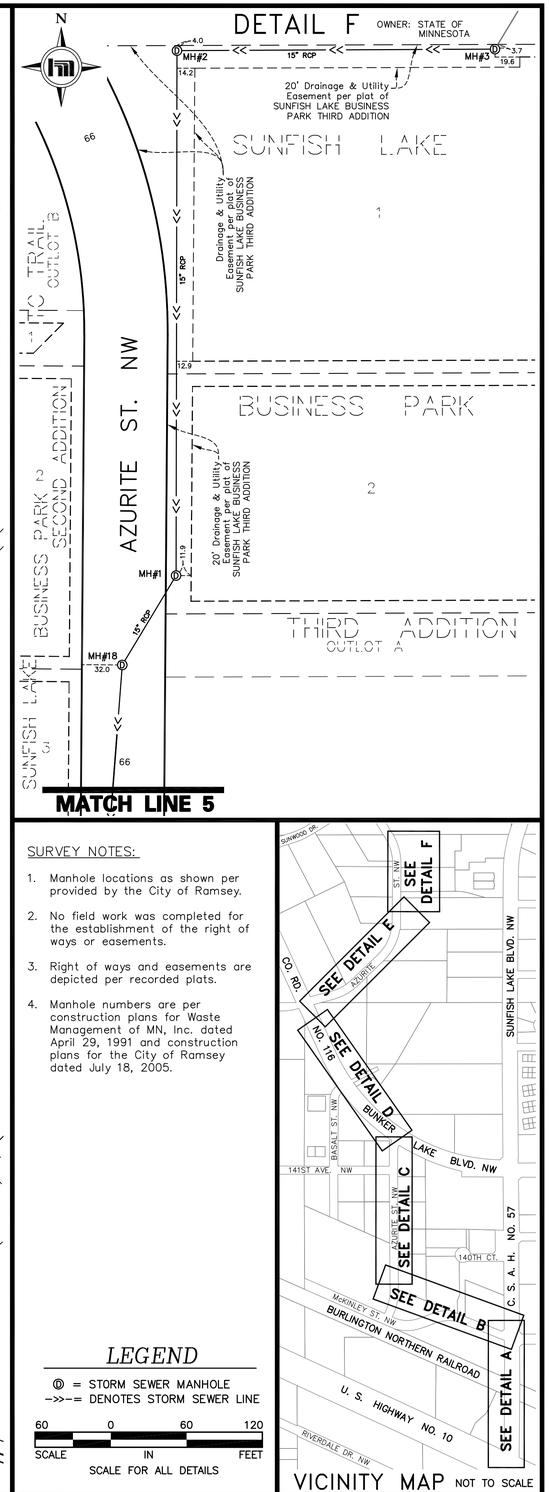












SURVEY NOTES:

1. Manhole locations as shown per provided by the City of Ramsey.
2. No field work was completed for the establishment of the right of ways or easements.
3. Right of ways and easements are depicted per recorded plats.
4. Manhole numbers are per construction plans for Waste Management of MN, Inc. dated April 29, 1991 and construction plans for the City of Ramsey dated July 18, 2005.

LEGEND

Ⓜ = STORM SEWER MANHOLE
–>>–= DENOTES STORM SEWER LINE

60 0 60 120
SCALE IN FEET
SCALE FOR ALL DETAILS

VICINITY MAP NOT TO SCALE

DATE	REVISION
12/23/14	ADD EASEMENT PER DOC. NO. 1154875

Dec 23, 2014 – 12:54pm
K:\cad_surv\Land Desktop 2008\RA1105\dwg\RA1105.dwg

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, Professional Land Surveyor under the laws of the State of Minnesota.

Charles R. Christopherson
Date 12/15/14 Lic. No. 18420

DESIGNED BY: CRC	
DRAWN BY: SMM	DATE: 12/15/14
CHECKED BY: CRC	FILE NO. RA1105

Hakanson Anderson Assoc., Inc.
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

MPCA Groundwater Discharge System Exhibit
for
City of Ramsey

SHEET 1 OF 1 SHEETS

© 2014 HAKANSON ANDERSON ASSOCIATES

CC Regular Session **4. 16.**

Meeting Date: 01/13/2015

By: Diana Lund, Finance

Information

Title

Adopt Resolution #15-01-008 Approving the City of Ramsey's 2016 Budget Calendar

Purpose/Background:

Purpose: The city's Charter states that a budget calendar shall be established annually, by resolution, for the following year.

A draft resolution has been prepared to reflect all dates related to budget activities for year 2016.

Observations/Alternatives:

The city is required by Charter to adopt this calendar.

Action:

Motion to adopt Resolution #15-01-008 Approving the City of Ramsey's 2016 Budget Calendar.

Attachments

Resolution #15-01-008

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/08/2015 09:37 AM
Form Started By: Diana Lund		Started On: 12/29/2014 10:33 AM
Final Approval Date: 01/08/2015		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #15-01-008

RESOLUTION APPROVING THE CITY OF RAMSEY'S 2016 BUDGET CALENDAR

WHEREAS, the Ramsey City Charter states that a budget calendar shall be established annually by resolution; and

WHEREAS, the City of Ramsey's Finance Committee recommends the Council adopt the following calendar:

January 13	Council adopts the 2016 Budget Calendar.
January 12-23	City Council and Staff Leadership Team meet to Review and Develop a Three-Year Strategic Action Plan.
February 16	Finance Director to distribute 2016 staffing and capital outlay requests forms to Department Heads and supervisors.
March 2	Department Heads and supervisors submit staffing and capital outlay revisions/requests for 2016 to Finance Director and City Administrator.
March 9	Finance Director summarizes staffing and capital outlay revisions/requests for 2016 and distributes to Department Heads and supervisors.
March 16	Initial budget work sessions with Department Heads and supervisors to **review** 2016 staffing and capital outlay requests.
March 23	Budget work session with Department Heads and supervisors to discuss **outcome** of staffing/capital outlay requests.
April 27	Finance Director to distribute 2016 Cost Center Budget Worksheets to Department Heads and supervisors. Worksheets include actual expenditures for 2012, 2013, 2014, 2015-year-to-date and adopted 2015 budget.
April 27	Finance Director to distribute listing of fixed assets as of December 31, 2014 to Department Heads and supervisors for review including item existence, accuracy, replacement values and number of years remaining in useful life.
April 27	Finance Director to distribute current Schedule of Rates, Fees and Charges to staff.
April 27	City Administrator to distribute most recent version of goals, objectives and 3-year departmental plans to Department Heads and supervisors.

May 25	Department Heads and supervisors to submit completed budget worksheets and accompanying justifications to the Finance Director.
May 25	Department Heads and supervisors to return listing of fixed assets to the Finance Director with any corrections noted.
May 25	Staff to return Schedule of Rates, Fees and Charges to the Finance Director with recommendations for 2015 amendments noted.
May 25	Department Heads and supervisors to submit goals, objectives and 3-year departmental plans to the City Administrator.
June 4	Park and Recreation Commission to review 2016-2020 Parks Capital Improvement Program.
June 22-July 3	City Administrator and staff work sessions on the preliminary 2016 budget.
June 29	City Administrator to distribute preliminary goals, objectives and 3-year departmental plans for staff work sessions.
July 14	Finance Director and City Administrator submit preliminary budget to the City Council.
July 30	Department of Revenue certifies LGA amounts to all cities with populations over 2,500 and those receiving LGA.
August 6	Park and Recreation Commission to adopt 2016-2020 Parks Capital Improvement Program.
August 17	Counties notify cities of the dates, which school districts, metropolitan special districts, and the county have selected for 2015 Truth in Taxation Hearings.
August 3 - September 4	Final Budget Work sessions before adoption of proposed budget/levy.
August 17	Department Heads and supervisors to submit items to be included in the 2016-2020 Capital Improvement Program.
August 25	City Council review and adopt the 2016-2020 Parks Capital Improvement Program.
August 24- August 28	Staff work sessions to review goals, objectives and 5-year departmental plans.
September 8	Staff recommends a 2016 Proposed Municipal Budget; 2015 Levy, Payable 2016, Proposed Municipal Levy to the City Council.

September 8	City Council adopts the 2016 Proposed Municipal Budget; 2015 Levied Payable 2016 Proposed Municipal Levy and sets the 2015 hearing dates for the 2016 Budget Public Hearing(s).
September 30	City certifies 2016 Proposed Municipal Budget; 2015 Payable 2016 Proposed Municipal Levy and 2016 Budget Public Hearing date.
September/October	Council work sessions as needed.
Sept 14-Sept 25	City Council work sessions on 2016 Goals, Objectives and 3-Year Departmental Plans.
October 27	City Council review and adopt 2016-2020 Capital Improvement Program.
November 9-27	County mails notice of proposed property taxes for payable 2016.
November 24	City Council to review and adopt the 2016 Schedule of Rates, Fees and Charges.
November 24	2016 Goals, Objectives and 3-Year Departmental Plans submitted to City Council for adoption.
November 30 - December 26	Public Hearing(s) on Final 2016 Municipal Budget and Levy
December 8	Adopt 2016 Municipal Budget and Final 2015, Payable 2016 Levy
December 30	Final levy certification to County auditor and certification of compliance with Truth in Taxation requirements to the Department of Revenue.

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

1) That the City Council of Ramsey hereby approves the 2016 Budget Calendar.

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 13th day of January, 2015.

Mayor

ATTEST:

City Clerk

CC Regular Session **4. 17.**

Meeting Date: 01/13/2015

By: Diana Lund, Finance

Information

Title

Adopt Resolution #15-01-016 Amending Resolution #14-12-250 Adopting Special Assessment Policy for City Projects

Purpose/Background:

Purpose: To amend Resolution #14-12-250 Adopting **Special Assessment Policy for City Improvement Projects** to correct Section 6: General Assessment Policies Applicable to All Types of Improvements: #4. Interest. To reflect the accurate rate of interest to be charged on bonded projects.

Background: The Special Assessment Policy for City Improvement Projects was adopted by City Council at its regular meeting of December 9, 2014.

After adoption of the policy, staff received a survey of what other cities are charging for interest on improvement projects that are funded by bonding. The majority of those surveyed reflected an interest charge of 2% over the bonded rate.

Notification:

The Special Assessment Policy for City Improvement Projects has been amended under Section 6 Number 4 to reflect this additional 2% charge on bonded projects. This addition is noted in red on the attached "Section #6 Amended. The treasury rate term has also been extended to give a more thorough definition of matching the treasury rate with the special assessment term.

The full policy is attached which includes these additions.

Recommendation:

Staff recommends amending the Special Assessment Policy with the noted additions in Section 6 Number 4 to reflect and be consistent with how interest is currently charged on improvement projects in other cities.

Action:

Adopt Resolution #15-01-016 Amending Resolution #14-12-250 Adopting **Special Assessment Policy for City Projects** to reflect interest rate amendment.

Attachments

Section #6 Amended

Full Special Assessment Policy

Resolution #15-01-016

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Diana Lund	01/06/2015 10:38 AM
Diana Lund (Originator)	Diana Lund	01/06/2015 10:41 AM
Kurt Ulrich	Kurt Ulrich	01/08/2015 09:39 AM

Form Started By: Diana Lund Started On: 01/05/2015 08:42 AM

Final Approval Date: 01/08/2015

8. Council reviews the proposed assessment roll and orders an assessment hearing.
9. Staff publishes a hearing notice and mails notice of the hearing date and proposed assessments to the affected property owners as provided in Minn. Stat. § 429.061.
10. Council conducts the assessment hearing and adopts, revises, or rejects the resolution determining the amount of the total expense the City will pay, if any, and establishing the assessment roll. If adopted, Council authorizes certification of the assessment to the County Auditor.
11. Council awards contracts based on the bids received.
12. Staff certifies the assessment roll to the County Auditor.
13. Staff supervises construction and prepares payments.

SECTION 5. FINANCING OF PUBLIC IMPROVEMENTS.

The City encourages public improvement projects when the area benefiting and needing such improvements develop. Examples of this policy can be seen through the subdivision regulations, zoning ordinance, and building codes. Developers are required to provide the needed improvements and services before development occurs, thereby avoiding unexpected hardships on the property owners purchasing such property and the general public. However, it is recognized that certain areas of the City have developed without all needed public improvements (e.g. parks, water, sewer, and street improvements) and that methods must be found to provide these improvements without causing undue hardships on the general public or the individual property owners.

Special assessments are generally accepted as a means by which areas can obtain improvements or services; however, the method of financing assessment is a critical factor to both the City and the property owner. Full project costs spread over a very short term can cause an undue hardship on the property owner and, likewise, city costs and systems costs spread over a long period of time can cause an undue hardship on the City.

It is the policy of the City to not defer assessments except in cases where hardship to senior citizens 65 years of age or older, or persons retired by virtue of a permanent and total disability, would result. Also, the City Council may elect to defer assessments on undeveloped land for a specified length of time or until the lands are developed. Terms and conditions of any such deferral will be established in the resolution adopting the assessments.

SECTION 6. GENERAL ASSESSMENT POLICIES APPLICABLE TO ALL TYPES OF IMPROVEMENTS.

The cost of any improvement shall be assessed based upon benefits received. The following general principles shall be used as a basis of the City's assessment policy:

1. **Project Cost.** The "project cost" of an improvement includes the costs of all necessary construction work required to accomplish the improvement (direct costs), plus engineering, legal, administrative, financing and other contingent costs, including acquisition of right-of-way and other property (indirect costs). The finance charges include all costs of financing the project. These costs include, but are not limited to, financial consultant's fees, bond rating agency fee, bond attorney's fees, and capitalized interest. The interest charged to the project shall be included as financing charges.

2. **City Cost.** The "city cost" of an improvement is the amount of the total improvement expense the City will pay as determined by Council resolution. Where the project cost of an improvement is not entirely attributed to the need for service to the area served by the improvement, or where unusual conditions beyond the control of the owners of the property in the area served by the improvement would result in an inequitable distribution of special assessments, or for any other reason determined by the City, the City, through the use of other funds, may pay such "city cost."
3. **Assessable Cost.** The "assessable cost" of an improvement is equal to the "project cost" minus the "city cost."
4. **Interest.** The City will charge interest on special assessments at a rate specified in the resolution approving the assessment roll. If bonds were sold to finance the improvement project, the interest rate shall be equal to the interest rate of the bonds plus 2% (2% above bond rate), rounded to the nearest quarter of a percent. If no bonds were sold, the interest rate shall be set at the U.S. Treasury rate (10-year for 10 year assessment; 15-Year for 15 year assessment) plus 2 percentage points.
5. **Prepayment.** Property owners may pay their assessments in full, interest free, for a period of 30 days after the assessment hearing. After such period interest shall be computed from the date specified in the assessment resolution. The City will transmit a certified duplicate of the assessment roll with each installment, including interest, to the County Auditor, or in lieu of such certification, annually certify to the County Auditor by November 30 in each year, the total amount of installments of and interest on assessments on each parcel that are to become due in the following year.
6. **Extensions.** Where an improvement is designed for service of an area beyond that receiving the initial benefit, the City may pay for increased project costs due to such provisions for future service extensions. The City will levy assessments to cover this cost when a new improvement is installed as an extension of the existing improvement upon identification of such additional amount in the notice of hearing for the extensions or new improvements. As an alternative, the City may assess these costs to the area of future extension immediately based on the value of benefit received.
7. **Project Assistance.** If the City receives financial assistance from the Federal Government, the State of Minnesota, the County, or from any other source to defray a portion of the costs of a given improvement, such aid will be used first to reduce the "city cost" of the improvement. If the financial assistance received is greater than the "city cost," the remainder of the aid will be placed in the Public Improvement Revolving Fund to be applied towards other City projects.
8. **Assessable Property.** Property owned by the City and other political subdivisions including municipal building sites, parks and playgrounds, but not including public streets, alleys, and right-of-way, shall be regarded as being assessable on the same basis as if such property was privately owned. Private right-of-way shall be assessable.
9. **Individual Benefits.** The City may construct improvements specifically designed for or shown to be of benefit solely to one or more properties. The costs for these improvements will be assessed directly to such properties, and not included in the assessments for the remainder of the project. An example would be utility service lines running from the main lines to the property.
10. **Benefit Appraisals.** In the event that City staff has doubt as to whether the proposed assessments exceed the special benefits to the property(ies) in question, the City Council may order benefit appraisals or benefit appraisal consultations as deemed necessary to support the proposed assessments. As a general rule, benefit appraisals or benefit appraisal consultations may be ordered when the proposed assessment exceeds $5,000 for a standard city street

Adopted by the Ramsey City Council December 9, 2014

SPECIAL ASSESSMENTS POLICY AND PROCEDURES FOR PUBLIC IMPROVEMENTS AND MAINTENANCE COSTS

SECTION 1. General Policy Statement.
SECTION 2. Improvements and Maintenance Costs Eligible for Special Assessment.
SECTION 3. Initiation of Public Improvement Projects.
SECTION 4. Public Improvement Procedures.
SECTION 5. Financing of Public Improvements.
SECTION 6. General Assessment Policies.
SECTION 7. Methods of Assessment.
SECTION 8. Standards for Public Improvement Projects.
SECTION 9. Policies of Reassessment.
SECTION 10. Assessment Computations.
SECTION 11. Deferment of Assessments.

SECTION 1. GENERAL POLICY STATEMENT.

The purpose of this policy is to establish a fair and equitable manner of assessing the increase in market value (special benefit) associated with public improvements. The procedures used by the City for levying special assessments are those specified by the City Charter and Minnesota Statutes Chapter 429, which provide that all or a part of the cost of improvements may be assessed against benefiting properties.

Three basic criteria must be satisfied before a particular parcel can be assessed. The criteria are as follows:

1. The land must have received special benefit from the improvement.
2. The amount of the assessment must not exceed the special benefit.
3. The assessment must be uniform in relation to the same class of property within the assessment area.

It is important to recognize that the actual cost of extending an improvement past or through a particular parcel is not the controlling factor in determining the amount to be assessed. However, in many cases the method for assigning the value of the benefit received by the improvement, and therefore the amount to be assessed, will focus on calculating the proportionate cost of providing the improvement, provided the cost does not exceed the increase in property market value resulting from the improvement. The entire project shall be considered as a whole for the purpose of calculating and computing an assessment rate. In the event City staff has doubt as to whether the costs of the project may exceed the special benefits to the property, the City Council may obtain such appraisals as may be necessary to support the proposed assessment.

The assessment policy is intended to serve as a guide for a systematic assessment process in the City. There may be exceptions to the policy or unique circumstances or situations that may require special consideration and discretion by City staff and the City Council.

SECTION 2. IMPROVEMENTS AND MAINTENANCE COSTS ELIGIBLE FOR SPECIAL ASSESSMENT.

Subd. 1. Public improvements, and related acquisition, construction, extension, and maintenance of such improvements, authorized by Minnesota Statutes, Sections 429.021 and 459.14, subd. 7, that are eligible for special assessment within the City include the following:

1. Streets, sidewalks, pavement, curbs and gutters, including the beautification thereof.
2. Parking lots.
3. Water works systems and appurtenances, within and without the corporate limits.
4. Sanitary sewer and storm sewer systems including appurtenances, within and without the corporate limits.
5. Street boulevard trees.
6. Street lights, street lighting systems and special lighting systems.
7. Steam heating mains.
8. Parks, playgrounds, and recreational facilities, including the purchase of equipment, within or without the corporate limits.
9. Abatement of nuisances, including but not limited to, draining and filling swamps, marshes, and ponds on public and private property.
10. Dikes and other flood control works.
11. Retaining walls and area walls.
12. A pedestrian skyway system upon a petition pursuant to section 429.031, subdivision 3.
13. Underground pedestrian concourses.
14. Public malls, plazas or courtyards.
15. District heating systems.
16. Fire protection systems in existing buildings upon a petition pursuant to section 429.031, subdivision 3.
17. Highway sound barriers.
18. Gas and electric distribution facilities.

Subd. 2. The City is also authorized by ordinance adopted pursuant to Minnesota Statutes Section 429.101 to recover, through special assessment, certain costs, including the following:

1. Snow, ice, or rubbish removal from sidewalks.
2. Weed elimination from streets or private property.
3. Removal or elimination of public health or safety hazards from private property excluding any structure included under the provisions of Minnesota Statutes, sections 463.15 to 463.26.
4. Installation or repair of water service lines, street sprinkling, sweeping, or other dust treatment of streets.
5. The trimming and care of trees and the removal of unsound trees from any street.
6. The treatment and removal of insect infested or diseased trees on private property.
7. The repair of sidewalks and alleys.
8. The operation of a street lighting system.
9. The operation and maintenance of a fire protection or a pedestrian skyway system.

SECTION 3. INITIATION OF PUBLIC IMPROVEMENT PROJECTS.

Public improvement projects can be initiated in the following ways.

1. Public improvement projects may be initiated by petition of owners of not less than 50% in frontage of the property abutting the proposed improvement in accordance with the provisions of Section 8.4.2 of the City Charter.

2. Public improvements also may be initiated by the City Council when, in its judgment, such action is required and is in accordance with the provisions of Chapter 8 of the City Charter.

3. A resolution ordering any improvements initiated by the Council requires a four-fifths majority vote of all members of the Council. A resolution ordering any improvements petitioned for by owners of not less than 50% of abutting property owners requires a majority vote of all members of the Council. A resolution ordering any improvements initiated by all owners of abutting property, and assessing the entire cost against their property, may be adopted without a public hearing. The Council may consider the request of a Developer to construct the improvements and assess them.

SECTION 4. PUBLIC IMPROVEMENT PROCEDURE.

The following is the general procedure followed by the City Council for all public improvement projects from initiation of such a project through certification of the assessment roll to the County Auditor. Formats for the various reports and resolutions referenced in this section are made a part of the policies and procedures of the City**. Applicable state law and City Charter provisions take precedence over the following general procedure.**

1. Staff reviews the petition or Developer's request for submission to Council.
2. Council accepts or rejects the petition or request. If based upon a petition, the Council adopts a resolution declaring whether the required percentage of property owners signed the petition. If the petition or request is accepted, Council orders the preparation of a feasibility report.
3. Staff prepares the feasibility report. The report shall preliminarily evaluate whether the proposed improvement is necessary, cost-effective, and feasible and whether it should be made as proposed or in conjunction with another project. The report shall include an estimate of the cost of the improvement as proposed. Council may refer the report to the Planning and Zoning Commission.
4. Council accepts or rejects the feasibility report. If accepted, Council orders a public hearing on the improvements.
5. Staff posts and publishes the hearing notice and mails notices to affected property owners as provided in Minn. Stat. § 429.031(a).
6. Council conducts a public hearing.
7. Within six (6) months of the hearing date, but no sooner than sixty (60) days after per City Charter § 8.4.1, Council adopts or rejects a resolution ordering the improvement to be constructed and advertisement of bids. If adopted, staff prepares final plans, advertises for and opens bids as provided in Minn. Stat. § 429.041, prepares a bid tabulation, makes a recommendation to City Council for award, and prepares a proposed assessment roll. Bonds to finance project costs may be issued at any time after the improvements are ordered.

8. Council reviews the proposed assessment roll and orders an assessment hearing.
9. Staff publishes a hearing notice and mails notice of the hearing date and proposed assessments to the affected property owners as provided in Minn. Stat. § 429.061.
10. Council conducts the assessment hearing and adopts, revises, or rejects the resolution determining the amount of the total expense the City will pay, if any, and establishing the assessment roll. If adopted, Council authorizes certification of the assessment to the County Auditor.
11. Council awards contracts based on the bids received.
12. Staff certifies the assessment roll to the County Auditor.
13. Staff supervises construction and prepares payments.

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2. **City Cost.** The "city cost" of an improvement is the amount of the total improvement expense the City will pay as determined by Council resolution. Where the project cost of an improvement is not entirely attributed to the need for service to the area served by the improvement, or where unusual conditions beyond the control of the owners of the property in the area served by the improvement would result in an inequitable distribution of special assessments, or for any other reason determined by the City, the City, through the use of other funds, may pay such "city cost."
3. **Assessable Cost.** The "assessable cost" of an improvement is equal to the "project cost" minus the "city cost."
4. **Interest.** The City will charge interest on special assessments at a rate specified in the resolution approving the assessment roll. If bonds were sold to finance the improvement project, the interest rate shall be equal to the interest rate of the bonds plus 2% (2% above bond rate), rounded to the nearest quarter of a percent. If no bonds were sold, the interest rate shall be set at the U.S. Treasury rate (10-year for 10 year assessment; 15-Year for 15 year assessment) plus 2 percentage points.
5. **Prepayment.** Property owners may pay their assessments in full, interest free, for a period of 30 days after the assessment hearing. After such period interest shall be computed from the date specified in the assessment resolution. The City will transmit a certified duplicate of the assessment roll with each installment, including interest, to the County Auditor, or in lieu of such certification, annually certify to the County Auditor by November 30 in each year, the total amount of installments of and interest on assessments on each parcel that are to become due in the following year.
6. **Extensions.** Where an improvement is designed for service of an area beyond that receiving the initial benefit, the City may pay for increased project costs due to such provisions for future service extensions. The City will levy assessments to cover this cost when a new improvement is installed as an extension of the existing improvement upon identification of such additional amount in the notice of hearing for the extensions or new improvements. As an alternative, the City may assess these costs to the area of future extension immediately based on the value of benefit received.
7. **Project Assistance.** If the City receives financial assistance from the Federal Government, the State of Minnesota, the County, or from any other source to defray a portion of the costs of a given improvement, such aid will be used first to reduce the "city cost" of the improvement. If the financial assistance received is greater than the "city cost," the remainder of the aid will be placed in the Public Improvement Revolving Fund to be applied towards other City projects.
8. **Assessable Property.** Property owned by the City and other political subdivisions including municipal building sites, parks and playgrounds, but not including public streets, alleys, and right-of-way, shall be regarded as being assessable on the same basis as if such property was privately owned. Private right-of-way shall be assessable.
9. **Individual Benefits.** The City may construct improvements specifically designed for or shown to be of benefit solely to one or more properties. The costs for these improvements will be assessed directly to such properties, and not included in the assessments for the remainder of the project. An example would be utility service lines running from the main lines to the property.
10. **Benefit Appraisals.** In the event that City staff has doubt as to whether the proposed assessments exceed the special benefits to the property(ies) in question, the City Council may order benefit appraisals or benefit appraisal consultations as deemed necessary to support the proposed assessments. As a general rule, benefit appraisals or benefit appraisal consultations may be ordered when the proposed assessment exceeds $5,000 for a standard city street

reconstruction project on a residential lot, or $20,000 per acre for commercial or industrial property.

11. **Condemnation Awards.** A property owner may elect to offset special assessments against condemnation awards. In such case, the property owner must execute an agreement (Net Assessment Agreement) with the City.
12. **Subgrade Corrections.** All costs relative to subgrade soil corrections deemed necessary to construct or reconstruct City streets will be considered a "city cost" and will not be assessed.
13. **Rural to Urban Conversion.** All costs relative to converting an existing rural street section to an urban street section by filling roadside drainage ditches and adding curb and gutter and storm sewer will be considered a "city cost" and will not be assessed.
14. **Oversizing.** All costs relative to oversizing an existing City street by increasing the width of the street and/or the load carrying capacity of the pavement section will be considered a "city cost" and will not be assessed.

SECTION 7. METHODS OF ASSESSMENT.

Subd. 1. General Statement. There are three different methods of assessment: adjusted front footage, area, and per lot. The feasibility report will recommend one or a combination of these methods for each project, based upon which method would best reflect the benefit received for the area to be assessed. The City Council will select the preferred method of calculating the assessments along with other applicable assessment criteria.

Subd. 2. Policy Statement. The following methods of assessment, as described and defined below, are hereby established as the preferred methods of assessment in the City.

A. "Adjusted Front Footage" Method of Assessment.

The "adjusted front footage" method of assessment is based on the quotient of the "assessable cost" divided by the total assessable frontage benefiting from the improvement. This method is typically applied to commercial, industrial, and multi-family residential properties. For the purpose of determining the "assessable frontage," all properties, including those owned by governmental entities, shall have their frontages included in such calculation.

The actual physical dimensions of a parcel abutting an improvement (i.e., street, sewer, water, etc.) shall not be construed as the frontage utilized to calculate the assessment for a particular parcel. Rather, an "adjusted front footage" will be determined. The purpose of this method is to equalize assessment calculations for lots of similar size. Individual parcels by their very nature differ considerably in shape and area. The following procedures will apply when calculating adjusted front footage. The selection of the appropriate procedure will be determined by the specified configuration of the parcel. All measurements will be scaled from available plat and section maps and will be rounded down to the nearest foot dimension with any excess fraction deleted.

1. *Rectangular Interior Lots.* The rectangular lot is defined as having no more than 2 feet of difference between the front and rear lot lines. The adjusted front footage is the actual front footage of the lot. For rectangular lots whose frontage is greater than its depth, the "odd shaped lot" method shall be used.

2. *Odd Shaped Lots.* For odd shaped lots such as exist on cul-de-sacs and curved streets where there is more than 2 feet of difference between the front and rear lot lines, and where the lots frontage is greater than its depth, the "odd shaped lot" method of determining the adjusted front footage shall be used. The adjusted front footage shall be computed by dividing the area of the lot by 12,000 square feet to determine the equivalent number of front footage units in the parcel. The number of units multiplied by 65 feet will give the adjusted front footage.

3. *Corner Lot Adjustment.* For street and trail assessments, the short side will be assessed the actual front footage. The long side will be assessed one-half the actual side footage. Sanitary sewer and watermain will only be assessed on the short side of a corner lot.

4. *Zonal Assessment.* When the street along the long side of a corner lot is improved, the cost shall be assessed equally to all lots within ½ block in each direction of the street improved. This method may be selected rather than the "corner lot adjustment".

5. *Double Fronting Lots.* When a lot has frontage on two streets, the lot is subject to assessments for improvements to both streets, consistent with this policy, regardless of the timing of the improvements.

B. "Area" Method of Assessment.

The "area" method of assessment is based on the number of square feet or acres within the boundaries of the appropriate property lines of the parcels benefiting from the project. This method is most often applied to commercial and industrial lots. The assessment rate (i.e., cost per square foot) shall be calculated by dividing the total assessable cost by the total assessable area. On large lots, the City Engineer may determine that only a portion of the lots receives the benefit and may select a lot depth for the calculations equal to the benefit received.

All properties included in the benefited area, including those owned by governmental entities, churches, etc., shall be assessable. The following items may not be included in area calculations: public right-of-ways, and natural waterways, swamps and lakes and other wetlands designated by the Minnesota Department of Natural Resources or the City. The City Engineer will make a recommendation on the boundaries or parameters of the benefited area in the feasibility report.

C. "Per Lot" Method of Assessment.

The "per lot" method of assessment is based on equal assessment of all lots within the benefited area. This method is typically applied to single-family residential lots with similar sizes and configurations. The "assessment per lot" shall be the quotient of the "assessable cost" divided by the total assessable lots or parcels benefiting from the improvement. For the purpose of determining the "lots" or "parcels" all parcels, including those owned by governmental entities, shall be included in such calculations.

SECTION 8. STANDARDS FOR PUBLIC IMPROVEMENT PROJECTS.

The following standards are hereby established by the City to provide a uniform guide for improvements within the City.

A. Surface Improvements

Surface improvements shall normally include all improvements visible on or above the ground within the right-of-way, and include, but are not limited to, trees, lighting, sidewalks, trails, signing, street and accessory improvements such as drainage ponds and facilities, parking lots, parks and playgrounds. Surface improvements shall also normally include aggregate or granular base materials for bituminous and concrete pavements.

Policy Statement. Prior to construction or completion of surface improvements, all utilities and utility service lines (including sanitary sewers, storm sewers, water lines, gas and electric service) shall be installed to all planned service locations such as residences or buildings.

When practicable, no surface improvements to less than both sides of a full block of street shall be approved except as necessary to complete partially completed improvements initiated previously. Concrete or bituminous curbing, or concrete curb and gutter, shall be installed at the same time as street surfacing.

B. Sub-Surface Improvements

Sub-surface improvements shall normally include such items as water distribution, sanitary sewer and storm sewer lines and appurtenant infrastructure, and electric and gas utilities.

Main lines are the publicly owned and maintained lines or facilities such as trunk lines, interceptors, mains, and laterals. Service lines are those privately owned lines or facilities extending from the main line to the property line.

Policy Statement. Sub-surface improvements shall be made to serve current and projected land use. All installations shall conform to applicable standards established by local, state and/or federal agencies of competent jurisdiction. All installations shall also comply, to the maximum extent feasible, with nationally recognized standards such as those of the American Insurance Association.

Service lines from the lateral or trunk utility to the property line of all planned service locations such as residences or buildings on properties whose owner has requested service shall be installed in conjunction with the construction of the mains.

C. Subgrade Improvements

Subgrade improvements shall normally include such items as subgrade corrections (removing layers/pockets of unsuitable soils and replacing them with aggregate base, select granular material, or other more suitable soils) and installation of geotextile fabrics.

Policy Statement. Prior to construction or completion of subgrade improvements, all utilities and utility service lines (including sanitary sewers, storm sewers, water lines, gas and electric service) shall be installed to all planned service locations such as residences or buildings.

SECTION 9. POLICIES OF REASSESSMENT.

The City shall design public improvements to last for a definite period. The life expectancy or service life shall be as stated in the policy statement of this section, or if different, shall be as stated in the resolution ordering improvement and preparation of plans.

Policy Statement

The following are the "life expectancies" or "service lives" of public improvements except as may be otherwise stated in the resolution ordering improvement and preparation of plans.

1. Sidewalks and Trails – 30 years.
2. Street improvements, including surfacing and curb and gutter – 60 years.
3. Ornamental street lighting – 30 years.
4. Water Mains – 60 years.
5. Sanitary Sewers – 60 years.
6. Storm Sewers – 60 years.

SECTION 10. ASSESSMENT COMPUTATIONS.

The following is the typical city assessment for various specified improvements. The City Council reserves the right to vary from the following computations when conditions warrant. All computations are subject to the criteria set forth in Section 1.

A. Street and Curb and Gutter Improvements

1. ***New Construction.*** New streets are assessed 100% to the abutting benefited properties. Street and curb and gutter improvements will normally be assessed by the adjusted front footage method for commercial, industrial and multi-family residential properties, or by the per lot method for single-family residential properties, however other methods including the area method may be utilized if conditions warrant. Cost of construction of streets shall be assessed based on the minimum design of 7-ton axle load in residential areas and 9-ton axle load in commercial and industrial areas. Oversizing costs that are incurred in excess of the above may be paid by: (1) State funds, (2) larger assessment rates to other benefited properties, (3) general obligation funds, or (4) any other method or combination of methods authorized by the City Council.
2. ***Reconstruction and Overlays.*** Street reconstructions and overlays, including the associated removal and replacement of curb and gutter, are assessed 25% to the abutting benefited properties or as otherwise determined by Council ordered benefit appraisals.
3. ***Gravel Streets.*** Upgrading existing gravel streets by adding pavement, curb and gutter, and storm sewer are assessed 50% to the abutting benefited properties or as otherwise determined by Council ordered benefit appraisals.
4. ***Seal Coats.*** Sealcoats are not assessed.
5. ***Alleys.*** Upgrading existing gravel alleys by adding pavement is assessed 50% to all lots abutting on the alley in the block being improved or as otherwise determined by Council ordered benefit appraisals. Reconstructing existing paved alleys is 25% assessed to all lots abutting on the alley or as otherwise determined by Council ordered benefit appraisals.

B. Sidewalks and Trails

1. ***New Construction.*** New sidewalks and trails are not assessed to the abutting property on which the sidewalk is located, but rather are funded 100% by the City. In new subdivisions, the City will require the developer to finance sidewalk and trail improvements rather than assessing the cost.
2. ***Reconstruction.*** Replacement sidewalks are assessed 25% to the abutting property owner and 75% City funded.

C. Storm Sewer Improvements

Storm sewers are assessed on a project-by-project basis. Storm sewers in new subdivisions are considered an assessable improvement on an area basis.

Oversizing costs due to larger mains and larger appurtenances are paid for by a combination of availability charges, user charges and/or trunk area assessment charges. Trunk area storm sewer charges are levied to all unplatted property at the time of platting, to re-plats that have not been charged trunk area charges when the land was originally platted, and to re-plats that have been charged trunk area charges when the land was originally platted but where the use is increasing (only the cost difference based on current and prior use is charged). The charges will be set in the annual fee schedule approved by the City Council.

Normally, storm sewers are assessed on an area basis (square foot or acres), but in certain situations the per lot method or adjusted front footage method may be utilized at the City Council's discretion.

The replacement of existing storm sewers is paid for entirely through the Stormwater Utility Fund.

D. Sanitary Sewer Assessments

Assessments for sanitary sewer in residential areas are based upon the cost of construction of 8-inch mains, which is the smallest size installed in residential areas of the City. Assessments for sanitary sewers in commercial and industrial areas are based upon a standard size of 12-inch mains. Sanitary sewer assessments must conform to Chapter 8 of the City Charter.

Oversizing costs due to larger mains and larger appurtenances will be paid for by a combination of availability charges, user charges and/or trunk area assessment charges. Trunk area sanitary sewer charges shall be levied on all un-platted property at the time of platting and on re-plats that have not been charged trunk area charges when the land was originally platted. The charges will be set in the annual fee schedule approved by the City Council. Services installed to individual properties are assessed to the benefiting property as allowed under Chapter 8 of the City Charter.

Normally, sanitary sewers are assessed on an area basis (square foot or acres), but in certain situations the per lot method or adjusted front footage method may be utilized at the City Council's discretion.

Lateral benefit from major trunk sewers or interceptors is assessed to the properties benefited by the sewer. Any oversizing cost is assessed as described above.

The replacement of existing sewers is funded entirely by the City through the sewer enterprise funds.

Individual sanitary sewer service lines installed directly to specified properties are fully assessed directly to the benefited properties. Properties that have existing private sanitary services, but do not have mainline sewers adjacent to, across or abutting their property lines pay 0% of the assessment rate for the new mainline sanitary sewer, and 100% of the cost associated with replacing the service lines.

Any existing sanitary sewer service lines found to be defective as part of a project are replaced as part of the project and are assessed to the benefiting property as allowed under Chapter 8 of the City Charter.

Property owners electing to connect to City sewer during street reconstruction projects will receive a credit to offset those costs that would have been incurred by the City to reconstruct the street and boulevard after connecting to City sewer if the street were not being reconstructed. The amount of the credit will be set in the annual fee schedule approved by the City Council. Connecting to City sewer requires a City water connection.

E. Watermain Assessments

Assessments for watermains in residential areas are based upon the cost of construction of 8-inch mains, which is the smallest size installed in residential areas of the City. Assessments for watermains in commercial and industrial areas are based upon the standard size of 12-inch mains. Watermain assessments must conform to Chapter 8 of the City Charter.

Oversizing costs due to larger mains and larger appurtenances are paid for by a combination of availability charges, user charges and/or trunk area assessment charges. Trunk area water charges shall be levied on all un-platted property at the time of platting and on re-plats that have not been charged trunk area charges when the land was originally platted. The charges will be set in the annual fee schedule approved by the City Council. Services installed to individual properties shall be fully assessed to the benefiting property.

Normally, watermains are assessed on a per lot basis, but in certain situations the area or adjusted front footage method may be utilized at the City Council's discretion.

The replacement of existing watermains is funded entirely by the City through the water enterprise funds.

Lateral benefit from major trunk watermains is assessed to properties benefited by the watermain. Lateral watermain assessments are based on the costs for an equivalent 8-inch diameter watermain for residential properties and for an equivalent 12-inch diameter watermain for commercial/industrial properties.

Individual water service lines installed directly to specified properties are fully assessed directly to the benefited properties. Properties that have existing private water services, but do not have

mainline watermains adjacent to, across or abutting their property lines pay 0% of the assessment rate for the new watermain but 100% of the cost associated with replacing their service lines.

Any existing water service lines found to be defective as part of the project, are replaced as part of the project and are assessed directly to the benefiting property as allowed under Chapter 8 of the City Charter.

Property owners electing to connect to City water during street reconstruction projects will receive a credit to offset those costs that would have been incurred by the City to reconstruct the street and boulevard after connecting to City water if the street were not being reconstructed. The amount of the credit will be set in the annual fee schedule approved by the City Council.

F. Street Boulevard Trees

All street boulevard trees installed as part of new street constructions or in reconstructing existing streets shall be included as part of the overall project costs included in the assessment calculations.

G. Street Lights

All costs for new streetlights installed as part of constructing new streets or streetlights relocated as part of reconstructing streets are included in the overall project costs and included in the assessment calculations, unless otherwise directed by the City Council. In new subdivisions, the City will require the developer to finance street light improvements rather than assessing the cost.

H. Other Improvements

Based on the City Council's determination, any other eligible improvements may be fully assessed or assessed in part.

SECTION 11. DEFERMENT OF SPECIAL ASSESSMENTS.

Subd. 1. The Council may defer the payment of any special assessment on homestead property owned by a person who is 65 years of age or older, or who is retired by virtue of permanent and total disability, and the City Clerk is hereby authorized to record the deferment of special assessments where all of the following conditions are met:

1. The applicant must apply for the deferment not later than 90 days after the assessment is adopted by the City Council.
2. The applicant must be 65 years of age or older or retired by virtue of permanent and total disability at the time the assessment is adopted.
3. The applicant must be the owner of the property.
4. The applicant must occupy the property as his or her principal place of residence.
5. The average annual payment for assessments levied against the subject property exceed one percent of the adjusted gross income of the applicant as evidenced by the applicant's most recent federal income tax return. The average annual payment of an assessment shall be the total cost of the assessment divided by the number of years over which it is spread.

Subd. 2. The deferment shall be granted for as long a period of time as the hardship exists and the conditions in subdivision 1 remain true. It shall be the duty of the applicant to notify the City Clerk of any change in his or her status that would affect eligibility for deferment.

Subd. 3. The entire amount of deferred special assessments shall be due within sixty days after loss of eligibility by the applicant. If the special assessment is not paid within the sixty (60) days, the City Clerk shall add thereto interest accruing from the first date the applicant loses eligibility at the rate as defined in section 6.4 and the total amount of principal and interest shall be certified to the County Auditor for collection with taxes the following year. Should the applicant demonstrate to the satisfaction of the Council, that full repayment of the deferred special assessment would cause the applicant particular undue financial hardship, the Council may order that the applicant pay within sixty days a sum equal to the number of installments of deferred special assessments outstanding and unpaid to date, including principal and interest, with the balance thereafter paid according to the terms and conditions of the original special assessments.

Subd. 4. The option to defer the payment of special assessments shall terminate and all amounts accumulated plus applicable interest shall become due upon the occurrence of any one of the following:

1. The death of the owner when there is no spouse who is eligible for deferment.
2. The sale, transfer or subdivision of all or any part of the property.
3. Loss of homestead status on the property.
4. Determination by the Council for any reason that immediate or partial payment would impose no hardship.

State Law References(s): Minn. Stat. § 435.193, Senior Citizens or retired & disabled persons hardship special assessment deferral.

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #15-01-016

RESOLUTION AMENDING RESOLUTION #14-12-250 ADOPTING SPECIAL ASSESSMENTS POLICY FOR CITY IMPROVEMENT PROJECTS

WHEREAS, the City of Ramsey develops and constructs public improvement projects on a regular basis; and

WHEREAS, public improvements provide benefit to residents and businesses throughout the City; and

WHEREAS, State Statute 429 authorizes the City of Ramsey to collect Special Assessments from benefiting properties to help pay for public improvement projects; and

WHEREAS, the Ramsey Public Works Committee assisted with the development of the Special Assessments Policy and recommends adoption of the Special Assessments Policy to help fund a portion of street reconstruction projects; and

WHEREAS, the Ramsey City Council assisted with the development of the draft Special Assessments Policy to help fund a portion of street reconstruction projects.

WHEREAS, section 6: #4: Interest has been amended to reflect accurate rate of interest to be charged on bonded projects.

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

1) That the attached Special Assessments Policy will be used to help pay for public improvement projects throughout the City.

2) That the attached Special Assessments Policy does not conflict with the City Charter as related to levying special assessments to help pay for public improvements.

3) That the attached Special Assessments Policy is hereby approved with the conditions noted above.

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 13th day of January, 2015.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **4. 18.**

Meeting Date: 01/13/2015

By: Chris Anderson, Community Development

Information

Title

Adopt Resolution #15-01-003 and Resolution #15-01-004 Adopting Findings of Fact and Approving a Request for a Home Occupation Permit to Operate a Frozen Foods Sales and Delivery Business on the Property Located at 14920 Chameleon St NW; Case of Abdelfettah Benzoubair

Purpose/Background:

Through the Code Enforcement program, the City became aware of a Home Occupation being operated at 14920 Chameleon St NW (the "Subject Property"). In response to a Notice of Violation, the City received an application for a Home Occupation Permit to operate Pipestone Deliveries, a frozen foods sales and delivery business, from the Subject Property. Due to the number of 'non-resident' employees (2) and the fact that there is exterior evidence of the Home Occupation (vehicles), this request is subject to review by the Planning Commission and action by the City Council.

Notification:

Staff attempted to notify all Property Owners within 350 of the Subject Property of the Public Hearing via Standard US Mail. The Public Hearing Notice was also published in the Anoka County UnionHerald.

Observations/Alternatives:

The Applicant owns and operates Pipestone Deliveries, a frozen foods sales and delivery business, from the Subject Property. The business is primarily operated out of an approximately fifty (50) square foot office within an attached garage and has two (2) employees that do not reside at the Subject Property. The Subject Property is approximately one (1) acre in size and is zoned R-1 Residential (Rural Developing).

City Code Section 117-351 (Home Occupations) states that home occupations are permitted in accessory buildings as long as there is at least 400 square feet of accessory building space reserved/maintained for the primary residential garage. The attached garage has five (5) stalls, which combined satisfies this requirement.

There are three (3) vehicles used in conjunction with the business that are parked/stored on the driveway in front of the home. Two (2) standard passenger vans that have been internally modified to accommodate a chest freezer in each and a pick-up truck mounted with a refrigeration unit in its bed. The two passenger vans are not classified as commercial vehicles per City Code; however, due to the external modification to the pick-up (the refrigeration unit), it is classified as a commercial vehicle. Thus, per City Code Section 117-355 (Residential Off-Street Parking), the pick-up truck shall be parked indoors (Applicant has stated that the refrigeration unit is slightly taller than the door opening and thus cannot fit within the attached garage), or in the side or rear yard on an improved surface and screened from public roads and adjacent properties to a degree of fifty percent (50%).

The Applicant does employ two (2) people that do not reside on the Subject Property. City Code Section 117-351 (Home Occupations) limits the number of 'non-resident' employees to one (1) on parcels less than three (3) acres in size, without City Council approval. The two (2) employees come to the Subject Property in the morning to pick up their van (loaded with product for the day) and are out on their sales/delivery routes throughout the day. At the end of the day, they return to the Subject Property to finalize paperwork, unload any unsold product, and drop off the van.

The number of vehicle trips associated with a Home Occupation is limited to no more than sixteen (16) within a

twenty-four hour period. There are a maximum of ten (10) vehicle trips per day generated by the Home Occupation. The Applicant goes to a cold storage facility in Fridley to pick up product in the morning (two vehicle trips, there and back). Two (2) employees come to the Subject Property to pick up the van (two vehicle trips) and then leave the Subject Property with their loaded van (two vehicle trips). They then return to the Subject Property at the end of the day (two vehicle trips) and then leave with their personal vehicles (two vehicle trips). Considering the location of the Subject Property, all vehicle trips associated with the Home Occupation have a very short distance from the Subject Property to Armstrong Blvd (e.g. they do not have to drive all the way through an entire neighborhood).

The Applicant has stated that the business hours typically are 9:00 a.m. to 9:00 p.m. Monday through Friday, excluding holidays. The Applicant has also provided evidence of their Retail Mobile Food Handler license issued by the Minnesota Department of Agriculture. The Applicant does not conduct sales within the City and thus, a Peddler, Solicitor, or Transient Merchant license from the City is not required. Finally, the Applicant is seeking a more permanent commercial location for his business but until then, he is trying to remain in compliance with City Code, which is why he is seeking the Home Occupation Permit.

The Planning Commission conducted a Public Hearing at their December 4, 2014 meeting. One resident, the neighbor directly across Chameleon St from the Applicant, attended the Public Hearing and stated that she supports the request. Due to the limited time that the two (2) non-resident employees are on the Subject Property (approximately 30 minutes in the morning and 30 minutes in the evening), the Planning Commission did recommend that the Findings of Fact and the Home Occupation Permit be amended to strike the limit of two [2] vehicle trips per hour. Note that the Planning Commission confirmed that the total vehicle trips related to the Home Occupation would not exceed sixteen (16) within a 24-hour period.

Alternatives:

Option #1: Adopt Resolutions #15-01-003 and #15-01-004 approving the Home Occupation. The Home Occupation does not appear to generate excessive noise, traffic, nuisance or fire hazard. While the business exceeds the number of non-resident employees by one, the majority of their day is spent off-site doing door to door sales and deliveries. Furthermore, while the vehicles used in conjunction with the business provide exterior evidence of the Home Occupation, only one meets the definition of a commercial vehicle (and even then, it is a standard pick-up truck mounted with a refrigeration unit in the bed, similar to some camper units in size). The Subject Property is a corner lot off of Armstrong Blvd, and thus, it appears that the vehicle trips related to the business would provide little disruption to the neighborhood. Staff supports this option.

Option #2: Adopt Resolutions #15-01-003 and #15-01-004, with modifications, approving the Home Occupation. If the City Council supports the request but identifies additional conditions that would further help protect the peace, quiet and domestic tranquility of the neighborhood, the resolutions could be modified accordingly before taking action.

Option #3: Do not approve the Home Occupation Permit request. While the Home Occupation was beyond a level that allowed for administrative approval, it does not appear that it would negatively impact the residential feel of the neighborhood. The off-street parking standards can be maintained (relating not only to location and surfacing, but also with total allowable items parked/stored outside on the Subject Property) and the Home Occupation does not generate excessive noise nor does it represent a fire hazard to adjacent properties. Staff does not support this option.

Funding Source:

All costs associated with reviewing the Application are the responsibility of the Applicant.

Recommendation:

The Planning Commission recommends approval of Resolutions #15-01-003 and #15-01-004 adopting Findings of Fact and approving a Home Occupation Permit for a frozen foods sales and delivery business at 14920 Chameleon St NW.

Action:

Motion to adopt Resolutions #15-01-003 and #15-01-004 adopting Findings of Fact and approving a Home Occupation Permit for a frozen foods sales and delivery business at 14920 Chameleon St NW.

Attachments

Site Location Map

Applicant's Business Summary

Photos of Site

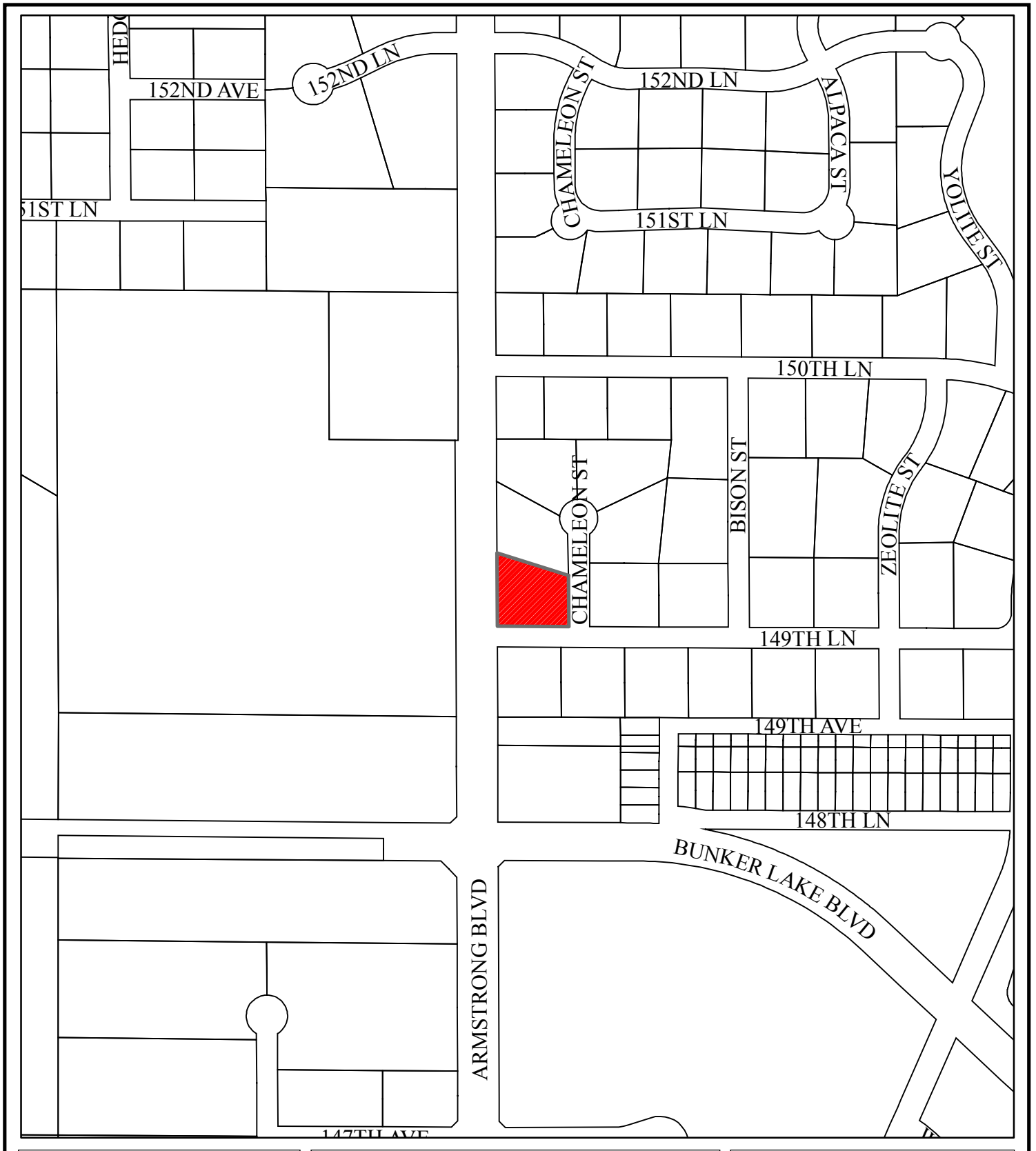
Draft Planning Commission Meeting Minutes Dated 12.4.14

Resolution #15-01-003: Draft Findings of Fact

Resolution #15-01-004: Draft Home Occupation Permit

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	01/07/2015 09:07 AM
Kurt Ulrich	Kurt Ulrich	01/08/2015 09:26 AM
Form Started By: Chris Anderson		Started On: 12/05/2014 12:04 PM
Final Approval Date: 01/08/2015		



City of RAMSEY

Pipestone Deliveries, LLC
14920 Chameleon Street NW
21-32-25-33-0013

Legend
Site
Parcels

N

0 500 1,000 Feet

10-27-14

Small independent business (Pitestone Deliveries llc) located at 14920 Chameleon St NW. Ramsey, MN 55303. We do door to door Sales and delivery of Frozen meat, (chicken, Pork, Seafood, and Steak.) The meat is picked up by myself (Fettah Benzoubair) from a Cold Storage located in Fridley. Once the meat is picked up, I bring it back to my home and load the vehicles for the day.

My Employees William Atwell and Ernie Albert arrive at approximately 9am Monday - Friday (excluding Holidays) to check in, get locations of areas to be worked for the day, last retrieve their loaded van. The Employees vehicles remain in the driveway while vehicles (vans) are in use. The Employees return around 8pm to plug in the vans and get their vehicles. There is around 16 trips coming and going between myself and Employees each day.

The Masority of the business is ran outside in the driveway. The driveway has been extended for this purpose.

In addition there is Currently a zoning permit application being Submitted to the City of Ramsey to start building a fence to have Commercial vehicles not in plain view.

The house where Pipestone Deliveries llc is located is on 2acre's of land. The house is 2500 sq ft in which the garage is 700 sq ft of that. There is a small office located in the garage that estimated at around 50 sq ft. this OFFICE holds a desk, Computer, fax machine, Phone, printer, and paperwork.

Pipestone Deliveries llc. has been in business since August 2012. We are licensed with the Minnesota Department of Agriculture with a Retail Mobile Food Handelers license. We hold a A· B.B.B. rating. We Strive to do an Excellent JOB in Customer Service and would like to Stay in Compliance with the City of Ramsey.

Thanks

Pipestone Deliveries llc


OPEN


Pipestone








Pipestone
Deliveries
Beef • Chicken • Pork • Seafood
763-238-9676
www.pipestonedeliveries.com
Z71





PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, December 4, 2014, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Gary Levine Commissioner Randy Bauer Commissioner Matthew Maul Commissioner Cindy Nosan Commissioner Gary VanScoy
Members Absent:	Commissioner Ralph Brauer
Also Present:	Community Development Director Timothy Gladhill City Planner Chris Anderson

1. CALL TO ORDER

Chairperson Levine called the regular meeting to order at 7:00 p.m.

2. CITIZEN INPUT

None.

3. APPROVAL OF AGENDA

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to approve the agenda as presented.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, VanScoy, Maul and Nosan. Voting No: None. Absent: Commissioner Brauer.

4. APPROVE PLANNING COMMISSION MINUTES

None.

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: Public Hearing: Consider Request for a Home Occupation Permit to Operate a Frozen Foods Sales and Delivery Business on the Property Located at 14920 Chameleon Street NW; Case of Abdelfettah Benzoubair

Public Hearing

Chairperson Levine called the public hearing to order at 7:02 p.m.

Presentation

City Planner Anderson presented the staff report stating through the Code Enforcement program, the City became aware of a Home Occupation being operated at 14920 Chameleon Street NW. In response to Notice of Violation, the City received an application for a Home Occupation Permit to operate Pipestone Deliveries, a frozen foods sales and delivery business from the subject property. Due to the number of 'non-resident' employees (2) and the fact that there is exterior evidence of the Home Occupation (vehicles) this request is subject to review by the Planning Commission and action by the City Council. Staff reviewed the request in further detail, noting the applicant was working to find a commercial site and recommended approval of the Home Occupation Permit.

Citizen Input

Sharon White, 14921 Chameleon Street NW, explained the applicant has improved the yard and house greatly over the past three years. She fully supported the home occupation.

Abdelfettah Benzoubair, 14920 Chameleon Street NW, discussed his home occupation in further detail with the Commission. It was his hope to expand his business to a commercial site in the near future. He thanked the Commission for considering his request.

Commissioner Bauer asked how long the employee vehicles were parked onsite along with the vans. Mr. Benzoubair estimated there was a 20 to 30 minute span each morning and evening.

Commissioner Bauer recommended striking the trips per hour restriction within the Findings of Fact. City Planner Anderson supported this recommendation.

Commissioner VanScoy inquired if the applicant would be placing any screening on his property. Mr. Benzoubair explained he would be placing a fence along the side of his garage that would screen 50% of the vans.

Motion by Commissioner VanScoy, seconded by Commissioner Nosan, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners VanScoy, Nosan, Bauer and Maul. Voting No: None. Absent: Commissioner Brauer.

Chairperson Levine closed the public hearing closed at 7:13 p.m.

Commission Business

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to recommend approval of Resolution #14-12-248 adopting Findings of Fact, amending Finding #4 eliminating the traffic trips restriction.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, VanScoy, Maul, and Nosan. Voting No: None. Absent: Commissioner Brauer.

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to recommend that City Council adopt Resolution #14-12-249 approving a Home Occupation Permit for a frozen foods sales and delivery business at 14920 Chameleon Street NW, eliminating Item #4 regarding the number of traffic trips per hour.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, VanScoy, Maul, and Nosan. Voting No: None. Absent: Commissioner Brauer.

5.02: Consider Recommendation for Resolution #15-01-002 Granting Site Plan Approval of Fire Station No. 2 Replacement to be Located at 5650 Alpine Drive NW; Case of the City of Ramsey

Presentation

Community Development Director Gladhill presented the staff report stating the purpose of this case was to consider a recommendation to the Council on a proposed site plan for a new Fire Station No. 2 to be located at 5650 Alpine Drive NW. This is the first of multiple steps for the City Council to consider in advancing towards construction of a new Fire Station No. 2. Approval of a Site Plan for Fire Station No. 2 does not give final authorization to commence construction. The Council will still need to advertise for competitive bids and award a contract if it chooses to move forward with construction.

Community Development Director Gladhill explained that the proposed 10,000+ square foot building will provide office, meeting, locker room, and apparatus bay areas for a paid on-call fire department to replace the existing fire station located at 15153 Nowthen Boulevard NW, the former municipal center. The facility is not designed for a full-time Fire Department staff. This will be a multi-purpose facility with space for a Police Department sub-station, Allina Health Emergency Medical Services, and polling location for local elections. The site also currently is the location of an Anoka County Communications Tower (800 MHz). The proposed facility will gain access from both Helium Street and Alpine Drive. Staff reviewed the request and recommended approval of the Site Plan for Fire Station No. 2.

Fire Chief Dean Kapler further reviewed the layout of proposed Fire Station No. 2 in detail with the Commission. He believed that the paid on-call fire department would be needed going into the foreseeable future. He explained how the proposed location was in a prime location to serve the City of Ramsey. He provided comment on the building design noting it would be multi-use, serving both the police and fire department.

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

RESOLUTION #15-01-003

A RESOLUTION ADOPTING FINDINGS OF FACT #0938 RELATING TO A REQUEST FROM ABDELFETTAH BENZOUBAIR FOR A HOME OCCUPATION PERMIT TO OPERATE PIPESTONE DELIVERIES ON THE PROPERTY LOCATED AT 14920 CHAMELEON ST NW.

WHEREAS, the City of Ramsey received an application from Abdelfettah Benzoubair requesting a home occupation permit to operate Pipestone Deliveries in an attached accessory building located on the property generally known as 14920 Chameleon St NW and legally described as follows:

> Lot 1, Block 2, Greenland Hills, Anoka County, Minnesota, Subject to easement as shown on the plat.
>
> (the "Subject Property")

NOW THEREFORE, BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA that the findings of fact relating to the request are determined to be as follows:

1. That on November 3, 2014, Abdelfettah Benzoubair, herein referred to as the "Applicant", properly applied for a home occupation permit to operate Pipestone Deliveries (the "Home Occupation") in an attached accessory building on the Subject Property.

2. That the Applicant appeared before the Ramsey Planning Commission for a public hearing pursuant to Section 117-51 of the City Code on December 4, 2014, and that said public hearing was properly advertised.

3. That the Subject Property is zoned R-1 Residential (Rural Developing), and the surrounding parcels to the north, east and south are also zoned R-1 Residential (Rural Developing) while the property west of CSAH 83 is zoned R-3 Residential (High Density).

4. That the Subject Property is approximately one (1) acre and is surrounded by lots of similar sizes to the north, east while the parcel west of CSAH, which is currently vacant, is over thirty (30) acres in size.

5. That the Subject Property is guided as Rural Developing on the City's Future Land Use Map.

6. That the Applicant resides at the Subject Property but his brother, Abdelhakim Benzoubair, owns the Subject Property where the Home Occupation operates.

7. That the Home Occupation involves the sale and delivery of frozen foods.

8. That there is a small office (approximately fifty [50] square feet) within the attached garage on the Subject Property where the administrative elements of the Home Occupation are conducted as well as a chest freezer that is used to store unsold product overnight. The City's Building Official has reviewed photos of the office and has determined that a Building Permit is not necessary for the type of improvements that have been made to the garage.

9. That there will be at least 400 square feet of garage space reserved for indoor residential parking and storage related to the residential us on the Subject Property.

10. That there is exterior evidence of the existence of the Home Occupation on the Subject Property including the parking/storing of a commercial vehicle and two (2) standard passenger vans with

company lettering, which do not meet the definition of a commercial vehicle per City Code but do represent exterior evidence of the Home Occupation.

11. That the commercial vehicle is a z71 Chevy pick-up truck with a refrigerated unit mounted in the bed.

12. That there are two (2) standard passenger vans used in the Home Occupation, one GMC and one Chevrolet.

13. That the three (3) vehicles used in conjunction with the Home Occupation are parked on a concrete driveway in the front yard.

14. That the commercial vehicle (z71 Chevy pick-up truck with mounted refrigeration unit) must be parked in the side or rear yard of the Subject Property on an improved surface of class V gravel (minimum depth of two [2] inches, concrete or asphalt) and shall be screened to a degree of fifty percent (50%) from public roads and adjacent properties in accordance with City Code Section 177-355 (Residential Development Off-Street Parking).

15. That the two (2) vans used in conjunction with the Home Occupation are equipped with internal chest freezers that, when needed, are plugged in overnight to maintain a certain temperature.

16. That based on the size of the Subject Property, there shall be no more than six (6) items stored or parked outside and it appears that the Applicant does comply with this standard.

17. That there are no interior or exterior business signs or displays related to the Home Occupation on the Subject Property.

18. That the Home Occupation will not generate more than sixteen (16) vehicular trips within a twenty-four (24) hour period, as established in City Code Sec. 117-351 (Home Occupations).

19. That the Home Occupation does not constitute a fire hazard to neighboring residences.

20. That the Home Occupation does not include operations related to internal combustion engines, body shops, ammunition manufacturing, motor vehicle repairs or sale.

21. That there are two (2) employees of the Home Occupation that do not reside in the dwelling unit on the Subject Property; however, most of their work is off-site. The two (2) non-resident employees come to the Subject Property to pick up product in the morning and return to the Subject Property in the evening to complete paper in the office within the attached garage.

22. That the two (2) non-resident employees park their personal vehicles on the driveway of the Subject Property while they are out on deliveries.

23. That the Home Occupation does not involve operating methods that include transactions with the public (customers, clients, consultants, subcontractors, etc.) on the Subject Property.

24. That the Home Occupation does not conduct retail sales on the Subject Property.

25. That the Home Occupation business hours are proposed to be 9:00 a.m. to 9:00 p.m. Monday through Friday, excluding holidays. The Home Occupation will not operate on Saturdays or Sundays.

26. That the Home Occupation does not conduct sales within the City and therefore, a Peddler, Solicitor, or Transient Merchant license is not required.

27. That the Applicant does have a current Retail Mobile Food Handler license, issued by the Minnesota Department of Agriculture.

28. That all structures shall comply with all applicable codes, including, but not limited to, building, fire and zoning.

29. That the City finds the Home Occupation operates beyond the parameters of general and administrative home occupation permit requirements (117-351) and therefore requires Planning Commission and City Council review and approval.

30. That the City finds that the Home Occupation does not operate beyond the intent and parameters of 117-351 (Home Occupations) and finds that the Home Occupation is low-level even though it is not a use typically found in a residential area.

31. That the Applicant has stated the Home Occupation is only temporary until an affordable commercial site is found.

32. That on December 5, 2014, in accordance with Minnesota Statute 15.99, the City issued a letter to Applicant stating that the City was invoking a sixty (60) day extension to the sixty (60) day time limit for reviewing and commenting on the application.

33. That the proposed use will not adversely impact traffic in the area.

34. That the proposed use will be compatible with the residential neighborhood.

35. That the proposed use will not be unduly dangerous or otherwise detrimental to persons residing or working in the vicinity of the use or to the public welfare.

36. That the proposed use will not substantially adversely impair the use, enjoyment, or market value of neighboring properties.

37. That the proposed use will not be hazardous or disturbing to existing or future neighboring uses.

38. That the proposed use will be served adequately by public facilities and services such as highways and streets.

39. That the proposed use will not create excessive additional requirements at public cost for public facilities and services, and it will not be detrimental to the economic welfare of the community.

40. That the proposed use will not involve activities and uses that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.

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:

where upon said resolution was declared duly passed and adopted by the Ramsey City Council

on this the 13th day of January, 2015.

_____
Mayor

ATTEST:

_____
City Clerk

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

RESOLUTION #15-01-004

A RESOLUTION APPROVING THE ISSUANCE OF A HOME OCCUPATION PERMIT TO OPERATE A FROZEN FOODS SALES AND DELIVERY BUSINESS ON THE PROPERTY LOCATED AT 14920 CHAMELEON ST NW BASED ON FINDINGS OF FACT #0938 AND DECLARING TERMS OF PERMIT

WHEREAS, Abdelfettah Benzoubair properly applied for a home occupation permit to operate a frozen foods sales and delivery business on the property generally known as 14920 Chameleon St NW and legally described as:

> Lot 1, Block 2, Greenland Hills, Anoka County, Minnesota, Subject to easement as shown on the plat.
>
> (the "Subject Property")

WHEREAS, the Ramsey Planning Commission met on December 4, 2014, conducted a public hearing, and recommended City Council approval of the request; and

WHEREAS, the Ramsey City Council adopted Resolution #15-01-003 adopting Findings of Fact #0938 for this use and herein approves the home occupation permit.

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

On January 13th, 2015, a home occupation permit ("Permit") was issued by the City of Ramsey ("CITY") to Abdelfettah Benzoubair ("PERMITTEE") to operate a frozen foods sales and delivery business on the **Subject Property**.

This **Permit** is issued pursuant to Sections 117-51 and 117-351 of the Ramsey City Code. The conditions of this **Permit** are as follows:

1. That this resolution shall allow for a frozen foods sales and delivery business (the "Home Occupation") to operate in an attached garage on the **Subject Property**. The **PERMITTEE** shall be required to reserve at least 400 square feet of accessory structure space for the purposes of the primary residential use.

2. That the **PERMITTEE** shall reside in the dwelling unit of the **Subject Property** and is allowed two (2) non-resident (do not reside at the **Subject Property**) employees. Notification must be given to the **CITY** if the **PERMITTEE** will utilize non-resident employees.

3. That the established business hours of the **Home Occupation** on the **Subject Property** are Monday through Friday between 9:00 a.m. and 9:00 p.m. The **Home Occupation** may not operate on Saturdays or Sundays.

4. That the number of vehicular traffic trips per day to the **Subject Property** may not exceed sixteen (16) vehicle trips per twenty-four (24) hour period and vehicular traffic trips include deliveries, customer, sub-contractor and employee trips.

5. That the **PERMITTEE** may not lease the business portion of the accessory structure located on the **Subject Property** to any person(s) that does not reside on the **Subject Property**.

6. That the **PERMITTEE** agrees to comply with Chapter 117, Article II, Division 6, Subdivision 1 of City Code, titled "Signs".

7. That the **PERMITTEE** agrees to comply with section 117-355 of City Code relating to outside storage and maneuvering of vehicles and equipment on the **Subject Property**; all parking and maneuvering areas on the **Subject Property** must be surfaced with class V gravel (minimum depth of two [2] inches), concrete or asphalt.

8. That all private use and commercial vehicles and equipment related to the **Home Occupation** shall be parked on a driveway on the **Subject Property**.

9. That the **PERMITTEE** shall comply with Section 117-355 (Residential Development Off-Street Parking) of City Code at all times regarding number of items parked/stored outside on the **Subject Property**, location, surfacing, and screening of commercial vehicles.

10. That the **PERMITTEE** must obtain all applicable permits to ensure that the structures and driveway(s) are compliant with all applicable state and local codes.

11. That should the **PERMITTEE** die or sell the **Subject Property**, the **Permit** shall be automatically terminated, except that in the case of death, should a surviving spouse or child, residing at the same address or receiving title to the **Subject Property**, desire to continue the **Home Occupation**, written notice to that effect shall be given to the City Administrator and the City Council may authorize continuation of the **Permit** without further hearing.

12. The **PERMITTEE** shall reside on the **Subject Property**; if the **PERMITTEE** does not reside on the **Subject Property**, the **Permit** shall be terminated.

13. That adequate water supply and on-site sewage disposal facilities shall be the responsibility of the **PERMITTEE**.

14. The **PERMITTEE** shall be responsible for maintaining any applicable State or County licenses.

15. The **PERMITTEE** shall be responsible for all costs incurred in the administration and enforcement of this **Permit**.

16. That the City Administrator, or his/her designee, shall have the right to inspect the **Subject Property** for compliance and safety purposes annually or at any time, upon reasonable request.

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 13th day of January, 2015.

PERMITTEE:

Abdelfettah Benzoubair, owner(s) of Pipstone Deliveries LLC, a Limited Liability Company (domestic) according to the laws of the state of Minnesota, hereby acknowledges receipt of this Permit and has reviewed the conditions of this Permit and has agreed to comply with the terms of this Permit.

_____
Abdelfettah Benzoubair

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

On this _____ day of _____, _____, before me a Notary Public, personally appeared Abdelfettah Benzoubair, owner of Pipstone Deliveries LLC, a Limited Liability Company (domestic) according to the laws of the state of Minnesota, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

_____
Notary Public

PROPERTY OWNER:

Abdelhakim Benzoubair, owner(s) of fee title to the Subject Property, hereby acknowledges receipt of this Permit and has reviewed the conditions of this Permit and has agreed to comply with the terms of this Permit.

_____
Abdelhakim Benzoubair

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

On this _____ day of _____, _____, before me a Notary Public, personally appeared Abdelhakim Benzoubair, owner(s) of fee title to the Subject Property, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

_____
Notary Public

CITY OF RAMSEY:

By: _____ By: _____
Mayor City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On this _____ day of _____, _____, before me, a Notary Public, personally appeared Sarah Strommen and JoAnn M Thieling, to me personally known, who, being each by me duly sworn did say that they are respectively the Mayor and City Clerk of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said Municipal corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council and said Sarah Strommen and JoAnn M. Thieling acknowledge said instrument to be the free act and deed of said Municipal Corporation.

_____
Notary Public

The document drafted by:
The City of Ramsey
7550 Sunwood Dr NW
Ramsey, Minnesota 55303

This document reviewed by:
Ratwik, Roszak & Maloney, P.A.
300 U.S. Trust Building
730 Second Avenue South
Minneapolis, MN 55402

CC Regular Session **4. 19.**

Meeting Date: 01/13/2015

By: Colleen Lasher, Administrative Services

Information

Title

Adopt Resolution #15-01-020 to Hire Temporary Ice Rink Attendants

Purpose/Background:

The purpose of this case is to request authorization to hire Temporary Ice Rink Attendants. Annually the City employs Temporary Ice Rink Attendants to supervise and perform various tasks at Central Park and Ramsey Elementary School ice rinks, warming houses and grounds for approximately 10 weeks. The process to hire Temporary Ice Rink Attendants includes an open competitive recruitment, interviews, verifying qualifications and backgrounds, orientation and City Council authorization to hire.

Funding Source:

The funding required to hire Temporary Ice Rink Attendants is included within the approved budget.

Recommendation:

Staff recommends hiring Jacob Baldus, Courtni Holloway, Alec McDonald, Brittney Maki, Alle Prokopenko, Harrison Redepenning, Tyler Trovik, and Sarah Wiener as Temporary Ice Rink Attendants, all within that Rink Attendant pay scale which is $9.00 to $10.00 per hour; effective December 10, 2014.

Action:

Motion to adopt resolution #15-01-XXX to hire Jacob Baldus, Courtni Holloway, Alec McDonald, Brittney Maki, Alle Prokopenko, Harrison Redepenning, Tyler Trovik, and Sarah Wiener as Temporary Ice Rink Attendants, all within that Rink Attendant pay scale which is $9.00 to $10.00 per hour; effective December 10, 2014.

Attachments

Resolution 1501020

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/08/2015 12:07 PM
Form Started By: Jo Thieling		Started On: 01/08/2015 08:54 AM
Final Approval Date: 01/08/2015		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #15-01-020

RESOLUTION TO HIRE TEMPORARY ICE RINK ATTENDANTS

WHEREAS, annually the City employs Temporary Ice Rink Attendants to supervise and perform various tasks at Central Park and Ramsey Elementary School ice rinks, warming houses and grounds for approximately 10 weeks; and

WHEREAS, staff recruited for, interviewed, and selected qualified candidates; and

WHEREAS, all candidates passed the pre-employment screening; and

WHEREAS, staff recommends hiring Jacob Baldus, Courtni Holloway, Alec McDonald, Brittney Maki, Alle Prokopenko, Harrison Redepenning, Tyler Trovik, and Sarah Wiener as Temporary Ice Rink Attendants, all within that Rink Attendant pay scale which is $9.00 to $10.00 per hour.

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

Motion to adopt resolution #15-01-020 to hire Jacob Baldus, Courtni Holloway, Alec McDonald, Brittney Maki, Alle Prokopenko, Harrison Redepenning, Tyler Trovik, and Sarah Wiener as Temporary Ice Rink Attendants, all within that Rink Attendant pay scale which is $9.00 to $10.00 per hour; effective December 10, 2014.

The motion for the adoption of the `foregoing resolution was duly seconded by Council Member, , 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 13th day of January, 2015.

Our Mission: To work together to resposibly grow our community, and to provide quality, cost-effective, and efficient government services.

CC Regular Session **7. 1.**

Meeting Date: 01/13/2015

Submitted For: Patrick Brama, Administrative Services

By: Patrick Brama, Administrative Services

Information

Title:

Consider Purchase Agreement with PSD LLC (portions may be closed to the public)

Purpose/Background:

PURPOSE

Consider purchase agreement (PA) from PSD, LLC. for 13.97 acres of City owned land located within The COR. NOTE: if the Council wishes, the case may be discussed in closed session.

BACKGROUND (pervious case, *Original PA, zoning amendment*)

The Ramsey HRA entered into a Purchase Agreement (PA) with PSD for 13.97 acres of City owned land located within The COR on August 06, 2014 (referred to as the "*Original PA*"). The proposed closing date for the *Original PA* was no later than September 15, 2014 (termination date). Attached to this case is a copy of the *Original PA* .

On September 11, 2014 Staff received a formal request from PSD, LLC to extend the September 15, 2014 closing date of the*Original PA* to December 25, 2014. The purpose said request was to provide sufficient time for the City to amend COR-1 Zoning Code; which would allow PSD to construct their proposed project. The amendment included a change in minimum floor area ratio (FAR) from .75 to .65.

The City Council reviewed PSD's request to extend the *Original PA* on September 23, 2014. The Council decided to allow the*Original PA* to expire and requested staff bring forward a new/updated PA after the proposed COR-1 Zoning Amendment was adopted (and made effective). On October 28, 2014, the City Council adopted an ordinance to amend the COR-1 Zoning Code. This amendment became effective in late December 2014.

BACKGROUND (PSD LLC)

PSD, LLC. is development company headquartered in Ramsey. PSD LLC is managed by Jim Deal and Matt Kuker. This company is in "good-standing" with the State of Minnesota (Secretary of State Business Registration). PSD owns a several acres of land within the City of Ramsey; which is geographically concentrated within, and just south of, The COR. PSD has a history of completing quality development projects within the City of Ramsey and The COR (Allina, VA, Ramsey Office Plaza, NorthGate, etc.).

BACKGROUND (New Purchase Agreement)

The Terms and Conditions included in the *New PA* (purpose of this case) are nearly identical to the *Original PA*. Below is a general breakdown of major terms. *Identical term as previous PA.

- 13.97 acres of land located in The COR*
- $1,897,089.60*
- $50,000 earnest money*
- Government approvals required before closing*

- May 01, 2015 closing date

What's new? Attached to this case is the *New PA*. Below is an outline of changes made to the *Original PA*:

1. Termination/closing dates were changed to May 01, 2015.
These changes were made to reflect the actual project timeline and allow sufficient time for Buyer due-diligence; and, to add consistency with other contingencies outlined in this PA (e.g. F. Government Approvals).

2. City versus HRA
With the recent dissolution of the Ramsey HRA, this agreement has been updated to include the "City of Ramsey" as the seller (rather than the Ramsey HRA).

3. Government Approvals Contingency Updated
Previously, this contingency was vague and provided reference to no specific government approvals. As a result, it was unclear what the Buyer's expectations were; and, what specific government approvals would trigger completion of this contingency. This amendment provides clarity within the PA; and allows for a realistic timeline to be established for this contingency to be executed (subsequently, for the PA to close).

4. Project Assistance Notification Section.
The Buyer has indicated they would like a clause added to this agreement notifying the City of their position on potential project assistance. The PA currently under consideration by the HRA is a market-rate land transaction requiring no government subsidies or financial assistance. However, the Buyer has indicated, in the future (i.e. outside of this PA) a request for project assistance is a possibility. A potential future project assistance request would be made based off of existing market conditions and project pro forma; which, are unknown today. The Buyer has requested this clause to be added to the PA to provide transparency to their position on developing the subject property.

In 2013, the City adopted a Housing Assistance Policy. If/when a request for project assistance from the Buyer comes forward, staff would recommend it be reviewed in context of the Housing Assistance Policy, along with other applicable City policies and standards, at the time of the request. Staff would like to note, this clause does not require, bind or obligate the City to provide any project assistance to the Buyer.

5. Earnest Money May Become Hard.
See Section 2, item D of the attached purchase agreement. Per EDA request, language was added to this agreement requiring earnest money to become "hard" if buyer chooses to extend this agreement past the original closing date (25% for each month extension). Previously, no such provision existed.

Notification:
NA

Observations/Alternatives:
OBSERVATIONS

- The *Original PA* and *New PA* contain very similar terms and conditions. PSD's proposed use for the subject property also remains the same (two phases of apartments and a hotel).
- Generally, the proposed development concept fits within the City's existing zoning regulations (will require official site plan review and approval).
- The asking price for the subject property is $4.00 per square foot. The PSD offer price is $3.12 per square foot (note: PSD has agreed to constructing the required public roadway). The Council has previously reviewed this offer in closed session and accepted said price.
- The first phase of this development is a 120-unit market-rate apartment complex. This apartment complex is anticipated to generate $161,500 in total local property taxes (about $53,750 City). This apartment complex is anticipated to begin construction in the summer of 2015. PSD has indicated executing a PA in January 2015 is important to their project timeline. PSD has estimated this phase will cost about $20M to design and construct.

- The second phase of this development is another apartment complex. The size of this apartment complex will depend on several factors (market demand, parking, etc.).
- The third phase of this development is a two-phased hotel. The first phase would be 70 rooms. The second phase would include an unknown number of rooms. PSD is currently negotiating with prospect hotel operators.
- Staff has received feedback from CBRE (prospect businesses) and existing retailers that additional rooftops are needed to attract new retailers and restaurants to The COR.

ALTERNATIVES

1. Approve proposed PA(staff recommendation)
The *New PA* is very similar to a previously executed PA. The proposed deal provides several benefits to the City: (1) TIF-14 tax base which will help pay City obligations within The COR, (2) land-sale proceeds which will help payoff outstanding debt for original purchase of The COR, (3) additional rooftops located within The COR, (4) quality project, (5) positive momentum in The COR continues; and the development community can see it!, (6) the Council's general goal of selling tax-exempt surplus City owned land will be realized.

Generally, staff would recommend moving forward with the *New PA* as presented. However, it should be noted, the Council may wish to discuss/ negotiate any term/ condition/ contingency.

2. Deny proposed PA
Unless a specific hardship or concern regarding the *New PA* can be identified by the Council, staff would not recommend moving forward with this alterative. If the proposed agreement is terminated, the Staff would restart marketing the subject property with CBRE.

3. Amend and approve proposed PA
The Council may wish to tweak or adjust provisions included in the proposed amendment. Staff would be happy to make adjustments as requested by the Council. PSD, LLC will be present at the January 13 Council meeting to discuss any proposed amendments.

Funding Source:
NA

Recommendation:
The EDA reviewed this case on January 08, 2015. The EDA did pass a motion to recommend the City Council approve this purchase agreement. If available, staff will forward minutes from the January EDA meeting to the City Council before this discussion. The three major discussion items for the EDA included:

How did the construction of 145th Ave NW affect the purchase offer?
Staff indicated the cost to construct a connection from Sapphire Street to Center Street (i.e. 145th Ave) was originally negotiated to be funded by the developer. The developer agreed to funding this road, and amended their original offer to compensate for said cost. Therefore, PSD LLC's original offer was closer to the asking price of $4.00 per square foot (currently at $3.12 per square foot).

How will the City address the viewshed of the proposed apartment detached garages?
Staff indicated, this item will be discussed in detail during the City's standard site plan review process. At that time, visual/ architectural rendering will be available. This item will be reviewed in detail by the Planning Commission and City Council at a later date. Staff did also note, that said detached garages will be screened by future development along Sunwood Drive.

Will earnest money become hard?
Please see background section of this case (differences). In summary, the EDA requested a provision be negotiated to make earnest money become hard within this purchase agreement. The buyer agreed to the EDA request, and the attached purchase agreement includes said language.

Note: The draft EDA Meeting minutes have been attached o this case as of 1/13/15.

Action:

Approve the attached purchase agreement with PSD, LLC. for 13.97 acres of City owned land located within The COR; contingent upon final review and amendments from the City Attorney.

Attachments

PSD PA 010915
Concept Site Plan
CBRE Property Listing
Original PSD PA 082014
Draft January EDA Mts

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/08/2015 05:13 PM
Form Started By: Patrick Brama		Started On: 01/08/2015 03:41 PM
Final Approval Date: 01/08/2015		

PURCHASE AGREEMENT

Land Acquisition

THIS AGREEMENT is between PSD, LLC, a Minnesota limited liability company ("Buyer") and the City of Ramsey, a Minnesota municipal corporation under the laws for the state of Minnesota ("Seller").

In consideration of this Agreement, Seller and Buyer agree as follows:

1. **Sale of Property**. Seller agrees to sell and transfer to Buyer, and Buyer agrees to buy from Seller the Property (hereinafter defined) known as OUTLOT A, RAMSEY TOWN CENTER 11TH ADDITION, Anoka County, Minnesota (consisting of approximately 9.01 acres) and OUTLOT B, RAMSEY TOWN CENTER, 11TH ADDITION, Anoka County, Minnesota (consisting of approximately 4.03 acres), as depicted in the plat attached hereto.

AND

The northerly portion of Lot 1, Block 1, Ramsey Town Center, 11th Addition (consisting of approximately .93 acres), as described in exhibit E.

The combined total square footage of the 3 parcels is 608,533.2 sq ft.

2. **Purchase Price and Manner of Payment**.

a. **Purchase Price.** The total purchase price ("Purchase Price" or "Gross Sales Prices") to be paid by Buyer to Seller for the Property shall be $1,897,089.60, which shall be payable in cash on the Closing Date stated in Section 4 of this Agreement.

b. **Earnest Money**. Buyer shall pay Seller Fifty Thousand Dollars ($50,000.00) earnest money upon execution of this Agreement. The earnest money shall be held in an escrow account by Registered Abstractors, 2115 Third Avenue, Anoka MN 55303 ("Title Insurance Company"). The deposit shall be applied to the purchase price described above.

c. **Term of Agreement.** This Agreement shall continue in effect until May 1, 2015, and shall terminate, without notice to Seller, if prior thereto Buyer has not acquired the Property.

d. **Closing Date Extension** If Buyer requests the Seller to extend the Closing Date to a date specified that is later than May 1, 2015 for reasons that prevent the closing to occur that are not caused by the Seller, the Earnest Money previously deposited into the specified Escrow account shall be paid to the Seller in scheduled monthly installments. Such monthly installments will be paid as

follows: at the end of each month that extends past the original Closing Date of May 1, 2015, 25% of the initial Earnest Money will be released to the Seller; for a maximum of four total months. Any Earnest Money released will be deducted from the purchase price of this real property. In the event this property does not close, the Earnest Money released due to a Closing Date Extension will be forfeited and become property of the Seller

3. **Buyer's Contingencies**. The obligations of Buyer under this Agreement are subject to and contingent upon each of the following contingencies:

a. **Title**. Title shall have been found acceptable, or be made acceptable, in accordance with the requirements and terms of Sections 6 (a) and 7 (a) of this Agreement. At Closing, Seller shall convey a warranty deed conveying fee title to the Property in the condition required by this Agreement and the Title Company shall provide Buyer title insurance for the Property in the condition required by this Agreement.

b. **Soil Tests**. Buyer shall have determined, on or before the closing date set forth below, that Buyer is satisfied with the results of and matters disclosed by such soil and geotechnical tests of the Property as Buyer may deem necessary, all such tests to be obtained at Buyer's sole cost and expense. Within ten (10) business days after the date of this Agreement, Seller shall deliver to Buyer all soil tests and other inspections, reviews and reports, if any, pertaining to the Property that are in Seller's possession or control or have been previously prepared on Seller's behalf.

c. **Utilities**. On or before closing the Seller shall deliver to Buyer all documents, if any, that are in the Seller's possession or control which evidence the location and/or capacity of utilities available to the Property. On or before the closing date set forth below, Buyer shall confirm, at Buyer's option, that water, sanitary sewer, storm sewer and other utilities are available at the boundary of the Property. If one or more utility services are not available at the boundary of the Property, Seller covenants to extend such service, at its expense, to the boundary of the Property prior to Closing.

d. **Environmental Assessment**. On or before closing the Seller shall deliver to Buyer all environmental assessments, if any, pertaining to the Real Property that are in Seller's possession or control or have been previously prepared on Seller's behalf.

e. **Permitted Use**. On or before closing date, Buyer shall have determined that Buyer's Intended Use of the Property for multi-family housing which incorporates the use pitched roofs and detached garages, senior care facilities, hotel/motel facilities, office and retail space and parking facilities ("Buyer's Intended Use") is a permitted use under the Zoning, Subdivision and Land Use Regulations of the City of Ramsey and of Anoka County without the necessity of obtaining a variance or rezoning.

f. **Governmental Permits and Approvals**. Contingencies shall include the following government approvals, on or before closing: 1) Buyer shall obtain Major Subdivision Final Plat Approval, and 2) Buyer shall obtain Site Plan Approval for 120 apartment units. For purposes of this Agreement, Governmental Approvals do not include Building Permit Review. Buyer shall be responsible for obtaining all required Building Permits.

g. **Flood Plain Designation.** On or before closing date, Buyer shall determine that the Property is not located within a federally designated flood plain.

h. **Access.** On or before closing date, Buyer shall have determined that the Real Property, when platted and upon performance of Seller's obligations related to the plat, shall have adequate unrestricted access to a dedicated public street sufficient to support Buyer's Intended Use of the Real Property.

i. **Corporate Approvals.** On or before closing date, Buyer shall have received all necessary corporate approvals, approving Buyer's obligations under this Agreement and the transactions contemplated hereby.

j. **Legally Conveyable Parcels.** On or before closing date, Buyer shall verify with the Title Company as defined in Article 2(b), that Outlot A, 11th Addition Ramsey Town Center and Outlot B, 11th Addition of Ramsey Town Center are legally conveyable lots and acceptable to Buyer. The Buyer will assume the responsibility of re-platting said lots in order to create buildable commercial lots that suit the Buyer's needs.

k. **Special Service District.** The Seller, as the owner of the Property and as the owner of other property in Ramsey Town Center Addition, will not file or join in a petition under Minn. Stat. Section 428A.08 for the creation of a special service district that would encompass the Property and, if other property owners file a petition for the creation of a special service district that would encompass the Property, the Seller will join with the Buyer in filing an objection to the adoption of the special service district ordinance in accordance with Minn. Stat. 428A.09. This Agreement will be documented in the form of a covenant that runs with title to the property and binds the HRA's successors in title for a period of ten (10) years following the date of this Agreement. If the Seller has created a special service district which includes the Property, the Seller will take necessary steps to remove the Property from the special service district prior to closing.

l. **Right Of Way (ROW) & Public Street.** The Buyer shall pay for the surveying, grading, and construction of a public street to be constructed in the 60' ROW between Outlot A, 11th Addition and Outlot B, 11th Addition at the location shown in the attached Exhibit A. In addition, the Buyer shall pay for the construction and installation of water mains, sanitary sewer mains, and storm sewer mains in the easement area adjacent to the street and serving the Property in the locations shown on the attached Exhibit A through Exhibit D. Said public street that is to be constructed will be installed per the Seller's minimum public

street standards. Seller represents that no further action need be taken by it in order for Buyer to construct the street other than by the City's engineers to verify and approve the design of the roadway to be constructed.

m. **Development Agreement.** On or before closing date, the Seller and Buyer shall enter into a development agreement for Outlot A and Outlot B, RTC 11th Addition. Prior to closing the Seller shall provide a zoning verification letter indicating the proposed uses on said lots are allowed, specifically stating that pitched roofs and detached garages that are planned to be incorporated in the residential component are allowable, as well as, that a 3-5 story hotel/motel building would be also be deemed an acceptable use

If any of the above contingencies have not been satisfied on or before the applicable dates stated in this Section 3, then this Agreement may be terminated, at Buyer's option, by written notice from Buyer to Seller. Such notice of termination shall be given within ten (10) days after a contingency has not been satisfied. Upon such termination, the Earnest Money shall be refunded to Buyer and upon such return, this Agreement shall become null and void and neither party will have any further rights or obligations regarding this Agreement or the Property. Should Buyer fail to give notice of termination on or before the applicable date stated above with respect to any of the foregoing contingencies, the contingency in question shall be conclusively deemed to have been waived by Buyer. Buyer shall have the right to unilaterally waive any contingency by written notice to Seller.

Seller shall allow Buyer, and Buyer's agents, access to the Property without charge and at all reasonable times for the purpose of Buyer's investigation and testing. Buyer shall pay all costs and expenses of such investigation and testing, except as herein otherwise expressly stated, and shall hold Seller and the Property harmless from all costs and liabilities relating to Buyer's activities. Buyer shall further repair and restore any damage to the Real Property caused by or occurring during Buyer's testing and return the Real Property to substantially the same condition as existed prior to such entry.

4. **Closing**. Unless otherwise agreed to by the parties, the closing of the purchase and sale contemplated by this Agreement (the "Closing") shall be held on the first business day which is five days after the date on which the contingencies described above in Section 3 of this Agreement have been waived or satisfied (the "Closing Date"), but no later than May 01, 2015. The Closing shall take place at 10:00 a.m. local time at Registered Abstracters in Anoka: 2115 3rd Avenue, Anoka, Minnesota. Seller agrees to deliver possession of the Property to Buyer on the Closing Date.

a. **Seller's Closing Documents**. On the Closing Date, Seller shall execute and/or deliver to Buyer the following (collectively, "Seller's Closing Documents"):

i) **Warranty Deed**. A Warranty Deed conveying the Property to Buyer, free and clear of all encumbrances, except the Permitted Encumbrances hereafter defined.

ii) **Seller's Affidavit**. An Affidavit of Title by Seller (Uniform Conveyancing Blanks Form No. 116-M) indicating that on the Closing Date there are no outstanding, unsatisfied judgments, tax liens or bankruptcies against or involving Seller or the Property; that there has been no skill, labor or material furnished to the Property by Seller for which payment has not been made or for which mechanics' liens could be filed; and that there are no other unrecorded interests in the Property, together with whatever standard owner's affidavit and/or indemnity (ALTA Form) which may be required by the Title Company to issue an Owner's Policy of Title Insurance with the standard exceptions waived.

iii) **FIRPTA Affidavit**. A non-foreign affidavit, properly executed and in recordable form, containing such information as is required by IRC Section 1445(b) (2) and its regulations.

iv) **Date-Down Certificate**. A certificate confirming the accuracy, as of the Closing Date, of the representations and warranties set forth in Section 7.

v) **Other Documents**. All other documents reasonably required to transfer the Property to Buyer in accordance with the terms of this Agreement.

b. **Buyer's Closing Documents**. On the Closing Date, Buyer will execute and/or deliver to Seller the following (collectively, "Buyer's Closing Documents"):

i) **Purchase Price**. The balance of the Purchase Price by cashier's check or wire transfer is to be delivered to Seller on the Closing Date.

ii) **Title Documents**. Such affidavits of Purchaser, Certificates of Value or other documents as may be reasonably required by Title in order to record the Seller's Closing Documents and issue the Title Insurance Policy required by this Agreement.

5. **Prorations**. Seller and Buyer agree to the following prorations and allocation of costs regarding this Agreement:

a. **Title Insurance and Closing Fee**. Seller will pay all costs of providing the Title Commitment. Buyer will pay the premium required for the issuance of the Owner's Title Insurance Policy. Seller will pay the cost of providing the ALTA Survey identified in Section 6 of this Agreement. Seller and Buyer will each pay one-half of any reasonable and customary closing fee or charge imposed by the Title Company.

b. **Real Estate Taxes**. On or before the Closing, Seller shall pay all real estate taxes, and any penalties and interest thereon due and payable with respect to the Real Property in 2014 and all years prior to the year of Closing, including all so-called "Green Acre" taxes attributable to the year 2014 or years prior to the year

of Closing. The real estate taxes due and payable in the year of closing shall be pro rated between Seller and Buyer, on a per diem basis using a calendar year, to the Closing Date. Buyer shall pay all real estate taxes due and payable in years following the year of Closing.

c. **Special Assessments**. Seller shall pay all special assessments levied, pending or otherwise of record against the Real Property as of the Closing Date. Installments of special assessments, if any, due and payable in the year 2014 and prior years shall be paid by Seller.

d. **Recording Costs**. Seller will pay the cost of recording all documents necessary to place record title in the condition warranted by Seller in this Agreement. Buyer will pay the cost of recording all other documents.

e. **Other Costs.** Except as otherwise provided in this Agreement, Seller and Buyer shall pay its own fees and costs incurred in this transaction.

6. **Title Examination**. Title Examination will be conducted as follows:

a. **Title Evidence**. On or before closing date, Seller shall deliver to Buyer a commitment for an ALTA Owner's Policy of Title Insurance committing to insure title to the Real Property, in the amount of the Purchase Price, issued by the Title Insurance Company. The Title Commitment will commit the Title Insurance Company to insure title to the Real Property subject to any Permitted Encumbrance as described in section 6 (c) below, and shall include a Special Assessment Search and be accompanied by copies of each document evidencing liens and encumbrances affecting the Real Property.

b. **Survey**. On or before closing date, Seller shall provide to Buyer, a survey of the Property, certified to Buyer and Title Insurance Company as having been prepared in accordance with ALTA minimum standard detail requirements, dated subsequent to the date hereof, by a registered land surveyor registered in Minnesota, showing and certifying (i) boundary lines; (ii) legal description; (iii) location of all adjacent roadways and any limitation of access (including recording information related thereto); (iv) location of all utilities located on or adjacent to the Property; (v) location of, and recording information relating to all easements; (vi) area of the Property to the nearest 1/1000th of an acre and the area of the Property to the nearest 1/1000th of an acre, net of any roadway easement; (vii) location of all visible encroachments; (viii) all set back lines; and (ix) all matters referred to on the title commitment that can reasonably be shown on such survey. The Surveyor's Certificate shall be in a form acceptable to the Title Insurance Company.

c. **Buyer's Objections**. Within ten (10) days after receiving the Title Commitment and the Survey, Buyer will make in writing, any objections ("Objections") to the form or any contents of the Title Commitment and the Survey. Buyer's failure to make Objections within such time period will constitute a waiver of Objections.

Any matter shown on such Title Commitment or the Survey and not objected to by Buyer shall be a "Permitted Encumbrance" hereunder. Seller will have thirty (30) days after receipt of the Objections to cure the Objections, during which period the Closing will be postponed as necessary. Seller shall use its best efforts to correct any Objections. If the Objections are not cured within such thirty-day period, Buyer will have the option to do any of the following:

i) Terminate this Agreement and receive a refund of the Earnest Money.

ii) Waive the Objections and proceed to close.

If Buyer fails to terminate this Agreement within fifteen (15) days of Seller's failure to cure any Objections during such thirty-day period, Buyer shall be conclusively deemed to have waived such Objections and shall proceed to close.

d. **Title Policy**. At closing, Buyer will receive the Title Policy ("Title Policy") issued by the Title Company pursuant to the Commitment, or a suitably marked-up Commitment initialed by the Title Company undertaking to issue such a Title Policy in the form required by the Commitment as approved by Buyer.

e. **Cancellation of Agreement.** Buyer and Seller agree to sign a cancellation of the Contract upon termination of this Agreement.

7. **Representations and Warranties by Seller**. Seller represents and warrants to Buyer as follows:

a. **Title to Property**. Seller holds marketable title to the Property, free and clear of all encumbrances except the Permitted Encumbrances.

b. **Environmental Laws**. To the best of Seller's knowledge, no toxic or hazardous substances or wastes, pollutants or contaminants (including, without limitation, asbestos, urea formaldehyde, the group of organic compounds known as polychlorinated biphenyls, petroleum products including gasoline, fuel oil, crude oil and various constituents of such products, and any hazardous substance as defined in the Comprehensive Environmental Response, Compensation and Liability Act of 1980 ("CERCLA"), 42 U.S.C. Section 9601-9657, as amended) have been generated, treated, stored, released or disposed of, or otherwise placed, deposited in or located on the Property, nor has any activity been undertaken on the Property that would cause or contribute to (i) the Property to become a treatment, storage or disposal facility within the meaning of, or otherwise bring the Property within the ambit of, the Resource Conservation and Recovery Act of 1976 ("RCRA"), 42 U.S.C. Section 6901 et seq., or any similar federal law, state law or local ordinance, (ii) a release or threatened release of toxic or hazardous wastes or substances, pollutants or contaminants, from the Property within the ambit of, CERCLA, or any similar federal law, state law or local ordinance, or (iii) the discharge of pollutants or effluents into any water source or system, the

dredging or filling of any waters or the discharge into the air of any emissions, that would require a permit under the Federal Water Pollution Control Act, 33 U.S.C. Section 1251 et seq., or the Clean Air Act, U.S.C. Section 7401 et seq., or any similar state law or local ordinance. To Seller's knowledge, no substances or conditions exist in or on the Property that may support a claim or cause of action under RCRA, CERCLA or any other federal, state or local environmental statutes, regulations, ordinances or other environmental regulatory requirements, including without limitation, the Minnesota Environmental Response and Liability Act, Minn. Stat. 115B ("MERLA") and the Minnesota Petroleum Tank Release Cleanup Act, Minn. Stat. 115C. To Seller's knowledge, no aboveground or underground tanks, are located in or about the Property, or have been located under, in or about the Property and have subsequently been removed or filled.

c. **Environmental Claims.** There is no Environmental Claim pending or, to the knowledge of the Seller, threatened against the Seller or against any person whose liability for such Environmental Claim the Seller has retained or assumed by contract, license use agreement, lease, warranty or guarantee, or any applicable law. "Environmental Claim" means any written notice by a Government Authority alleging potential liability (including potential liability for investigatory cost, cleanup cost, governmental response cost, natural resources damage, property damage, personal injury or penalty) arising out of or resulting from directly or indirectly, (a) the presence, or release into the environment, of any material or form of energy at any location, whether or not owned by the Seller, or b.) circumstances forming the basis of any violation, or alleged violation, of any Environmental Law.

d. **Water Wells**. To the best of Seller's knowledge, no water wells exist on or under the Property or have existed on or under the Property.

e. **Rights of Others to Purchase Property**. Seller has not entered into any other contracts for the sale of the Real Property, which remain in effect as of the date of this Agreement, nor are there any rights of first refusal or options to purchase the Real Property or any other rights of others that might prevent the consummation of this Agreement.

f. **FIRPTA**. Seller is not a "foreign person", "foreign partnership", "foreign trust" or "foreign estate" as those terms are defined in Section 1445 of the Internal Revenue Code.

g. **Proceedings**. There is no action, litigation, investigation, condemnation or proceeding of any kind pending or to the best knowledge of Seller, threatened against Seller or any portion of the Real Property that would affect Seller's ability to perform its obligations under this Agreement.

h. **Assessments**. Seller has received no notices from any governmental entity regarding assessments or planned improvements that may result in assessments to the Property.

i. **Governmental Notices**. Seller is not in possession of any notices regarding the Property which were sent by governmental entities to Seller at any time during its ownership of the Property.

j. **Unrecorded Documents**. There are no unrecorded leases, contracts, easements, or any other documents creating rights in parties other than Seller which cannot be terminated by Seller prior to Closing and which will continue to affect the Property after Closing.

k. **Condition of Property.** Seller warrants that there are no present violations of any restrictions relating to the use or improvement of the Property.

Seller will indemnify Buyer against and will hold Buyer harmless from, any expenses or damages, including reasonable attorneys' fees, that Buyer incurs because of the breach of any of the above representations and warranties, whether such breach is discovered before or after Closing. Each of the representations and warranties herein contained shall survive the Closing. Buyer is purchasing the Property based upon its own investigation and inquiry and, except for the representations and warranties expressly provided for herein, is not relying on any representation of Seller or other person and agrees to accept and purchase the Property "as is, where is". "To the best of Seller's knowledge" is limited to the actual knowledge of employees or representative of the Ramsey Housing and Redevelopment Agency.

8. **Project Assistance Notification.** The Buyer has not requested any government subsidies or financial assistance programs in relation to this Purchase Agreement. Based on market conditions, Buyer may, or may not, make a request for project assistance in the future. In the event a request is made by the Buyer, this clause does not bind or obligate the Seller to provide project assistance.

9. **Condemnation**. If, prior to the Closing Date, eminent domain proceedings are commenced or Seller receives notice of the pendency of eminent domain proceedings against all or any part of the Property, Seller shall immediately give notice to Buyer of such fact and at Buyer's option (to be exercised within thirty (30) days after Seller's notice), this Agreement shall terminate, in which event neither party will have further obligations under this Agreement and the Earnest Money shall be refunded to Buyer. If Buyer shall fail to give such notice then there shall be no reduction in the Purchase Price, and the Seller shall assign to Buyer at the Closing Date all of Seller's right, title and interest in and to any award made or to be made in the condemnation proceedings. Prior to the Closing Date, Seller shall not designate counsel, appear in, or otherwise act with respect to the condemnation proceedings without Buyer's prior written consent.

10. **Damage or Destruction**. If, prior to the Date of Closing, the Property or any part thereof shall be damaged or destroyed by fire or other casualty, this Agreement shall become null

and void at Buyer's option by written notice to Seller and, in such case, Seller will be entitled to the insurance proceeds and Buyer shall receive a refund of its Earnest Money. If Buyer does not terminate this Agreement, despite said damage or destruction, there shall be no reduction in or abatement of the Purchase Price and Seller shall assign all insurance proceeds it received due to the damage or destruction to Buyer.

11. **Broker's Commission**. Seller and Buyer represent and warrant to each other that they have dealt with no brokers, real estate agents, finders or the like in connection with this transaction, other than CBRE, Inc. ("Seller's Broker") which represents Seller. Seller shall pay broker as required by their specific agreement. Seller and Buyer agree to indemnify each other and to hold each other harmless against all claims, damages, costs or expenses of or for any brokers' fees or commissions resulting from their actions or agreements regarding the execution or performance of this Agreement, other than the fees payable to Seller's Broker as above provided, and will pay all costs of defending any action or lawsuit brought to recover any such fees or commissions incurred by the other party, including reasonable attorneys' fees.

12. **Assignment**. Buyer may assign Buyer's rights under this Agreement to another entity without Seller's prior written consent. If Seller reassigns its' right to complete this transaction, written notification must be sent to Seller and sent to Seller via the address listed for notices as shown in Section 14.

13. **Survival**. All of the terms of this Agreement will survive and be enforceable after the Closing.

14. **Notices**. Any notice or communication required or permitted to be given by any party to the other shall be in writing and shall be deemed to have been given in accordance with this Agreement if it is delivered personally to Seller or Buyer or if mailed to either Seller or Buyer in a sealed wrapper by first class United States Mail addressed as follows:

If to Seller: City Administrator
City of Ramsey
7550 Sunwood Drive
Ramsey, MN 55303

If to Buyer: Pamela S. Deal
PSD, LLC
7533 Sunwood Drive NW
Suite 315
Ramsey, MN 55303

Mailed notices shall be deemed effective two (2) business days after the date of mailing. Any party may change its address for the service of notice by giving written notice of such change to the other party, in any manner above specified, ten (10) days prior to the effective date of such change.

15. **Captions**. The paragraph headings or captions appearing in this Agreement are for convenience only, are not a part of this Agreement and are not to be considered in interpreting this Agreement.

16. **Entire Agreement; Modification**. This written Agreement constitutes the complete agreement between the parties and supersedes any prior oral or written agreements between the parties regarding the Property. There are no verbal agreements that change this Agreement and no waiver or modification of any of its terms will be effective unless in writing executed by the parties.

17. **Binding Effect**. This Agreement binds and benefits the parties and their successors and assigns.

18. **Controlling Law**. This Agreement has been made under the laws of the State of Minnesota, and such laws will control its interpretation.

19. **Remedies**. If Buyer defaults under this Agreement, Seller shall have the right and option to terminate this Agreement by giving written notice to Buyer. If Buyer fails to cure such default within thirty (30) days of the date of such notice, this Agreement will terminate, and upon such termination Seller will retain the Earnest Money and accrued interest thereon as liquidated damages and not as a penalty, time being of the essence of this Agreement. The termination of this Agreement and retention of the Earnest Money will be the sole remedy available to Seller for such default by Buyer, and Buyer shall not be liable for damages or specific performance. If Seller defaults under this Agreement, this provision does not preclude Buyer from seeking and recovering from Seller damages for nonperformance and/or specific performance of this Agreement.

20. **Third Party Beneficiary**. There are no third party beneficiaries of this Agreement, intended or otherwise.

21. **No Joint Venture or Partnership**. Seller and Buyer, by entering into this Agreement and completing the transactions described herein, shall not be considered joint venturers or partners.

22. **Time Periods.** If the time for performance of any obligations under this Agreement expires on a day that is not a business day, the time for performance shall be extended to the next business day.

23. **Date of Agreement.** In the event this Agreement is not signed simultaneously by both parties, it shall be considered to be an offer made by the party first executing it. In such event this offer shall expire at mid-night on 45 days after the first party executed the agreement, unless a copy of this Agreement, executed by the party to whom this offer had been made, shall have been received by the party making the offer.

Dated: _____, 2015

SELLER
The City of Ramsey, Minnesota

By: _____

Printed Name: *Kurt Ulrich*

Its: Administrator

AND

By: _____

Printed Name: *Sarah Strommen*

Its: Mayor

Dated: _____, 2015

BUYER
PSD, LLC

By: _____

Printed Name: *Pamela S. Deal*

Its: Chief Manager

90 UNIT APT
38 T/U GARAGES
135 SURFACE STALLS
RAMSEY PKWY
LOT 1
BLOCK 2
52 DETACHED GARAGES
OUTLOT A
OUTLOT B
145TH AVE NW
FUTURE PARKING RAMP IF NEEDED
E. TOWN CENTER DR.
3 STORY 73 ROOM HOTEL
87 PARKING STALLS
SAPPHIRE STREET NW
SUNWOOD DRIVE
120 UNIT APT
40 T/U GARAGES
144 SURFACE STALLS
100 DETACHED GARAGES
SUNWOOD DRIVE

210 UNITS
78 T/U GARAGES
152 DETACHED GARAGES
279 SURFACE STALLS
37,197 EA. BLDG. FOOTPRINT

SITE PLAN
SCALE 1:50

SITE PLAN
SCALE: 1" = 30'-0"

73 HOTEL ROOMS
87 TOTAL PARKING STALLS

COLE GROUP ARCHITECTS LLC.
214 Park Avenue South
Suite 102
Saint Cloud, MN 56301
320.257.5151
www.colegrouparchitects.com

These documents are not valid for building permit unless signed in ink and over sealed. Copies are not valid.
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the state of MINNESOTA
Date
Lic. # 22288
Name NORMAN E. COLE Signature

PROPOSED:
RAMSEY APTS
RAMSEY, MN

Project No.
14082
Issue Date:
Revision:

A1
OF 8

PLOTTED: 09-08-14 FILE: 140825 COM: 1

CITY-OWNED LAND FOR SALE: ±13.5 ACRES OF MIXED-USE LAND

LOCATED WITHIN THE COR RETAIL CENTER

RAMSEY, MN 55303

$4.00/SF -or- $2,353,000

CITY PARCEL #49

LOCATION

Northeast corner of Town Center Dr and Sunwood Dr, within the COR

ACCESS

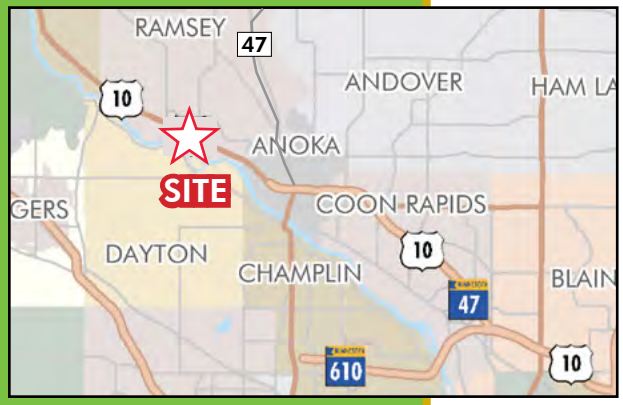
- Immediate access to Sunwood Dr, Town Center Dr and Ramsey Pkwy
- Easy access to Hwy 10, Amstrong Blvd, Bunker Lake Blvd and Ramsey Blvd

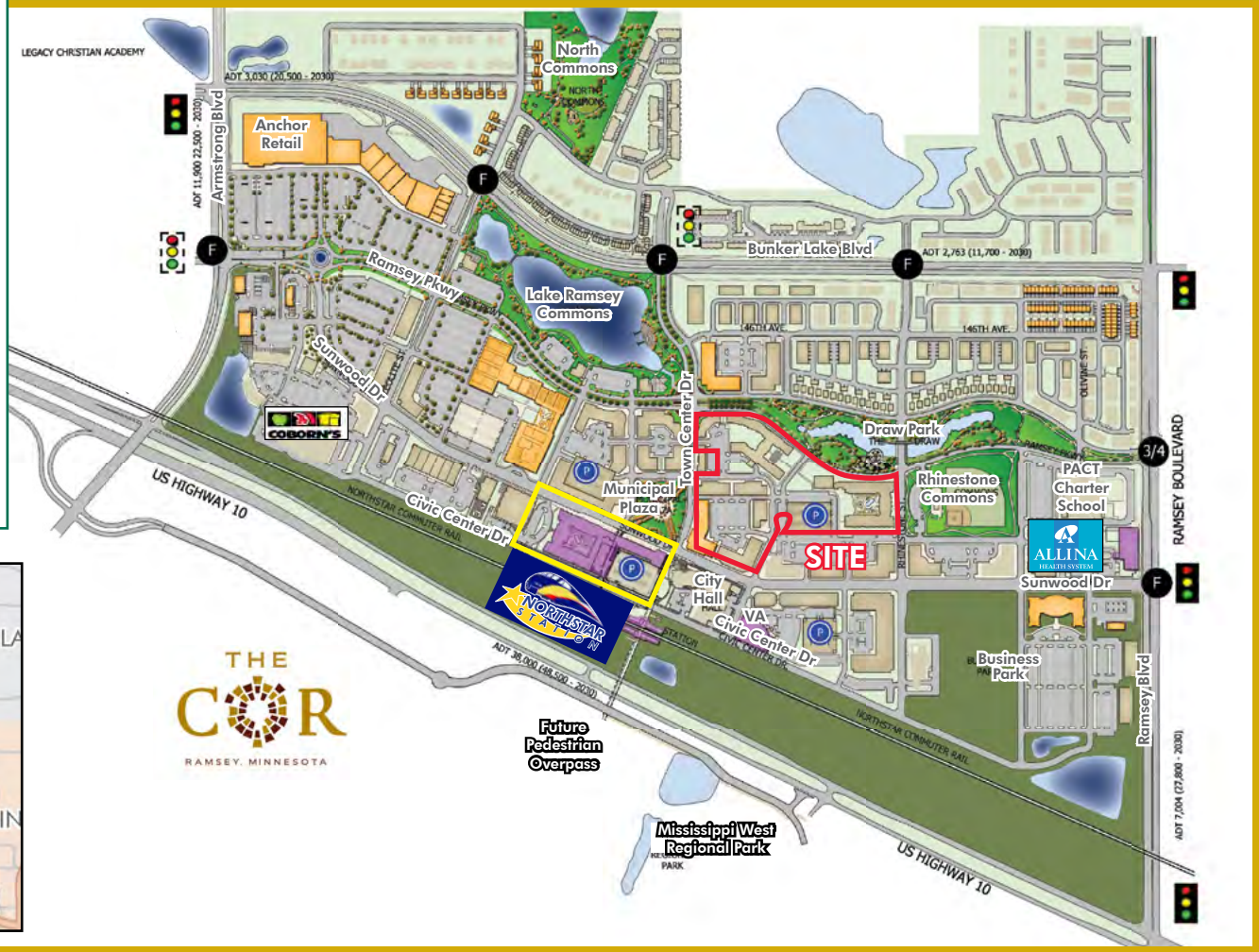
AMENITIES

- Located within COR retail site
- Only 30 minutes to downtown Minneapolis
- Close proximity to Northstar Rail Station and area retailers

VISIBILITY

Frontage and visibility from Town Center Dr, Sunwood Dr and Ramsey Pkwy





FOR MORE INFORMATION, PLEASE CONTACT:

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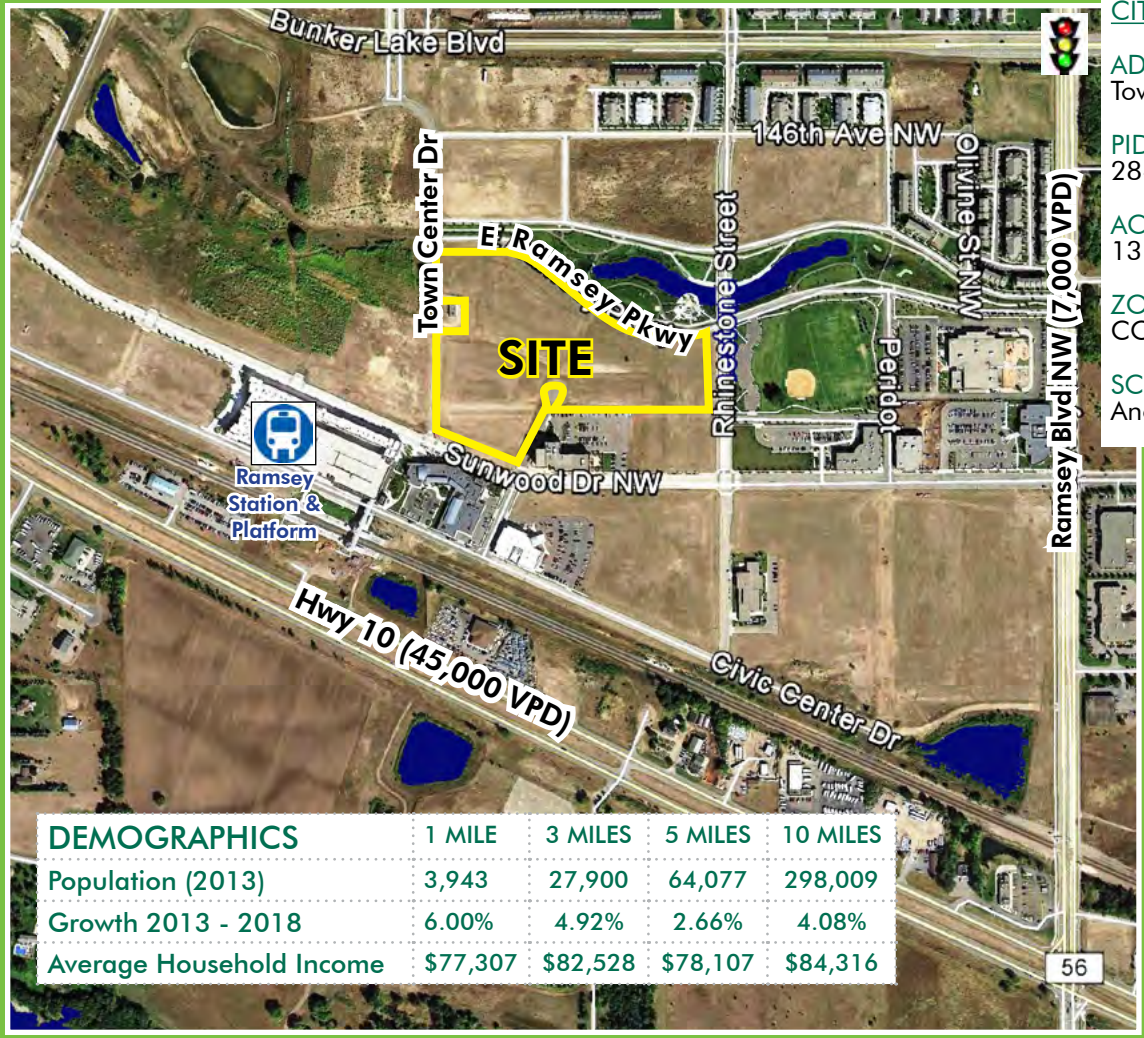
CBRE

CITY-OWNED LAND FOR SALE: ±13.5 ACRES OF MIXED-USE LAND

LOCATED WITHIN THE COR RETAIL CENTER

RAMSEY, MN 55303

$4.00/SF -or- $2,353,000



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	10 MILES
Population (2013)	3,943	27,900	64,077	298,009
Growth 2013 - 2018	6.00%	4.92%	2.66%	4.08%
Average Household Income	$77,307	$82,528	$78,107	$84,316

CITY PARCEL #49

ADDRESS
Town Center Dr, E Ramsey Pkwy, Ramsey Blvd NW and Sunwood Dr

PID
28-32-25-42-0017; 28-32-25-42-0018; SOME ROW

ACRES
13.5

ZONING
COR 1 (Mixed-Use)

SCHOOL DISTRICT
Anoka-Hennepin #11



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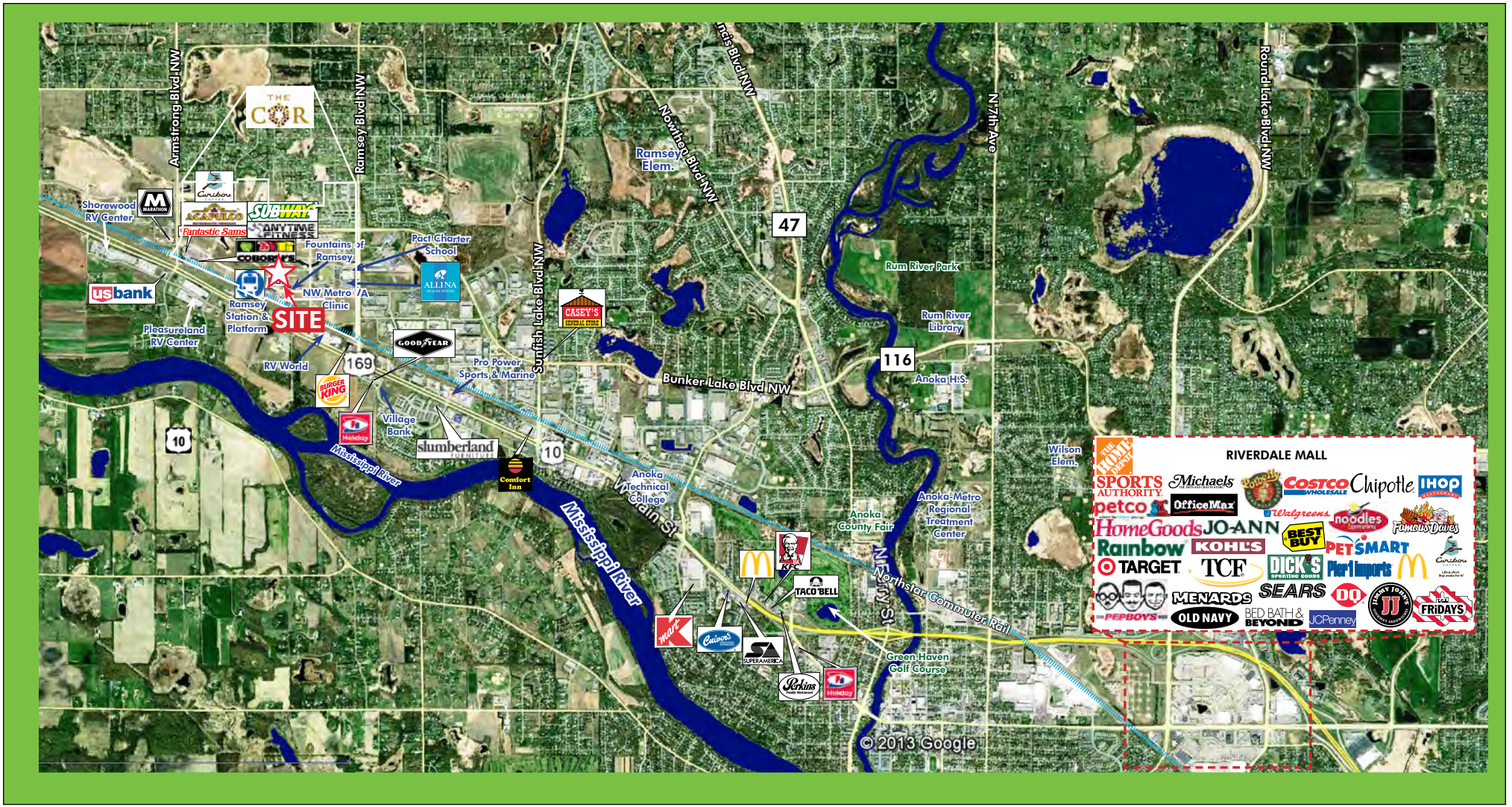
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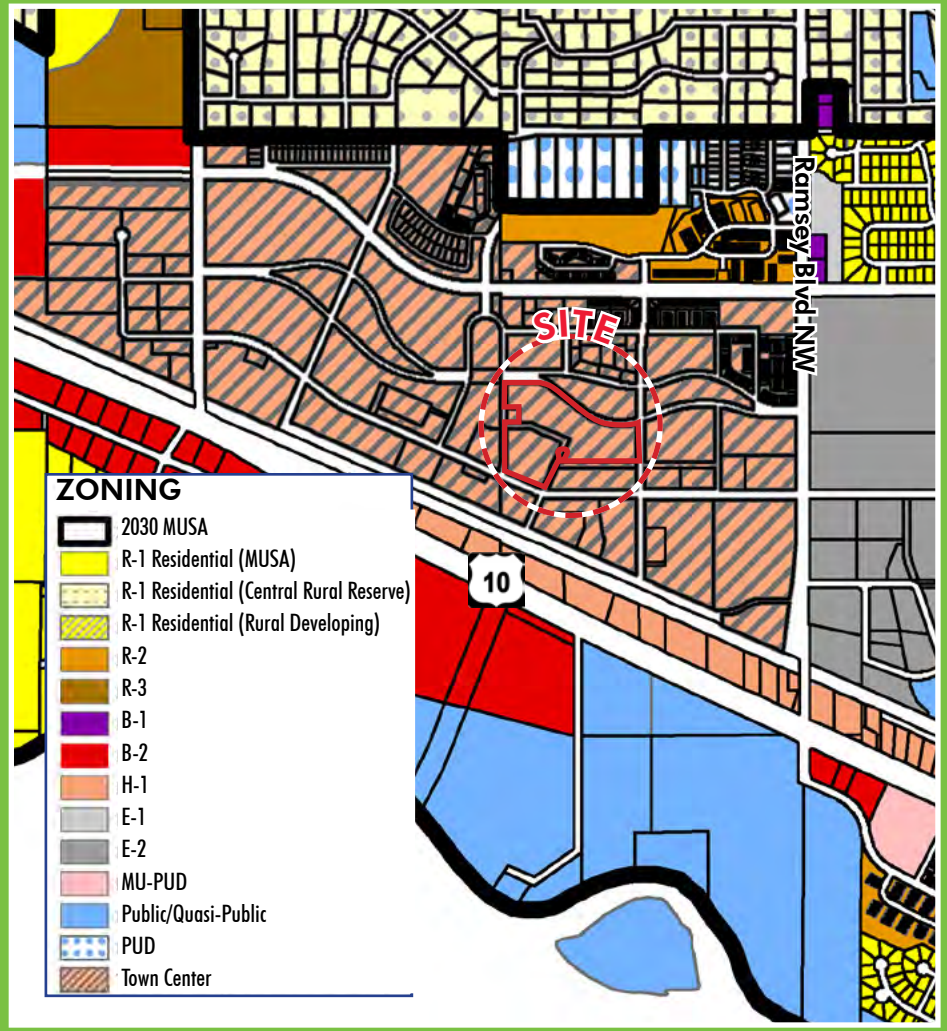
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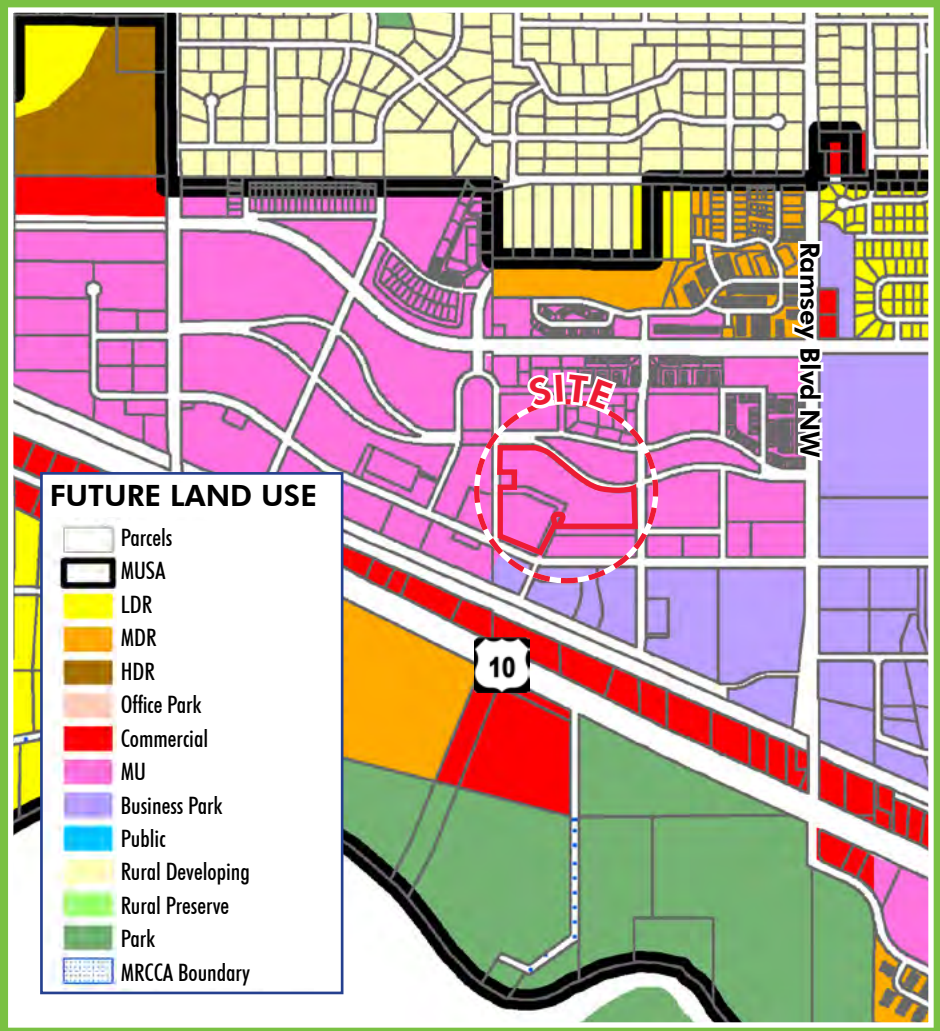
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Sec. 117-118. - The COR district.

(a) Intent. The primary intent of the COR district is to create a focal point in the community that embodies the principles of transit-oriented and mixed-use development. The 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 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 COR district incorporates the COR development plan and development framework by reference to provide necessary building and site design features that are essential to a pedestrian environment.

(b) The COR subdistrict definition. The 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.

(2) COR-2 (COR-2 and 2b) commercial subdistrict. The COR-2 commercial subdistrict is designated to provide a location for retail commercial that has building and/or site designs inconsistent with the COR-1 subdistrict, including larger scale retail and other auto-oriented commercial uses.

(3) COR-3 and COR-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.

(4) COR-4 (COR-4a, COR-4b and COR-4c) neighborhood subdistrict. The neighborhood 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).

(5) COR-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 COR.

Click link for complete Zoning Code:

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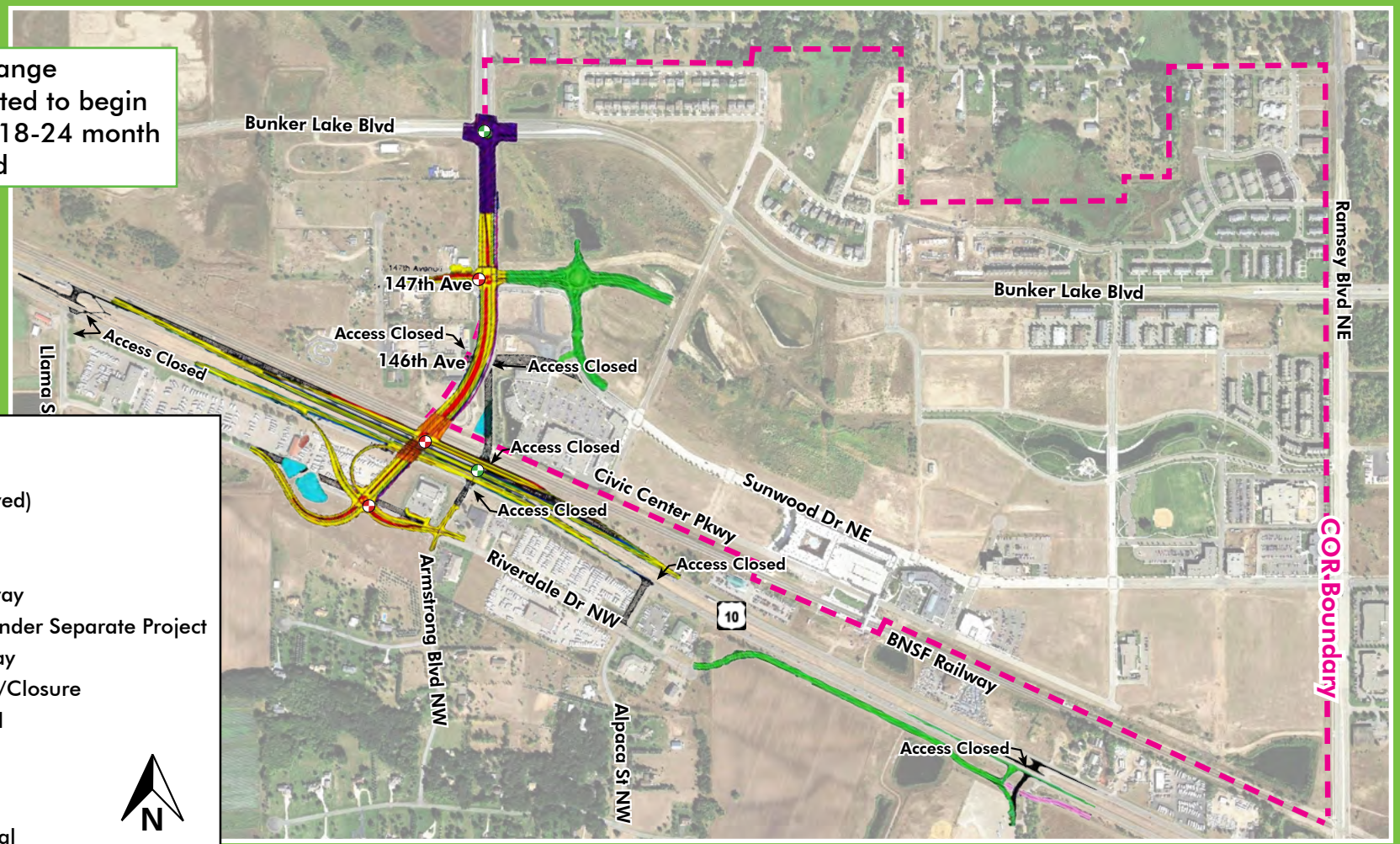
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Full access interchange construction expected to begin Fall 2014 with an 18-24 month construction period



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CBRE

PURCHASE AGREEMENT

Land Acquisition

THIS AGREEMENT is between PSD, LLC, a Minnesota limited liability company ("Buyer") and The Housing and Redevelopment Authority in and for the City of Ramsey, Minnesota, a public body politic and corporate under the laws for the state of Minnesota (the "HRA") ("Seller").

In consideration of this Agreement, Seller and Buyer agree as follows:

1. **Sale of Property**. Seller agrees to sell and transfer to Buyer, and Buyer agrees to buy from Seller the Property (hereinafter defined) known as OUTLOT A, RAMSEY TOWN CENTER 11TH ADDITION, Anoka County, Minnesota (consisting of approximately 9.01 acres) and OUTLOT B, RAMSEY TOWN CENTER, 11TH ADDITION, Anoka County, Minnesota (consisting of approximately 4.03 acres), as depicted in the plat attached hereto.

   And

   The northerly portion of Lot 1, Block 1, Ramsey Town Center, 11th Addition (consisting of approximately .93 acres), as described in exhibit E.

   The combined total square footage of the 3 parcels is 608,533.2 sq ft.

2. **Purchase Price and Manner of Payment**.

   a. **Purchase Price.** The total purchase price ("Purchase Price" or "Gross Sales Prices") to be paid by Buyer to Seller for the Property shall be $1,897,089.60, which shall be payable in cash on the Closing Date stated in Section 4 of this Agreement.

   b. **Earnest Money**. Buyer shall pay Seller Fifty Thousand Dollars ($50,000.00) earnest money upon execution of this Agreement. The earnest money shall be held in an escrow account by Registered Abstractors, 2115 Third Avenue, Anoka MN 55303 ("Title Insurance Company"). The deposit shall be applied to the purchase price described above.

   c. **Term of Agreement.** This Agreement shall continue in effect until ~~August 10~~ September 15, 2014, and shall terminate, without notice to Seller, if prior thereto Buyer has not acquired the Property.

3. **Buyer's Contingencies**. The obligations of Buyer under this Agreement are subject to and contingent upon each of the following contingencies:

8/14/15 8/16/14 8/6/14

a. **Title**. Title shall have been found acceptable, or be made acceptable, in accordance with the requirements and terms of Sections 6 (a) and 7 (a) of this Agreement. At Closing, Seller shall convey a warranty deed conveying fee title to the Property in the condition required by this Agreement and the Title Company shall provide Buyer title insurance for the Property in the condition required by this Agreement.

b. **Soil Tests**. Buyer shall have determined, on or before the closing date set forth below, that Buyer is satisfied with the results of and matters disclosed by such soil and geotechnical tests of the Property as Buyer may deem necessary, all such tests to be obtained at Buyer's sole cost and expense. Within ten (10) business days after the date of this Agreement, Seller shall deliver to Buyer all soil tests and other inspections, reviews and reports, if any, pertaining to the Property that are in Seller's possession or control or have been previously prepared on Seller's behalf.

c. **Utilities**. On or before closing the Seller shall deliver to Buyer all documents, if any, that are in the Seller's possession or control which evidence the location and/or capacity of utilities available to the Property. On or before the closing date set forth below, Buyer shall confirm, at Buyer's option, that water, sanitary sewer, storm sewer and other utilities are available at the boundary of the Property. If one or more utility services are not available at the boundary of the Property, Seller covenants to extend such service, at its expense, to the boundary of the Property prior to Closing.

d. **Environmental Assessment**. On or before closing the Seller shall deliver to Buyer all environmental assessments, if any, pertaining to the Real Property that are in Seller's possession or control or have been previously prepared on Seller's behalf.

e. **Permitted Use**. On or before closing date, Buyer shall have determined that Buyer's Intended Use of the Property for multi-family housing which incorporates the use pitched roofs and detached garages, senior care facilities, hotel/motel facilities, office and retail space and parking facilities ("Buyer's Intended Use") is a permitted use under the Zoning, Subdivision and Land Use Regulations of the City of Ramsey and of Anoka County without the necessity of obtaining a variance or rezoning.

f. **Governmental Permits and Approvals**. On or before closing the Seller shall in good faith work with Buyer to obtain all preliminary plan approvals, site plan and other governmental approvals required for Buyer's Intended Use of the Real Property for commercial and residential purposes.

g. **Flood Plain Designation.** On or before closing date, Buyer shall determine that the Property is not located within a federally designated flood plain.

h. **Access.** On or before closing date, Buyer shall have determined that the Real Property, when platted and upon performance of Seller's obligations related to the

plat, shall have adequate unrestricted access to a dedicated public street sufficient to support Buyer's Intended Use of the Real Property.

i. **Corporate Approvals.** On or before closing date, Buyer shall have received all necessary corporate approvals, approving Buyer's obligations under this Agreement and the transactions contemplated hereby.

j. **Legally Conveyable Parcels.** On or before closing date, Buyer shall verify with the Title Company as defined in Article 2(b), that Outlot A, 11th Addition Ramsey Town Center and Outlot B, 11th Addition of Ramsey Town Center are legally conveyable lots and acceptable to Buyer. The Buyer will assume the responsibility of re-platting said lots in order to create buildable commercial lots that suit the Buyer's needs.

k. **Special Service District.** The Seller, as the owner of the Property and as the owner of other property in Ramsey Town Center Addition, will not file or join in a petition under Minn. Stat. Section 428A.08 for the creation of a special service district that would encompass the Property and, if other property owners file a petition for the creation of a special service district that would encompass the Property, the Seller will join with the Buyer in filing an objection to the adoption of the special service district ordinance in accordance with Minn. Stat. 428A.09. This Agreement will be documented in the form of a covenant that runs with title to the property and binds the HRA's successors in title for a period of ten (10) years following the date of this Agreement. If the Seller has created a special service district which includes the Property, the Seller will take necessary steps to remove the Property from the special service district prior to closing.

l. **Right Of Way (ROW) & Public Street.** The Buyer shall pay for the surveying, grading, and construction of a public street to be constructed in the 60' ROW between Outlot A, 11th Addition and Outlot B, 11th Addition at the location shown in the attached Exhibit A. In addition, the Buyer shall pay for the construction and installation of water mains, sanitary sewer mains, and storm sewer mains in the easement area adjacent to the street and serving the Property in the locations shown on the attached Exhibit A through Exhibit D. Said public street that is to be constructed will be installed per the Seller's minimum public street standards. Seller represents that no further action need be taken by it in order for Buyer to construct the street other than by the City's engineers to ~~develop~~ verify + approve the design of the roadway to be constructed.

8/4/15 8/6/15

m. **Development Agreement.** On or before closing date, the Seller and Buyer shall enter into a development agreement for Outlot A and Outlot B, RTC 11th Addition. Prior to closing the Seller shall provide a zoning verification letter indicating the proposed uses on said lots are allowed, specifically stating that pitched roofs and detached garages that are planned to be incorporated in the residential component are allowable, as well as, that a 3-5 story hotel/motel building would be also be deemed an acceptable use.

If any of the above contingencies have not been satisfied on or before the applicable dates stated in this Section 3, then this Agreement may be terminated, at Buyer's option, by written notice from Buyer to Seller. Such notice of termination shall be given within ten (10) days after a contingency has not been satisfied. Upon such termination, the Earnest Money shall be refunded to Buyer and upon such return, this Agreement shall become null and void and neither party will have any further rights or obligations regarding this Agreement or the Property. Should Buyer fail to give notice of termination on or before the applicable date stated above with respect to any of the foregoing contingencies, the contingency in question shall be conclusively deemed to have been waived by Buyer. Buyer shall have the right to unilaterally waive any contingency by written notice to Seller.

Seller shall allow Buyer, and Buyer's agents, access to the Property without charge and at all reasonable times for the purpose of Buyer's investigation and testing. Buyer shall pay all costs and expenses of such investigation and testing, except as herein otherwise expressly stated, and shall hold Seller and the Property harmless from all costs and liabilities relating to Buyer's activities. Buyer shall further repair and restore any damage to the Real Property caused by or occurring during Buyer's testing and return the Real Property to substantially the same condition as existed prior to such entry.

4. **Closing**. Unless otherwise agreed to by the parties, the closing of the purchase and sale contemplated by this Agreement (the "Closing") shall be held on the first business day which is five days after the date on which the contingencies described above in Section 3 of this Agreement have been waived or satisfied (the "Closing Date"), but no later than September 15, 2014. The Closing shall take place at 10:00 a.m. local time at the office of the Title Company or at such other place and time as may be mutually agreed to. Seller agrees to deliver possession of the Property to Buyer on the Closing Date.

a. **Seller's Closing Documents**. On the Closing Date, Seller shall execute and/or deliver to Buyer the following (collectively, "Seller's Closing Documents"):

i) **Warranty Deed**. A Warranty Deed conveying the Property to Buyer, free and clear of all encumbrances, except the Permitted Encumbrances hereafter defined.

ii) **Seller's Affidavit**. An Affidavit of Title by Seller (Uniform Conveyancing Blanks Form No. 116-M) indicating that on the Closing Date there are no outstanding, unsatisfied judgments, tax liens or bankruptcies against or involving Seller or the Property; that there has been no skill, labor or material furnished to the Property by Seller for which payment has not been made or for which mechanics' liens could be filed; and that there are no other unrecorded interests in the Property, together with whatever standard owner's affidavit and/or indemnity (ALTA Form) which may be required by the Title Company to issue an Owner's Policy of Title Insurance with the standard exceptions waived.

iii) **FIRPTA Affidavit**. A non-foreign affidavit, properly executed and in recordable form, containing such information as is required by IRC Section 1445(b) (2) and its regulations.

iv) **Date-Down Certificate**. A certificate confirming the accuracy, as of the Closing Date, of the representations and warranties set forth in Section 7.

v) **Other Documents**. All other documents reasonably required to transfer the Property to Buyer in accordance with the terms of this Agreement.

b. **Buyer's Closing Documents**. On the Closing Date, Buyer will execute and/or deliver to Seller the following (collectively, "Buyer's Closing Documents"):

i) **Purchase Price**. The balance of the Purchase Price by cashier's check or wire transfer is to be delivered to Seller on the Closing Date.

ii) **Title Documents**. Such affidavits of Purchaser, Certificates of Value or other documents as may be reasonably required by Title in order to record the Seller's Closing Documents and issue the Title Insurance Policy required by this Agreement.

5. **Prorations**. Seller and Buyer agree to the following prorations and allocation of costs regarding this Agreement:

a. **Title Insurance and Closing Fee**. Seller will pay all costs of providing the Title Commitment. Buyer will pay the premium required for the issuance of the Owner's Title Insurance Policy. Seller will pay the cost of providing the ALTA Survey identified in Section 6 of this Agreement. Seller and Buyer will each pay one-half of any reasonable and customary closing fee or charge imposed by the Title Company.

b. **Real Estate Taxes**. On or before the Closing, Seller shall pay all real estate taxes, and any penalties and interest thereon due and payable with respect to the Real Property in 2013 and all years prior to the year of Closing, including all so-called "Green Acre" taxes attributable to the year 2013 or years prior to the year of Closing. The real estate taxes due and payable in the year of closing shall be pro rated between Seller and Buyer, on a per diem basis using a calendar year, to the Closing Date. Buyer shall pay all real estate taxes due and payable in years following the year of Closing.

c. **Special Assessments**. Seller shall pay all special assessments levied, pending or otherwise of record against the Real Property as of the Closing Date. Installments of special assessments, if any, due and payable in the year 2013 and prior years shall be paid by Seller.

d. **Recording Costs**. Seller will pay the cost of recording all documents necessary to place record title in the condition warranted by Seller in this Agreement. Buyer will pay the cost of recording all other documents.

e. **Other Costs.** Except as otherwise provided in this Agreement, Seller and Buyer shall pay its own fees and costs incurred in this transaction.

6. **Title Examination**. Title Examination will be conducted as follows:

a. **Title Evidence**. On or before closing date, Seller shall deliver to Buyer a commitment for an ALTA Owner's Policy of Title Insurance committing to insure title to the Real Property, in the amount of the Purchase Price, issued by the Title Insurance Company. The Title Commitment will commit the Title Insurance Company to insure title to the Real Property subject to any Permitted Encumbrance as described in section 6 (c) below, and shall include a Special Assessment Search and be accompanied by copies of each document evidencing liens and encumbrances affecting the Real Property.

b. **Survey**. On or before closing date, Seller shall provide to Buyer, a survey of the Property, certified to Buyer and Title Insurance Company as having been prepared in accordance with ALTA minimum standard detail requirements, dated subsequent to the date hereof, by a registered land surveyor registered in Minnesota, showing and certifying (i) boundary lines; (ii) legal description; (iii) location of all adjacent roadways and any limitation of access (including recording information related thereto); (iv) location of all utilities located on or adjacent to the Property; (v) location of, and recording information relating to all easements; (vi) area of the Property to the nearest 1/1000th of an acre and the area of the Property to the nearest 1/1000th of an acre, net of any roadway easement; (vii) location of all visible encroachments; (viii) all set back lines; and (ix) all matters referred to on the title commitment that can reasonably be shown on such survey. The Surveyor's Certificate shall be in a form acceptable to the Title Insurance Company.

c. **Buyer's Objections**. Within ten (10) days after receiving the Title Commitment and the Survey, Buyer will make in writing, any objections ("Objections") to the form or any contents of the Title Commitment and the Survey. Buyer's failure to make Objections within such time period will constitute a waiver of Objections. Any matter shown on such Title Commitment or the Survey and not objected to by Buyer shall be a "Permitted Encumbrance" hereunder. Seller will have thirty (30) days after receipt of the Objections to cure the Objections, during which period the Closing will be postponed as necessary. Seller shall use its best efforts to correct any Objections. If the Objections are not cured within such thirty-day period, Buyer will have the option to do any of the following:

i) Terminate this Agreement and receive a refund of the Earnest Money.

ii) Waive the Objections and proceed to close.

If Buyer fails to terminate this Agreement within fifteen (15) days of Seller's failure to cure any Objections during such thirty-day period, Buyer shall be conclusively deemed to have waived such Objections and shall proceed to close.

d. **Title Policy**. At closing, Buyer will receive the Title Policy ("Title Policy") issued by the Title Company pursuant to the Commitment, or a suitably marked-up Commitment initialed by the Title Company undertaking to issue such a Title Policy in the form required by the Commitment as approved by Buyer.

e. **Cancellation of Agreement.** Buyer and Seller agree to sign a cancellation of the Contract upon termination of this Agreement.

7. **Representations and Warranties by Seller**. Seller represents and warrants to Buyer as follows:

a. **Title to Property**. Seller holds marketable title to the Property, free and clear of all encumbrances except the Permitted Encumbrances.

b. **Environmental Laws**. To the best of Seller's knowledge, no toxic or hazardous substances or wastes, pollutants or contaminants (including, without limitation, asbestos, urea formaldehyde, the group of organic compounds known as polychlorinated biphenyls, petroleum products including gasoline, fuel oil, crude oil and various constituents of such products, and any hazardous substance as defined in the Comprehensive Environmental Response, Compensation and Liability Act of 1980 ("CERCLA"), 42 U.S.C. Section 9601-9657, as amended) have been generated, treated, stored, released or disposed of, or otherwise placed, deposited in or located on the Property, nor has any activity been undertaken on the Property that would cause or contribute to (i) the Property to become a treatment, storage or disposal facility within the meaning of, or otherwise bring the Property within the ambit of, the Resource Conservation and Recovery Act of 1976 ("RCRA"), 42 U.S.C. Section 6901 et seq., or any similar federal law, state law or local ordinance, (ii) a release or threatened release of toxic or hazardous wastes or substances, pollutants or contaminants, from the Property within the ambit of, CERCLA, or any similar federal law, state law or local ordinance, or (iii) the discharge of pollutants or effluents into any water source or system, the dredging or filling of any waters or the discharge into the air of any emissions, that would require a permit under the Federal Water Pollution Control Act, 33 U.S.C. Section 1251 et seq., or the Clean Air Act, U.S.C. Section 7401 et seq., or any similar state law or local ordinance. To Seller's knowledge, no substances or conditions exist in or on the Property that may support a claim or cause of action under RCRA, CERCLA or any other federal, state or local environmental statutes, regulations, ordinances or other environmental regulatory requirements, including without limitation, the Minnesota Environmental Response and Liability Act, Minn. Stat. 115B ("MERLA") and the Minnesota Petroleum Tank Release Cleanup Act, Minn. Stat. 115C. To Seller's knowledge, no aboveground or

underground tanks, are located in or about the Property, or have been located under, in or about the Property and have subsequently been removed or filled.

c. **Environmental Claims.** There is no Environmental Claim pending or, to the knowledge of the Seller, threatened against the Seller or against any person whose liability for such Environmental Claim the Seller has retained or assumed by contract, license use agreement, lease, warranty or guarantee, or any applicable law. "Environmental Claim" means any written notice by a Government Authority alleging potential liability (including potential liability for investigatory cost, cleanup cost, governmental response cost, natural resources damage, property damage, personal injury or penalty) arising out of or resulting from directly or indirectly, (a) the presence, or release into the environment, of any material or form of energy at any location, whether or not owned by the Seller, or b.) circumstances forming the basis of any violation, or alleged violation, of any Environmental Law.

d. **Water Wells**. To the best of Seller's knowledge, no water wells exist on or under the Property or have existed on or under the Property.

e. **Rights of Others to Purchase Property**. Seller has not entered into any other contracts for the sale of the Real Property, which remain in effect as of the date of this Agreement, nor are there any rights of first refusal or options to purchase the Real Property or any other rights of others that might prevent the consummation of this Agreement.

f. **FIRPTA**. Seller is not a "foreign person", "foreign partnership", "foreign trust" or "foreign estate" as those terms are defined in Section 1445 of the Internal Revenue Code.

g. **Proceedings**. There is no action, litigation, investigation, condemnation or proceeding of any kind pending or to the best knowledge of Seller, threatened against Seller or any portion of the Real Property that would affect Seller's ability to perform its obligations under this Agreement.

h. **Assessments**. Seller has received no notices from any governmental entity regarding assessments or planned improvements that may result in assessments to the Property.

i. **Governmental Notices**. Seller is not in possession of any notices regarding the Property which were sent by governmental entities to Seller at any time during its ownership of the Property.

j. **Unrecorded Documents**. There are no unrecorded leases, contracts, easements, or any other documents creating rights in parties other than Seller which cannot be terminated by Seller prior to Closing and which will continue to affect the Property after Closing.

k. **Condition of Property.** Seller warrants that there are no present violations of any restrictions relating to the use or improvement of the Property.

Seller will indemnify Buyer against and will hold Buyer harmless from, any expenses or damages, including reasonable attorneys' fees, that Buyer incurs because of the breach of any of the above representations and warranties, whether such breach is discovered before or after Closing. Each of the representations and warranties herein contained shall survive the Closing. Buyer is purchasing the Property based upon its own investigation and inquiry and, except for the representations and warranties expressly provided for herein, is not relying on any representation of Seller or other person and agrees to accept and purchase the Property "as is, where is". "To the best of Seller's knowledge" is limited to the actual knowledge of employees or representative of the Ramsey Housing and Redevelopment Agency.

9. **Condemnation**. If, prior to the Closing Date, eminent domain proceedings are commenced or Seller receives notice of the pendency of eminent domain proceedings against all or any part of the Property, Seller shall immediately give notice to Buyer of such fact and at Buyer's option (to be exercised within thirty (30) days after Seller's notice), this Agreement shall terminate, in which event neither party will have further obligations under this Agreement and the Earnest Money shall be refunded to Buyer. If Buyer shall fail to give such notice then there shall be no reduction in the Purchase Price, and the Seller shall assign to Buyer at the Closing Date all of Seller's right, title and interest in and to any award made or to be made in the condemnation proceedings. Prior to the Closing Date, Seller shall not designate counsel, appear in, or otherwise act with respect to the condemnation proceedings without Buyer's prior written consent.

10. **Damage or Destruction**. If, prior to the Date of Closing, the Property or any part thereof shall be damaged or destroyed by fire or other casualty, this Agreement shall become null and void at Buyer's option by written notice to Seller and, in such case, Seller will be entitled to the insurance proceeds and Buyer shall receive a refund of its Earnest Money. If Buyer does not terminate this Agreement, despite said damage or destruction, there shall be no reduction in or abatement of the Purchase Price and Seller shall assign all insurance proceeds it received due to the damage or destruction to Buyer.

11. **Broker's Commission**. Seller and Buyer represent and warrant to each other that they have dealt with no brokers, real estate agents, finders or the like in connection with this transaction, other than CBRE, Inc. ("Seller's Broker") which represents Seller. Seller shall pay broker as required by their specific agreement. Seller and Buyer agree to indemnify each other and to hold each other harmless against all claims, damages, costs or expenses of or for any brokers' fees or commissions resulting from their actions or agreements regarding the execution or performance of this Agreement, other than the fees payable to Seller's Broker as above provided, and will pay all costs of defending any action or lawsuit brought to recover any such fees or commissions incurred by the other party, including reasonable attorneys' fees.

12. **Assignment**. Buyer may assign Buyer's rights under this Agreement to another entity without Seller's prior written consent. If Seller reassigns its' right to complete this

transaction, written notification must be sent to Seller and sent to Seller via the address listed for notices as shown in Section 14.

13. **Survival**. All of the terms of this Agreement will survive and be enforceable after the Closing.

14. **Notices**. Any notice or communication required or permitted to be given by any party to the other shall be in writing and shall be deemed to have been given in accordance with this Agreement if it is delivered personally to Seller or Buyer or if mailed to either Seller or Buyer in a sealed wrapper by first class United States Mail addressed as follows:

If to Seller: The Housing and Redevelopment Agency in and
For the City of Ramsey, Minnesota
7550 Sunwood Drive
Ramsey MN 55303
Attention: Executive Director

If to Buyer: Pamela S. Deal
PSD, LLC
7533 Sunwood Drive NW
Suite 315
Ramsey, MN 55303

Mailed notices shall be deemed effective two (2) business days after the date of mailing. Any party may change its address for the service of notice by giving written notice of such change to the other party, in any manner above specified, ten (10) days prior to the effective date of such change.

15. **Captions**. The paragraph headings or captions appearing in this Agreement are for convenience only, are not a part of this Agreement and are not to be considered in interpreting this Agreement.

16. **Entire Agreement; Modification**. This written Agreement constitutes the complete agreement between the parties and supersedes any prior oral or written agreements between the parties regarding the Property. There are no verbal agreements that change this Agreement and no waiver or modification of any of its terms will be effective unless in writing executed by the parties.

17. **Binding Effect**. This Agreement binds and benefits the parties and their successors and assigns.

18. **Controlling Law**. This Agreement has been made under the laws of the State of Minnesota, and such laws will control its interpretation.

19. **Remedies**. If Buyer defaults under this Agreement, Seller shall have the right and option to terminate this Agreement by giving written notice to Buyer. If Buyer fails to cure such default within thirty (30) days of the date of such notice, this Agreement will terminate, and upon such termination Seller will retain the Earnest Money and accrued interest thereon as liquidated damages and not as a penalty, time being of the essence of this Agreement. The termination of this Agreement and retention of the Earnest Money will be the sole remedy available to Seller for such default by Buyer, and Buyer shall not be liable for damages or specific performance. If Seller defaults under this Agreement, this provision does not preclude Buyer from seeking and recovering from Seller damages for nonperformance and/or specific performance of this Agreement.

20. **Third Party Beneficiary**. There are no third party beneficiaries of this Agreement, intended or otherwise.

21. **No Joint Venture or Partnership**. Seller and Buyer, by entering into this Agreement and completing the transactions described herein, shall not be considered joint venturers or partners.

22. **Time Periods.** If the time for performance of any obligations under this Agreement expires on a day that is not a business day, the time for performance shall be extended to the next business day.

23. **Date of Agreement.** In the event this Agreement is not signed simultaneously by both parties, it shall be considered to be an offer made by the party first executing it. In such event this offer shall expire at mid-night on two weeks after the first party executed the agreement, unless a copy of this Agreement, executed by the party to whom this offer had been made, shall have been received by the party making the offer.

Dated: 8/6, 2014

SELLER
The Housing and Redevelopment Authority in and for the City of Ramsey, Minnesota

By: _____

Printed Name: Theodore LaFrance

Its: Executive Director

And

By: _____

Printed Name: Randy Backous

Its: HRA Chair

BUYER
PSD, LLC

Dated: 7/31, 2014

By: _____

Mathias A. Kuker _____

Its: COO

OFFICIAL PLAT

RAMSEY TOWN CENTER 11TH ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 28, TWP. 32, RGE 25
Book 72 of Abst
Page 31

KNOW ALL PERSONS BY THESE PRESENTS: That Ramsey Town Center, LLC, a Minnesota limited liability company, fee owner of the following described property situated in the County of Anoka, State of Minnesota, to wit:

OUTLOT W, RAMSEY TOWN CENTER ADDITION, according to the recorded plat thereof, Anoka County, Minnesota, EXCEPT that part of said OUTLOT W platted as OUTLOT B, RAMSEY TOWN CENTER FIFTH ADDITION, according to the recorded plat thereof, Anoka County, Minnesota;

And

EXCEPT that part of said OUTLOT W described as follows: Beginning at the southeast corner of said OUTLOT W; thence on an assumed bearing of WEST along the southerly line of said OUTLOT W for 718.85 feet to a point of curvature in said southerly line; thence westerly for 53.22 feet along said southerly line along a tangential curve concave to the north, radius 420.00 feet and central angle 07 degrees 15 minutes 37 seconds; thence North 23 degrees 43 minutes 04 seconds East for 200.49 feet; thence on a bearing of East for 892.29 feet to the easterly line of said OUTLOT W; thence on a bearing of SOUTH along said easterly line for 185.92 feet to the point of beginning.

And

OUTLOT B, RAMSEY TOWN CENTER FIFTH ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

And that PSD, LLC, a Minnesota limited liability company, fee owner of the following described property situated in the County of Anoka, State of Minnesota, to wit;

All that part of OUTLOT W, RAMSEY TOWN CENTER ADDITION, according to the recorded plat thereof, Anoka County, Minnesota, described as follows: Beginning at the southeast corner of said OUTLOT W; thence on an assumed bearing of WEST along the southerly line of said OUTLOT W for 718.85 feet to a point of curvature in said southerly line; thence westerly for 53.22 feet along said southerly line along a tangential curve concave to the north, radius 420.00 feet and central angle 07 degrees 15 minutes 37 seconds; thence North 23 degrees 43 minutes 04 seconds East for 200.49 feet; thence on a bearing of East for 892.29 feet to the easterly line of said OUTLOT W; thence on a bearing of SOUTH along said easterly line for 185.92 feet to the point of beginning.

Have caused the same to be surveyed and platted as RAMSEY TOWN CENTER 11TH ADDITION and do hereby donate and dedicate to the public, for public use forever the avenue and street shown on the plat.

In witness whereof, said Ramsey Town Center, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 21st day of August, 2006, and in witness whereof, said PSD, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 21st day of August, 2006.

SIGNED: Ramsey Town Center, LLC, a Minnesota limited liability company

By Dean A. Nedegaard as Chief Manager

SIGNED: PSD, LLC, a Minnesota limited liability company

By _____ as Chief Manager

STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing instrument was acknowledged before me
this 21st day of August, 2006
by DEAN A. NEDEGAARD as Chief Manager
of Ramsey Town Center, LLC, a Minnesota limited liability company on behalf of said company.

Charlotte R. Kjesvold

Notary Public Anoka County, Minnesota
My Commission Expires January 31, 2010

STATE OF MINNESOTA
COUNTY OF Dakota

The foregoing instrument was acknowledged before me
this 21st day of August, 2006
by _____ as _____
of PSD, LLC, a Minnesota limited liability company on behalf of said company.

Charlotte R. Kjesvold

Notary Public Anoka County, Minnesota
My Commission Expires January 31, 2010

I, Keith E. Dahl, hereby certify that I have surveyed and platted the property described on this plat as RAMSEY TOWN CENTER 11TH ADDITION; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands as defined in MS 505.02, Subd. 1, or public highways to be designated other than as shown.

Keith E. Dahl, Land Surveyor
Minnesota License No. 10418

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me
this 26th day of April, 2006
by Keith E. Dahl, Land Surveyor, Minnesota License No. 10418.

Notary Public Chisago County, Minnesota
My Commission Expires January 31, 2010

CITY OF RAMSEY, MINNESOTA

This plat of RAMSEY TOWN CENTER 11TH ADDITION, was approved and accepted by the City Council of the City of Ramsey, Minnesota, at a regular meeting thereof held this 19th day of December, 2005. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minn. Statutes, Section 505.03, Subd. 2.

CITY COUNCIL OF THE CITY OF RAMSEY, MINNESOTA

Thomas Gemsc, Mayor

Jayne S. Norman, City Administrator

ANOKA COUNTY SURVEYOR

This plat was checked and approved this 5TH day of October, 2006.

Larry O. Haim
Anoka County Surveyor
by Charles F. Betzen, Deputy

I HEREBY CERTIFY THAT THE CERTIFICATE AND STATEMENT APPEARING ON THE PLAT HEREOF WERE SIGNED AND WITH THIS SEAL AFFIXED ON THE 5 DAY OF Oct, 2006.
PROPERTY TAX ADMINISTRATOR
BY _____
DEPUTY PROPERTY TAX ADMINISTRATOR

1998057-001

STATE OF MINNESOTA
I hereby certify that the within instrument was filed in this office for record on the 5th day of October, 2006 at 2:10 o'clock P. M., and was duly recorded in Book 72, Page 31.
Maureen S. Devine
County Recorder
By _____ Deputy

356.00

URS

SHEET 1 OF 3 SHEETS

EXHIBIT A

OFFICIAL PLAT

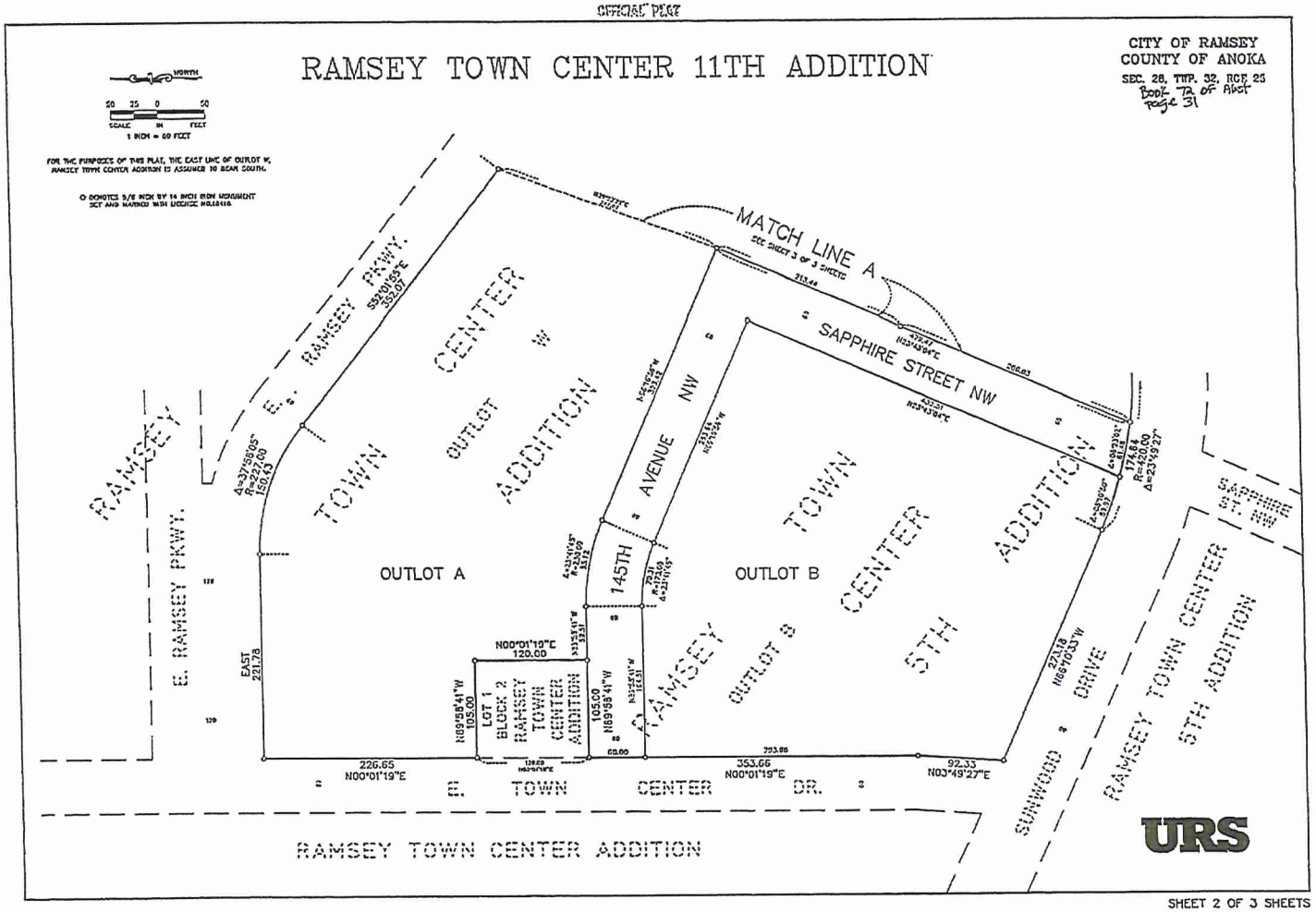
RAMSEY TOWN CENTER 11TH ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 28, TWP. 32, RGE 25
Book 72 of Plats
Page 31

NORTH
20 25 0 50
SCALE IN FEET
1 INCH = 50 FEET

FOR THE PURPOSES OF THIS PLAT, THE EAST LINE OF OUTLOT W, RAMSEY TOWN CENTER ADDITION IS ASSUMED TO BEAR SOUTH.

O DENOTES 5/8 INCH BY 14 INCH IRON MONUMENT SET AND MARKED WITH LICENSE #41641S.



SHEET 2 OF 3 SHEETS

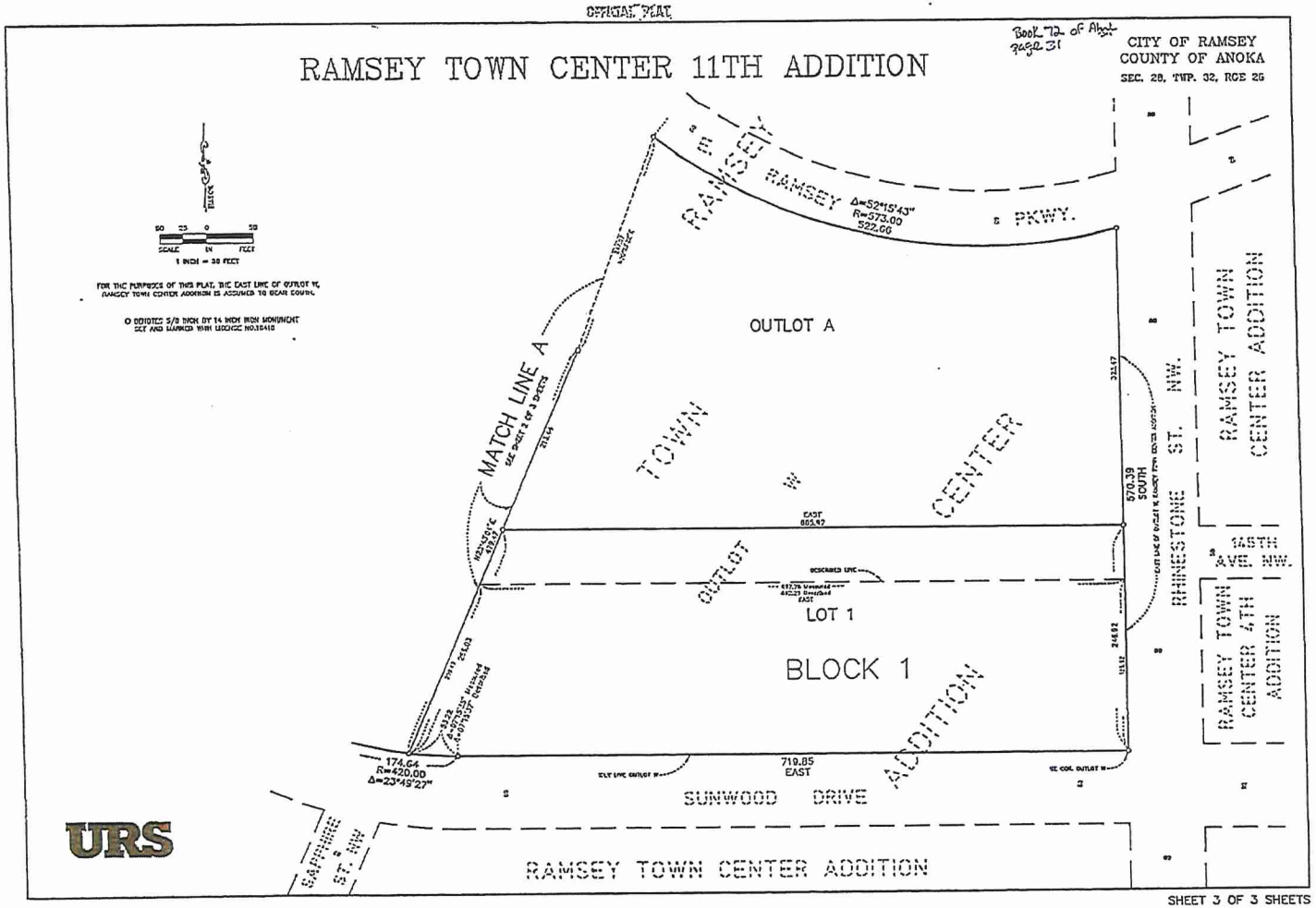
EXHIBIT B

OFFICIAL PLAT

RAMSEY TOWN CENTER 11TH ADDITION

Book 72 of Plats Page 31

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 28, TWP. 32, RGE 25



SCALE IN FEET
1 INCH = 30 FEET

FOR THE PURPOSES OF THIS PLAT, THE EAST LINE OF OUTLOT H, RAMSEY TOWN CENTER ADDITION IS ASSUMED TO BEAR SOUTH.

○ DENOTES 5/8 INCH BY 14 INCH IRON MONUMENT SET AND MARKED WITH LICENSE NO.18418

URS

SHEET 3 OF 3 SHEETS

EXHIBIT C

EXHIBIT D

ANOKA COUNTY MINNESOTA

Document No.: 1988057.001 ABSTRACT
I hereby certify that the within instrument was filed in this office for record on: 10/05/2006 2:17:00 PM
Fees Taxes In the Amount of: $56.00
MAUREEN J. DEVINE
Anoka County Property Tax
Administrator/Recorder/Registrar of Titles
MLE, Deputy

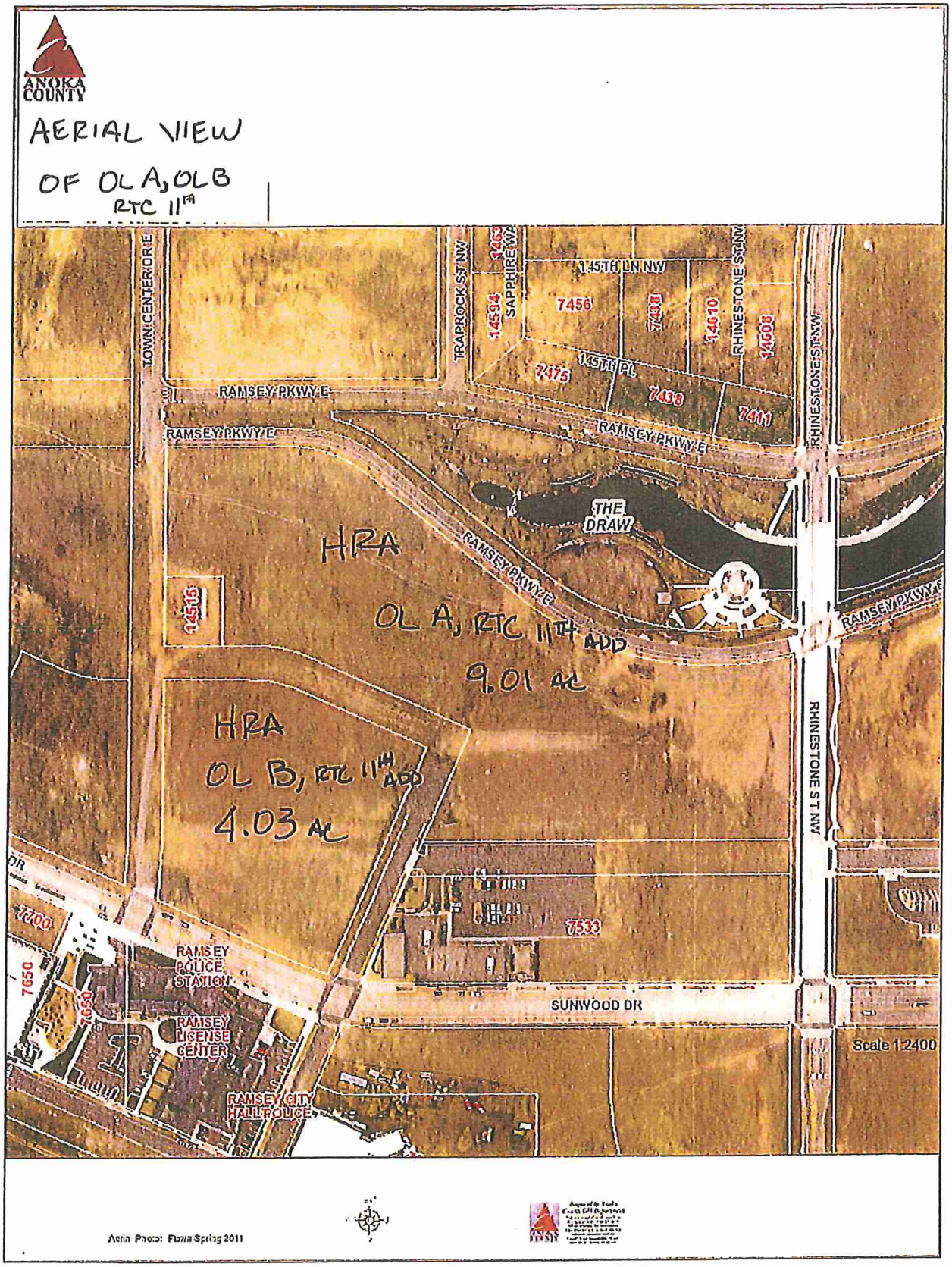
Record ID: 1732585

Exhibit E

Legal description of the 60' Strip

Lot 1, Block 1, Ramsey Town Center, 11th Addition, Anoka County, Minnesota, except that part which lies southerly of the following described line: Commencing at the South-Easterly corner of Lot 1; thence on an assumed bearing of North along the Easterly line of said Lot 1 for 186.96 feet to the actual point of beginning of the line to be described; thence on a bearing West for 692.28 to the Westerly line of Lot 1 and there terminating.

This lot is .93 acres in size


ANOKA COUNTY
AERIAL VIEW
OF OL A, OLB
RTC 11TH
TOWN CENTER DR E
TRAPROCK ST NW
SAPPHIRE WAY
145TH LN NW
RHINESTONE ST NW
7456
7430
14610
14608
14594
7475
145TH PL
7438
7411
RAMSEY PKWY E
THE DRAW
HRA
OL A, RTC 11TH ADD
9.01 AC
14515
HRA
OL B, RTC 11TH ADD
4.03 AC
7700
7650
7533
RAMSEY POLICE STATION
RAMSEY LICENSE CENTER
RAMSEY CITY HALL/FIRE
SUNWOOD DR
Scale 1:2400
Aerial Photo: Flown Spring 2011

ECONOMIC DEVELOPMENT AUTHORITY
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The City of Ramsey Economic Development Authority (EDA) conducted a regular meeting on Thursday, January 8, 2015, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Jim Steffen
Member Philip Brunt
Member Glen Hardin
Member John LeTourneau
Member Chris Riley (arrived at 7:33 a.m.)
Member Wayne Skaff
Member Kristine Williams

Members Absent: None

Also Present: Patrick Brama, Econ. Dev. Manager/Assistant City Administrator
Tim Gladhill, Development Services Manager

1. CALL TO ORDER

Chairperson Steffen called the Economic Development Authority meeting to order at 7:30 a.m.

2. APPROVE AGENDA

There were no changes.

Motion by Member Skaff, seconded by Member Hardin, to approve the agenda.

Motion carried. Voting Yes: Chairperson Steffen, Members Skaff, Hardin, Brunt, LeTourneau, and Williams. Voting No: None. Absent: Member Riley.

3. APPROVE MINUTES

3.01(1): Approve Meeting Minutes Dated September 11, 2014
Approve Meeting Minutes Dated October 9, 2014
Approve Meeting Minutes Dated December 11, 2014

Motion by Member Skaff, seconded by Member Hardin, to approve the September 11, 2014, minutes as presented.

Motion carried. Voting Yes: Chairperson Steffen, Members Skaff, Hardin, Brunt, LeTourneau, and Williams. Voting No: None. Absent: Member Riley.

Member Riley arrived at 7:33 a.m.

4. EDA BUSINESS

4.01: Consider Purchase Agreement with PSD LLC

Economic Development Manager/Assistant City Administrator Brama presented the staff report.

Member Skaff asked if City Staff and the Planning Commission were happy with the site plan and position of the garages.

Development Services Manager Gladhill stated there were some concerns but they have reserved their recommendations until the architectural rendering is seen.

Chairperson Steffen asked what the cost of the road would be.

Economic Development Manager/Assistant City Administrator Brama stated the original negotiation for the property yielded a higher per square foot price and the amount was deducted from that.

Member LeTourneau thought there was a preferred price range per square foot that was inside their guidelines and he wondered if the current price fell within that range.

Economic Development Manager/Assistant City Administrator Brama indicated it was well within the range and would be considered to be in the mid to upper range.

Chairperson Steffen wondered if negotiations are done as far as staff is concerned.

Economic Development Manager/Assistant City Administrator Brama stated the only open item is the earnest money.

Member LeTourneau stated they are done negotiating because they have a purchase agreement but he did not think they were closed to negotiating if the Board sees something else that should be reviewed and negotiated.

Chairperson Steffen indicated he did not see any additional items that needed to be negotiated.

Motion by Member Skaff, seconded by Member Brunt, to recommend to the City Council approval of the purchase agreement with PSD, LLC for $13.97 acres of City owned land located within The COR.

Further discussion: Member Hardin indicated he liked the fact they had the earnest money.

Motion carried. Voting Yes: Chairperson Steffen, Members Skaff, Brunt, Hardin, LeTourneau, Riley, and Williams. Voting No: None. Absent: None.

4.02: Consider Purchase Agreement between NIK Management Group and the City of Ramsey for the Former Municipal Center Site

Economic Development Manager/Assistant City Administrator Brama presented the staff report.

Member Skaff asked if NIK has given any indication on the size or price of homes they want to build.

Development Services Manager Gladhill stated NIK would be looking at other subdivisions in the area for comparables and he thought the price range would be between $170,000 and $200,000.

Chairperson Steffen asked if staff will influence the size of the lots or is that up to NIK to decide.

Development Services Manager Gladhill stated the City Zoning Code will dictate a lot of that but the City can go through a Planned Unit Development process and can negotiate those terms. Staff will go through a concept design phase with the Planning Commission at their next meeting to get some feedback.

Chairperson Steffen asked why NIK was offering a price above the listing price.

Economic Development Manager/Assistant City Administrator Brama stated they had a separate offer from TR Horton that came in significantly lower.

Chairperson Steffen asked if NIK has the capital to start to construct spec homes in May or will they have to wait until the lots are purchased.

Economic Development Manager/Assistant City Administrator Brama stated NIK does have a contingency in place as part of the purchase agreement to get their financing secure before close. Verbally Nik has indicated they have reached agreements with First Minnesota Bank but it is not confirmed at this time.

Chairperson Steffen asked what contingencies they have in place regarding the closing in May 2016.

Economic Development Manager/Assistant City Administrator Brama stated there are a number of generic contingencies in place, which are entitlements to the property, site plan approval, and plat and are also requiring a number of predevelopment documents and information. He stated the financing has been taken care of as part of Phase One. The big item is going to be the City clearing the site in time for June opening.

Member Hardin stated if this was always intended to be a two-phase closing because of the Fire Station.

DRAFT

Economic Development Manager/Assistant City Administrator Brama indicated it was. He stated NIK is very interested in the site and entire project and want to have the second portion of the second phase locked up and ready to go.

Chairperson Steffen did not think that five thousand earnest money seemed like a lot of money for a deal that is going to close in sixteen months. He felt the amount was low and did not want to see the City list the property again in sixteen months because NIK walked away from the deal.

Member Riley agreed and stated the second phase of the closing is at the City's convenience because they can't sell it now. NIK is not asking the City to hold the property for them, the City is asking not to have to sell the property at this time which puts a twist on it. He did feel five thousand was not a lot of money to hold a parcel of land for. He asked staff was the earnest amount would be if the new policy was in place.

Economic Development Manager/Assistant City Administrator Brama asked the Board for a minute while he calculated the amount.

Chairperson Steffen asked if there was going to be an access on Alternative A on the North /South Street on the right side of the plans.

Development Services Manager Gladhill reviewed the site plan with the Board.

Economic Development Manager/Assistant City Administrator Brama stated based off the new policy, they would be at a little over $17,000 in earnest money. They could increase the money in Phase Two and have some earnest money in Phase Two go hard after a certain date.

Member Williams asked if there is a concern that the City would not want to move forward with Phase Two. She wondered if part of this is to protect the City's interest as well.

Economic Development Manager/Assistant City Administrator Brama stated in working with the City Attorney, they did revise the PA to give the City strength or positioning in case they did not want to be liable or exposed to damages from the buyer before they move forward with the second phase. They also include a provision regarding moving forward with Fire Station Two.

Member Williams asked what is the timeline for determining if the fire station will move forward.

Economic Development Manager/Assistant City Administrator Brama stated Fire Station Two will be reviewed by the City Council on Tuesday, January 13, 2015 and a contract could be awarded to a general contractor in March.

Member Williams asked if that changed the Planning Commissions review of Parcel A on the proposed design of those lots. If there is a possibility of not moving forward with the second phase of the acquisition, would there end up being two cul-de-sacs.

DRAFT

Development Services Manager Gladhill stated it does not change the preliminary plat for both phases and the final plat will come through with only Phase One lots. There will be two terminating streets and they will try to be flexible and creative in utilizing both parking lots as a temporary turn around provision. They have also talked about holding some sort of surety to construct a more permanent cul-de-sac if Phase Two did not occur or was delayed.

Chairperson Steffen asked if it was ever discussed not to sell the second phase at this time.

Economic Development Manager/Assistant City Administrator Brama stated that is an option but NIK does not want to do that. He stated there is a risk on both sides of that because if they delay this it is possible for NIK to come back at a later time with a lower purchase price so it is best to lock them in at the current price.

Member Skaff stated the driving force to build the new fire station is because they would have the dollars or have a PA for that property. He thought the timing of the fire station may be further down the road without the PA.

Chairperson Steffen did not think there would be a substantial amount of the money involved that would build the fire station so he did not think the City was relying on the cash from the sale of this property to build it.

Economic Development Manager/Assistant City Administrator Brama stated that was correct and would be supplemental.

Chairperson Steffen thought the first phase of the project will go well and the homes will sell quickly and if that happens, the price of the second piece of land will probably go up. He thought they either need more earnest money to guarantee that closing or they should consider selling one piece of land at a time.

Member LeTourneau thought that was a good point and wondered if they should go into a closed session and have a discussion for that.

Economic Development Manager/Assistant City Administrator Brama stated as long as they are talking about earnest money there is no need for a closed session. A closed session is to be used only for purchase price discussion and he did not feel the Board was at that point.

Chairperson Steffen asked what the preference of the group was.

Member Riley stated if they do not sell parcel two, they do not need a new fire station. He was not certain that was an EDA issue but a good question. He was not sure if they can approve or disapprove a purchase agreement before them.

Member LeTourneau did not think that Fire Station 2 came about because they were planning on selling this parcel of land. He thought they decided the current fire station was not adequate for the growth of the community and it was decided the City needed a second new fire station, which

would happen regardless and they would use the proceeds from the sale of this to supplement the cost of the fire station.

Member Hardin asked if the fire station is moving forward because it is needed or because of this project.

Member Riley stated there is a need that is being moved up because of the sale of the land.

Member LeTourneau disagreed and stated they need to look at the timeline and the things that have occurred in the last six to twelve months. He felt the Fire Station 2 project has been on a progressive track over the last six to twelve months and escalated in 2014. He indicated there is a cost to this and NIK has given the City an offer and they have structured what it is worth to them. He stated they could trade one for the other and if the City asks for more earnest money, he thought NIK may offer the City less money per acre and they would probably end up with the same deal in the end.

Chairperson Steffen indicated he would make the trade of less money and more earnest money.

Economic Development Manager/Assistant City Administrator Brama stated this could still be open for negotiation and he did not feel it would hurt to ask NIK for more earnest money and see what their response would be.

Member Riley stated if they are concerned about Phase Two, that is a $326,000 purchase so $5,000 is getting closer to their proposed policy. He thought a lot of the contingencies about not closing are on the City's end.

Motion by Member LeTourneau, seconded by Member Skaff, to recommend to City Council consider adopting the Purchase Agreement with NIK Management, Inc. with the flexibility of having staff continue to work with NIK to increase the earnest money aspect.

Further discussion: Member Riley stated they should also indicated that Option C with the cul-de-sac should be removed and also indicate the type of housing should be the same as what is on either side of this parcel. Development Services Manager Gladhill stated if they are comfortable with what is there their base zoning code will take care of that. If they start asking for that to be a little bit more, it might impact the price range because lots tend to change hands and if they do not deliver what was promised as part of the discussion residents may come back to the planners with their expectations. Chairperson Steffen asked if there was architectural language in the Purchase Agreement. Economic Development Manager/Assistant City Administrator Brama indicated there was not. Development Services Manager Gladhill stated he would prefer no language be included in the Purchase agreement.

Motion carried. Voting Yes: Chairperson Steffen, Members LeTourneau, Skaff, Brunt, Hardin, Riley, and Williams. Voting No: None. Absent: None.

4.03: Consider Forwarding New Policy for the Sale of City Owned Land to the City Council

Economic Development Manager/Assistant City Administrator Brama presented the staff report.

Chairperson Steffen stated as written earnest money becomes hard only if they request for an extension.

Economic Development Manager/Assistant City Administrator Brama indicated that was correct.

Member Riley indicated when he read the second paragraph, it looked like the earnest money would become hard upon a second extension so there would be one free extension. He wondered if CBRE had input on this.

Economic Development Manager/Assistant City Administrator Brama stated CBRE did review this policy and did provide a lot of recommendations in the policy. He stated the CBRE is motivated to close deals and would support some sort of hard money up front at some level but are very cautious of not going over the top because they are afraid it would scare away some deals.

Chairperson Steffen thought the word "second" could be removed from the paragraph.

The Board agreed.

Member Williams did not know if $1,000 or $1,500 is going to incent someone to close on a property and she thought it was on the low end for earnest money. She did not think it would kill a deal and she would support Councilmember Riley's suggestion to keep a hard earnest money at the first request for due diligence extension because that is pretty standard and happens all of the time. She also suggested removing the second extension wording.

Member Hardin stated he was always concerned about putting too much detail into a policy because they need some flexibility. He stated every deal is different and the amount of earnest money needed per project is different and might depend on many different factors.

Member Riley asked if they wanted to change the earnest money amount in the policy because it was indicated it was low by a few members.

Economic Development Manager/Assistant City Administrator Brama stated CBRE along with his research indicated the earnest money could be anywhere from 1.5% to 3%.

Member Williams stated in her experience earnest money is an art not a science and it has a lot to do with who is holding the most risk and who is the most interested in seeing certain things happen. She stated they need to find a balance.

Member Hardin asked if they should remove the dollar amounts and have a blanket statement indicating the City will require earnest money contingent upon the size and scope of the project. He thought this would allow the City to be more flexible.

Member Riley stated he liked that idea. This would indicate there needed to be earnest money with direction given. He indicated they need to make sure that both sides have something so they need to be flexible but also protect their interests.

Economic Development Manager/Assistant City Administrator Brama summarized the changes that were made in the discussion indicating that the earnest money amount will be turned into a blanket statement with a range of two to three percent. He thought this will allow a greater strength in their negotiations.

4.04: Consider Forwarding the 2015 EDA Workplan to the City Council

Economic Development Manager/Assistant City Administrator Brama presented the staff report.

Motion by Member Steffen, seconded by Member Brunt, to recommend to City Council the EDA Workplan as outlined.

Motion carried. Voting Yes: Chairperson Steffen, Members Brunt, Skaff, Hardin, LeTourneau, Riley, and Williams. Voting No: None. Absent: None.

4.05: Review Draft Closed Landfill Use Plan; Case of Minnesota Pollution Control Agency (MPCA)

Development Services Manager Gladhill presented the staff report.

Member Riley asked for clarification as to why this item is before the EDA. He wondered if they do nothing, this entire area will get changed on the Comprehensive Plan and the City will never be able to do anything on it, if they would want to potentially do something in the area they would need to make a change.

Development Services Manager Gladhill reviewed what the Board needed to do if they wanted to potentially use the land in the future. He stated if they want that to be an industrial user sometime in the future the City needs to ask that the land use plan as presented today be changed to allow for that.

Member Riley thought it seemed this was identified in the past as a good potential use for an industrial user and that they would not want to accept that as not being allowed. He thought they would want to ask for the plan to be changed to allow a future user.

Member LeTourneau thought this would be a low priority business user site in their community.

Development Services Manager Gladhill indicated the window has started to close on this and action needs to be taken if the City wants the ability in the future to develop.

Economic Development Manager/Assistant City Administrator Brama talked about the quality of the site and indicated there is a lot of discussion and concern around the quality and conditions of the area. He noted this is a very desirable location for businesses.

Member LeTourneau stated this is not a high priority quantity wise but he disagreed on the quality. He stated he sat in on the EPB Board meeting and they talked about the quality of the site. He did bring forward to them explaining this site has all of the infrastructure but there is a lot of discussion and concern around the quality of the site as it relates to environmental issues because of the great unknown associated with what is going on with the decomposition of that land fill. There seems to be a real concern from the EPB's perspective in regards to any kind of issues moving forward.

Economic Development Manager/Assistant City Administrator Brama thought from a personal staff perspective, that is a perception issue.

Chairperson Steffen asked what the process was for trying to change this.

Development Services Manager Gladhill reviewed the process with the Board. He believed they needed to adopt a land use plan but thought there was room to negotiate the small parcel of land adjacent to the landfill.

Member Riley recommended the City should carve out the piece of land they want to use and bring that forward to the EPA.

Member Hardin agreed.

5. MEMBER / STAFF INPUT

The EDA reviewed the Staff Update.

5.01: Rum River Hills Joint Venture Request

Economic Development Manager/Assistant City Administrator Brama indicated Rum River Hills submitted a request for a joint venture agreement with the City. Staff reviewed the request which was in regards to a previous proposal Rum River Hills made. They are proposing relocating two of their golf holes across Hwy 47 and purchasing City owned land along with some other land and developing around 165 to 200 new housing units and expanding their golf services.

5.02: Board Changes

The Board discussed the New Year and the possible need to find another resident to be a member on the Board because Member Williams was now a Councilmember.

Economic Development Manager/Assistant City Administrator Brama indicated there can be more than two Councilmembers on the Board if the Board would like to keep all three Councilmembers.

Chairperson Steffen indicated the Board was meant to be an advisory to the Council and he felt that if there were more than two Councilmembers on the Board it would end up to be like the HRA was before them. He would prefer the majority to be residents. He indicated one Councilmember could be an alternate and come to the meetings if all three wanted to be at the meetings.

It was indicated the Mayor would make the decision on which of the three Councilmember will be placed on the EDA Board.

6. ADJOURNMENT

Motion by Member Skaff, seconded by Member Steffen, to adjourn the meeting.

Motion carried. Voting Yes: Chairperson Steffen, Members Skaff, Brunt, Hardin, LeTourneau, Riley, and Williams. Voting No: None. Absent: None.

The regular meeting of the Economic Development Authority adjourned at 9:39 a.m.

Respectfully submitted,

_____
Kurtis G. Ulrich
City Administrator

ATTEST:

_____
Ted LaFrance
Economic Development Manager

Draft by Sue Osbeck
TimeSaver Off Site Secretarial, Inc.

DRAFT

Our Mission: To work together to resposibly grow our community, and to provide quality, cost-effective, and efficient government services.

CC Regular Session **7. 2.**

Meeting Date: 01/13/2015

By: Bruce Westby, Engineering/Public Works

Information

Title:

Adopt Resolution #15-01-018 Accepting Feasibility Report and Ordering Public Hearing for IP 13-10; Garnet Street and 168th Avenue Reconstruction

Purpose/Background:

Purpose:

The purpose of this case is to accept the attached Feasibility Report and order a Public Hearing for February 10, 2015 City Improvement Project #13-10, Garnet Street and 168th Avenue Reconstruction. Based on the proposed project schedule contained within the attached Feasibility Report this project can be completed in the summer/fall of 2015 utilizing special assessments as a partial funding source.

Background:

City of Ramsey Improvement Project 13-10 proposes to reconstruct two pavement segments including Garnet Street between 167th Street and the north plat line of Now & Then Estates, and 168th Avenue between Garnet Street and the west cul-de-sac. Both street segments have bituminous pavement and curbing and no storm sewer or public utilities. The segment of Garnet Street to be reconstructed measures approximately 1,350 feet in length, and the segment of 168th Avenue NW west of Garnet Street measures approximately 670 feet in length. The total length of these two street segments is approximately 2,020 linear feet, or 0.38 miles. A map showing the location and scope of the proposed improvements on these two streets is included in the attached Feasibility Report as Figure 1 in Appendix A.

Both streets were originally constructed in 1988 and received one sealcoat application in 2006. Both streets are relatively flat and therefore not able to efficiently shed stormwater runoff, resulting in oil being stripped from the pavement more quickly than normal leading to degradation of the pavement. Both streets have a Pavement and Surface Evaluation Rating (PASER) of 1 and are therefore considered to be among the worst streets in the City in terms of pavement condition. In fact, large areas of Garnet Street are no longer paved so Public Work's has been filling the non-paved areas with class 5 aggregate in an attempt to maintain the streets in passable condition. However, each spring when the ground thaws the street becomes extremely difficult to navigate and maintain due primarily to the poor underlying soils which become unstable when saturated with groundwater. Pictures showing the condition of these two streets are included in the attached Feasibility Report at the end of Appendix A.

In addition to reconstructing the pavement sections of Garnet Street and 168th Avenue, staff is proposing to construct a 6-foot wide concrete sidewalk with City right-of-way along the east side of Garnet Street and the north side of 168th Avenue. These new sidewalk segments would connect the existing 6-foot concrete sidewalk segment that dead ends east of Garnet and south of 169th Lane NW to the existing sidewalk on north of 167th Avenue. These sidewalks both connect to the bituminous trail west of TH 47 so adding the new sidewalk segments will close a significant gap in the existing pedestrian facilities in this developing area. Figure 2 in the attached Feasibility Report shows the existing pedestrian facilities in the area.

The Feasibility Report also explores costs to construct public utilities during street reconstruction for the following reasons. First, the City would receive benefit by constructing watermain as previously noted and recommended by staff. Second, the proposed improvements have an estimated design life of 60-years and considering that adjacent properties were developed over 20 years ago, they could soon begin to experience failing septic systems or wells meaning residents may want to connect to utilities before the end of the project design life, which would require the street to be reconstructed before its useful life is over. And third, residents may request to connect to City utilities as part of this project to capitalize on significant cost savings offered per the recently adopted Special Assessments Policy. Council is therefore asked to direct staff whether the plans should be bid with any or all public utilities included in the base bid, whether the plans should be bid with any or all of the public utilities included as an alternate bid, or whether public utilities should be omitted from the plans altogether.

As noted in the Feasibility Report, staff does recommend constructing new 8" watermain along Garnet Street as stubs exist at both ends of the street segment to be reconstructed so connecting the stubs would provide a looped watermain system and allow for better maintenance of the water supply system, including the ability to isolate smaller areas when parts of the main need to be shut down for maintenance. Staff also recommends extending 8" watermain along 168 th Avenue since 8" watermain is planned to be extended to the west end of 168th Avenue during future phases of the Brookfield residential development.

On April 23, 2013, the City Council adopted Resolution #13-04-074 authorizing the preparation of a Feasibility Report for the reconstruction of Garnet Street and 168th Avenue to address their deteriorated pavement sections. At the time, the City was in the process of exploring options for adopting a reliable, long-term funding source for street reconstruction projects, but a reliable funding source was not identified at the time so the Feasibility Report was never completed.

On February 25, 2014, the City Council adopted Resolution #14-02-034 again authorizing the preparation of a Feasibility Report for the reconstruction of Garnet Street and 168th Avenue. Since then, the City Council has adopted a Special Assessments Policy that has the potential to fund up to 25% of the applicable project costs. The funding section of this report includes more detail on proposed assessments.

During the preparation of the Feasibility Report, staff was contacted by several residents of Now and Then Estates. In general, the residents questioned whether utilities would be installed with the project, whether they would be required to connect to utilities, and what cost they would be required to pay, if any, for the proposed improvements. Most of the residents who called said they would like the streets to be reconstructed, and some callers questioned the need for utilities and new sidewalks along these streets.

Notification:

No notifications are necessary with this case.

Observations/Alternatives:

Observations:

Staff proposes to correct poor subgrade soils by excavating 3 feet of subgrade and replacing it with clean imported select granular material. While this will have a significant cost, it will ensure the City will receive the maximum life from the reconstructed street while minimizing maintenance costs over the life of the street.

Staff will solicit public input on all aspects of this project prior to the Public Hearing being held on February 10, 2015. As noted in the proposed project schedule in the attached Feasibility Report, a neighborhood information meeting is proposed to be held on January 29, 2015. Staff will mail meeting invitation letters this week if Council orders the Public Hearing. These letters will include detailed information on the project, including directing the property owners to the City's web site which will contain all available project information.

This project is necessary, feasible, and cost-effective from an engineering standpoint, and can be constructed as proposed herein.

Alternatives:
Alternative Action #1 – Motion to adopt Resolution 15-01-018 Accepting the Feasibility Report and Ordering the Public Hearing for City Improvement Project 13-10, Garnet Street and 168th Avenue Reconstruction, as proposed by staff.

Alternative Action #2 – Motion to adopt Resolution 15-01-018 Accepting the Feasibility Report and Ordering the Public Hearing for City Improvement Project 13-10, Garnet Street and 168th Avenue Reconstruction, with the following modifications to staff's proposed design: _____.

Alternative Action #3 – Motion to deny adoption of Resolution 15-01-018 at this time.

Funding Source:
The Feasibility Report was completed in-house as part of staff's regular duties. The Geotechnical Evaluation Report completed by NTI had a cost of $2,525, which is part of the indirect costs.

The engineer's opinion of probable costs per each street segment, including all costs for surface (streets), stormwater, water, and sanitary sewer, is as follows:

- Garnet Street = $1,125,000
- 168th Avenue = $ 550,000

Estimated costs include 10% contingency costs plus 25% indirect costs for administrative, engineering, finance and legal costs. ***Appendix B*** of the attached Feasibility Report includes a detailed cost summary.

This improvement project, which is listed in the City's current 5-year Capital Improvement Plan, can be funded using a combination of special assessments to benefiting properties and street reconstruction bond proceeds.

Preliminary special assessments are proposed in the Feasibility Report in the amount of $6,500 per lot. This totals $78,000 for the 12 single-family residential property owners with direct access onto the improved street segments.

Sewer, Water and Stormwater Utility Funds would be used to pay for any such improvements constructed.

Below is a table showing the complete project cost breakout by funding source.

	ASSESSMENTS	**CITY FUNDS**	**TOTAL**
Surface	$78,000	$958,000	$1,036,000
Storm Sewer	–	$198,000	$198,000
Water Main	–	$271,000	$271,000
Sanitary Sewer	–	$170,000	$170,000
TOTALS	**$78,000**	**$1,597,000**	**$1,675,000**

Recommendation:
Staff recommends selecting alternative action #1 to ensure that this project can be completed in 2015, which will help prevent the City from falling too farther behind on the long-term street maintenance program.

The following is a list of staff recommendations related to the proposed design and funding for the project for potential Council consideration/discussion:

1. Staff recommends constructing new sidewalks within City right-of-ways along the east side of Garnet Street and the north side of 168th Avenue at 100% city cost.
2. Staff recommends correcting the subgrade soils by excavating 3 feet of existing subgrade and replacing it with clean imported select granular material at 100% city cost.
3. Staff recommends constructing new bituminous pavement per the City's standard residential pavement section of 4" aggregate base class 5, 2" bituminous base course, and 1½" bituminous wear course.

4. Staff recommends constructing 8” DIP watermain under both street segments at 100% city cost.
5. Staff recommends ordering an assessment appraisal consultation to ensure that special assessments do not exceed the benefit received as a result of the improvements.
6. Staff recommends holding a neighborhood information meeting on January 29, 2015.

Action:

The City Council is asked to act on the following items:

1. Accept the preliminary residential special assessment rate of $6,500 per lot.
2. Authorize an assessment appraisal consultation to ensure that all special assessments are commensurate with benefit received from the proposed improvements.
3. Adopt Resolution #15-01-018 approving this Feasibility Report and ordering a Public Hearing for February 10, 2015 for City Improvement Project #13-10, Garnet Street and 168th Avenue Reconstruction.

Attachments

Res 15 01 018

IP 13 10 Feas Rpt

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/08/2015 05:08 PM
Form Started By: Bruce Westby		Started On: 01/07/2015 07:19 AM
Final Approval Date: 01/08/2015		

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

RESOLUTION #15-01-018

RESOLUTION ACCEPTING FEASIBILITY REPORT AND ORDERING PUBLIC HEARING FOR GARNET STREET AND 168TH AVENUE RECONSTRUCTION

WHEREAS, pursuant to a resolution of the City Council adopted February 25, 2014, a Feasibility Report has been prepared by the City Engineer with reference to proposed improvements to Garnet Street from 167th Avenue to the north plat line of Now and Then Estates, and 168th Avenue west of Garnet Street, including the reconstruction of streets and curb and gutter, the construction of sidewalks, storm sewer, and public utilities, and other appurtenant work as needed; and

WHEREAS, benefiting properties are proposed to be assessed for all or a portion of the cost of the improvements, pursuant to Minnesota Statutes, Chapter 429; and

WHEREAS, the City Council received the Feasibility Report on January 13, 2015; and

WHEREAS, the Feasibility Report provides information regarding whether the proposed project is necessary, cost-effective and feasible;

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

1. The Council will consider the proposed improvements for said streets in accordance with the Feasibility Report and the assessment of benefiting properties for all or a portion of the cost of the improvements pursuant to Minnesota Statues, Chapter 429, at an estimated total cost of $1,675,000.

2. A Public Hearing will be held on such improvements on the 10th day of February, 2015 in the Council Chambers of City Hall at 7:00 p.m., and the Clerk shall give mailed and published notice of such hearing and improvements as required by law.

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:

Mayor Strommen
Councilmember Johns
Councilmember Kuzma
Councilmember LeTourneau
Councilmember Riley
Councilmember Shryock
Councilmember Williams

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

None

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 13th day of January, 2015.

_____
Mayor

ATTEST:

_____
City Clerk

FEASIBILITY REPORT

GARNET STREET AND 168th AVENUE RECONSTRUCTION

CITY OF RAMSEY
PROJECT NO. 13-10

January 8, 2015

Prepared By:

City of Ramsey
Engineering Department
7550 Sunwood Drive
Ramsey, MN 55303
763-433-9820
763-433-9848 (Fax)

January 8, 2015

Honorable Mayor and City Council
City of Ramsey
7550 Sunwood Drive
Ramsey, MN 55303

Re: Feasibility Report for City of Ramsey Project No. 13-10
Garnet Street and 168th Avenue Reconstruction

Dear Mayor and City Council Members:

Transmitted herewith is a Feasibility Report for the proposed Garnet Street and 168th Avenue Reconstruction project. This report examines the feasibility of reconstructing the bituminous street sections and completing other appurtenant improvements to the following two urban street segments:

- Garnet Street (approx. 1,350 linear feet) - 167th Street to north plat line Now & Then Estates
- 168th Avenue (approx. 670 linear feet) - Garnet Street to west cul-de-sac

This Feasibility Report examines the scope of the proposed improvements, explores estimated costs and available funding sources, defines a preliminary project schedule, and provides a determination for the necessity, feasibility and cost-effectiveness of the proposed improvements.

I would be happy to discuss this report with you at your convenience. Please feel free to call me at 763-433-9825 with any questions.

Sincerely,
City of Ramsey

Bruce Westby, PE
City Engineer

Enclosure

C: Kurt Ulrich, City Administrator, City of Ramsey
Diana Lund, Finance Director, City of Ramsey
Grant Reimer, Public Works Superintendent, City of Ramsey
Leonard Linton, Civil Engineer II, City of Ramsey

CERTIFICATION

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Bruce Westby, PE

Date: January 8, 2015 License No. 40116

I hereby certify that this plan, specification or report was reviewed for Quality Control and Quality Assurance purposes and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Leonard Linton, PE

Date: January 8, 2015 License No. 21112

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1. EXECUTIVE SUMMARY

City of Ramsey Improvement Project 13-10 proposes to reconstruct the pavement sections on two urban street segments located just north of the center of the City. The urban street segments proposed to be reconstructed are approximately 2,020 linear feet, or 0.38 miles, in length and include:

- Garnet Street (approx. 1,350 linear feet) - 167th Street to north plat line Now & Then Estates
- 168th Avenue (approx. 670 linear feet) - Garnet Street to west cul-de-sac

A map showing the location and scope of the proposed improvements on these two streets is included as ***Figure 1 in Appendix A***.

City staff typically evaluates and rates the pavement sections of all city streets on an annual basis using the Pavement and Surface Evaluation Rating (PASER) system. The pavement sections of both street segments have PASER ratings of 1 which ranks them among the worst paved street segments within the City.

The pavement sections of these two street segments were originally constructed in1988 and are in such poor condition that City staff must patch the streets multiple times a year, particularly right before winter, just so the streets can be plowed without ripping chunks of pavement up in the process. Overall, PASER ratings indicate that both street segments should be reconstructed. Pictures showing the condition of these two streets are included at the end of ***Appendix A***.

On April 23, 2013, the City Council adopted Resolution #13-04-074 authorizing the preparation of a Feasibility Report for the reconstruction of Garnet Street and 168th Avenue to address their deteriorated pavement sections. At the time, the City was in the process of exploring options for adopting a reliable, long-term funding source for street reconstruction projects, but a reliable funding source was not identified at the time so the Feasibility Report was never completed.

On February 25, 2014, the City Council adopted Resolution #14-02-034 again authorizing the preparation of a Feasibility Report for the reconstruction of Garnet Street and 168th Avenue. Since then, the City Council has adopted a Special Assessments Policy that has the potential to fund up to 25% of the applicable project costs. The funding section of this report includes more detail on proposed assessments.

During the preparation of this Report, staff was contacted by several residents of Now and Then Estates. In general, the residents questioned whether utilities would be installed with the project, whether they would be required to connect to utilities, and what cost they would be required to pay, if any, for the proposed improvements. Most of the residents who called said they would like the streets to be reconstructed, and some callers questioned the need for utilities and new sidewalks along these streets.

The engineer's opinion of probable costs for each street segment, including streets, drainage, and public sewer and water utilities, is as follows:

- Garnet Street = $1,125,000
- 168th Avenue = $ 550,000

Estimated costs include 10% contingency costs plus 25% indirect costs for administrative, engineering, finance and legal costs. ***Appendix B*** includes a detailed cost summary.

Costs for constructing public utilities during this project were considered for the following reasons. First, the City would benefit by constructing watermain as previously noted and recommended by staff. Second, the proposed improvements have an estimated design life of 60-years and considering that adjacent properties were developed over 20 years ago, they could soon begin to experience failing septic systems or wells meaning residents may want to connect to utilities before the end of the project design life, which would require the street to be reconstructed before its useful life is over. And third, residents may request to connect to City utilities as part of this project to capitalize on significant cost savings offered per the recently adopted Special Assessments Policy.

Staff will be seeking Council input on whether plans should be bid with any or all public utilities included in the base bid, whether the plans should be bid with any or all of the public utilities included as an alternate bid, or whether public utilities should be omitted from the plans altogether. Input will be solicited from impacted property owners during the neighborhood information meeting regarding their potential to connect to public utilities. Staff will also make sure that everyone is aware that costs for connecting to utilities during street reconstruction projects will be significantly reduced per the recently adopted Special Assessments Policy.

This improvement project, which is listed in the City's current 5-year Capital Improvement Plan, can be funded using a combination of special assessments to benefiting properties and street reconstruction bond proceeds. Sewer and Water Utility Funds would be used to pay for any of the public utility improvements.

Preliminary assessments in the amount of $6,500 per lot are proposed for the 12 single-family residential property owners with direct access onto the improved street segments. Both the method and rate are reflective of the newly adopted Special Assessments Policy, including the fact that assessments are not proposed to be levied for the new sidewalks or any of the subgrade corrections.

To ensure that all special assessments levied with this project are commensurate with the benefit received, staff will request Council authorization to order a benefit appraisal consultation based on the current property use at the time the improvements are made.

This project is necessary, feasible, and cost-effective from an engineering standpoint, and can be constructed as proposed herein.

2. INTRODUCTION

2.1 Authorization

The preparation of this report was authorized by the Ramsey City Council on February 25, 2014. This project has been designated as City Improvement Project No. 13-10.

2.2 Program Overview

This Feasibility Report explores proposed improvements to two urban street segments totaling approximately 2,020 linear feet (0.38 miles) in length as follows:

- Garnet Street (approx. 1,350 linear feet) - 167th Street to north plat line Now & Then Estates
- 168th Avenue (approx. 670 linear feet) - Garnet Street to west cul-de-sac

A map showing the location and scope of these two streets is attached as ***Figure 1 in Appendix A***.

The pavement sections of both Garnet Street and 168th Avenue have been deteriorating for years and are in need of total reconstruction. In the fall of 2014, City staff evaluated and rated these pavement sections at a Pavement and Surface Evaluation Rating (PASER) rating of 1.

On April 23, 2013 staff requested City Council authorization to prepare a Feasibility Report for the purpose of exploring and identifying the required improvements on each of these two urban street segments. The City Council adopted Resolution #13-04-074 authorizing the preparation of a Feasibility Report for the reconstruction of Garnet Street and 168th Avenue. However, at the time the City was in the process of exploring options for adopting a reliable, long-term funding source for street reconstruction projects and because a reliable funding source was not identified at the time, the Feasibility Report was never completed.

On February 25, 2014, the City Council adopted Resolution #14-02-034 again authorizing the preparation of a Feasibility Report for the reconstruction of Garnet Street and 168th Avenue. On December 9, 2014, the City Council adopted a Special Assessments Policy that allows assessing up to 25% of eligible project costs for street reconstruction projects, thereby allowing this Report to be completed.

2.3 Scope

The scope of this Report addresses two urban street segments totaling approximately 2,020 linear feet, or 0.38 miles, in length. These two segments include Garnet Street from 167th Street to the north plat line Now & Then Estates, and 168th Avenue from Garnet Street to the west cul-de-sac.

Staff recently rated the pavement sections for these two urban street segments and assigned a Pavement and Surface Evaluation Rating (PASER) of 1 to each segment. PASER ratings are a numerical index between 1 and 10 that indicate the condition of a pavement based on the various pavement distresses recorded during visual observations. A PASER value of 10 represents a brand new pavement section, while a PASER rating of 1 represents a pavement section that has fallen into total disrepair and requires complete reconstruction.

The pavement evaluation process requires someone to visually evaluate each pavement surface throughout the City based on the type, extent and severity of each pavement distresses observed. The types and severities of each pavement distress are then used to determine the PASER rating for each street.

Numerous types of pavement distresses may exist within a pavement section including, but not limited to, alligator cracking, block cracking, longitudinal cracking, transverse cracking, rutting, raveling, shoving, potholes and patches.

Once staff gathers the updated field data, it is then recorded in a Microsoft Excel pavement management database. This database is then used by staff to determine the most cost-effective pavement rehabilitation method for each street segment, and to schedule upcoming long-term Street Maintenance Program projects.

3. EXISTING CONDITIONS

3.1 Existing Pavement and Soil Conditions

In May of 2014, Northern Technologies, Inc. (NTI) was employed to complete a Geotechnical Evaluation Report for this proposed project. This included completing four (4) soil borings along Garnet Street and 168th Avenue, which included two (2) borings along Garnet Street, and two (2) borings along 168th Avenue. The locations of these borings are shown in the Boring Location Diagram in Appendix C of NTI's Geotechnical Evaluation Report, which is attached in ***Appendix D.***

Information obtained from the soil borings was needed to determine existing bituminous pavement and aggregate base thicknesses, subsurface soil conditions, and potential difficulties anticipated during construction, as well as for providing recommendations for excavations, site preparation, engineered fill and compaction, depths of unsuitable soils to be removed, ground water management, and pavement design parameters. The borings terminated at nominal depths of 10 to 20 feet below the existing ground surface.

Groundwater was observed in soil borings SB-1 and SB-2 at depths ranging from 17 to 19 feet below existing grade, respectively, corresponding to elevations of 867.4 and 870.0 feet. Based on these recorded water level depths, groundwater is not anticipated to be a significant issue for any work completed with this proposed project, regardless of whether utilities work is included with the project or not. However, excavations extending into sand layers over clay or silt-based soils may encounter perched groundwater which can be effectively controlled by excavating sump pits and removing water from the trenches with pumps. This report therefore assumes that dewatering will not be an issue during construction, and that sump pumps will be sufficient for any necessary dewatering.

The soil borings generally indicate that existing bituminous pavement thicknesses along both streets range from 1½ to 2 inches, that the existing aggregate base thicknesses range from 2 to 3 inches, and that the existing subgrade soils below the pavement sections generally consist of sand (SP), silty sand (SM), clayey sand (SC), and sandy clay (CL). It was also observed that the relative density of the granular fill throughout the project area was generally very loose to medium dense, and that the clay-based fill generally had a medium consistency.

Several non-typical conditions were also observed. Fill consisting of sandy clay with trace organics was encountered in soil boring SB-1 ranging from 0 to 2 feet below the pavement section. The silty sand fill was also wet from 2 to 4 feet below the ground surface in boring SB-2. The underlying native clay below the silty sand fill was generally soft, and soft to medium high plasticity clay (CH) layers were encountered below the previously placed fill in soil boring SB-2 from 11.5 feet to 17 feet below existing grade. The consistency of this material was soft.

NTI's report states that the stable non-organic fill and native alluvial soils are generally suitable for supporting utilities construction. However, NTI recommends removing any organic soils and/or unstable clays if encountered below the inverts of any utilities that may be installed with the project. NTI also recommends that the Geotechnical Engineer of Record (NTI) or their designated representative observe all project excavations to determine that any unsuitable soils have been properly removed and that proper bearing support is provided by the exposed soils.

NTI further recommends that compaction of the supporting soils be completed and tested to ensure it meets 95 percent standard Proctor dry density, which would require observation and testing to be performed both prior to and during backfilling operations. Lastly, NTI recommends that all import fill be approved by NTI or the City's representative.

NTI also provides new bituminous pavement construction recommendations in their report. NTI concurs the existing pavement is too thin and deteriorated to mill or overlay and that it would be more practical to reconstruct these streets. NTI recommends reconstructing the pavement section using 6" of class 5 aggregate base, 2" of bituminous base course, and 1½" of bituminous wear course. NTI also recommends that stripping of the existing pavement and aggregate base course should occur immediately prior to subgrade preparation and base aggregate installation to minimize weather-induced instability due to prolonged exposure to the elements.

NTI recommends correcting the subgrade soils by scarifying and re-compacting a minimum of 12" of subgrade soils, then proof rolling the soils using a tandem axle dump truck loaded to gross capacity (20 tons minimum) prior to placing aggregate base class 5 and bituminous pavement. NTI also recommends that if any rutting or localized unstable subgrade areas are observed during proof rolling, those areas should be subcut, moisture-conditioned, and re-compacted or removed to a stable depth.

NTI also noted that subgrade corrections should be anticipated based on the slightly organic, soft and wet conditions observed in borings SB-1 and SB-2, both of which were taken along Garnet Street. NTI also states that areas with conditions similar to these borings are less likely to pass proof roll tests, and therefore recommend that provisions be provided for additional excavations, and that excavations for soil corrections in paved areas should extend 2 feet beyond the edges of the pavement. NTI estimates that a properly prepared subgrade for Garnet Street and 168th Avenue will have an average stabilometer R-value of 30.

NTI's pavement recommendations assume the subgrade soils and aggregate sections below paved surfaces drain to subsurface piping for eventual discharge into storm sewer. In addition, due to the relatively thick layer of soft and potentially compressible clay soil observed in the borings, long term secondary settlement may continue to occur near soil boring SB-2 and other areas with similar subsurface conditions. NTI's report also presumes that soil correction excavations to remove soft fat clay layers (CH) are likely not a practical option so additional maintenance may be required to fill cracks or build up settled areas. As such, NTI states the City should anticipate some minor road maintenance and repairs will be required in these areas in the future.

3.2 Watermain

Watermain does not currently exist under Garnet Street. However, 8" DIP watermain stubs exist at both ends of the project termini on Garnet Street. Staff recommends extending 8" DIP main under Garnet Street with this project to provide a looped watermain system. This will allow for better maintenance of the water supply system, as well as allowing for smaller areas of isolation when parts of the main need to be shut down for maintenance.

Watermain does not currently exist under 168th Avenue. However, 8" DIP watermain is planned to be extended to the west end of 168th Avenue through the Brookfield residential development. Therefore, if 8" DIP watermain is extended under Garnet Street per staff's recommendation, staff would also recommend extending 8" watermain under 168th Avenue to connect to the Garnet Street watermain, thereby providing a fully integrated watermain system to allow for better maintenance of the water supply system, as well as allowing for smaller areas of isolation when parts of the main need to be shut down for maintenance.

If water main is constructed with this project, field observations and soil compaction testing would need to be completed during soils excavation work.

As previously noted, groundwater is not anticipated to be an issue during water main work.

3.3 Sanitary Sewer

Sanitary sewer does not currently exist under Garnet Street. However, 8" PVC gravity sanitary sewer stubs do exist at both ends of the project termini on Garnet Street therefore trunk sanitary sewer could be installed with this project.

Sanitary sewer does not currently exist under 168th Avenue. However, 8" PVC gravity sanitary is planned to be extended to the west end of 168th Avenue through the Brookfield residential development. Therefore, 8" PVC sanitary sewer will be available in the future at the west end of 168th Avenue.

If sanitary sewer is constructed with this project, field observations and soil compaction testing would need to be completed during soils excavation work.

As previously noted, groundwater is not anticipated to be an issue during sanitary sewer work.

3.4 Storm Sewer/Drainage

Stormwater drainage on both Garnet Street and 168th Avenue is currently conveyed along the existing urban street using bituminous curbs which direct the runoff to two curb-cuts located on either side of Garnet Street, north of 168th Avenue.

An existing CMP culvert extends under Garnet Street in the general location of the curb-cuts to convey stormwater runoff from the west side of Garnet Street to the east side, where it then flows to a low-lying area on private property encumbered by a drainage and utility easement. In the event Council orders these improvements, staff will ensure that this overland flow path remains unobstructed following completion of the project.

Stormwater ponding will not be required for this project since pavement widths and paving limits are proposed to remain the same.

3.5 Streets

3.5.1 Existing Typical Sections

Garnet Street is centered in a 66 foot right-of-way. The pavement is 31 feet wide from back-of-curb to back-of-curb, is unstriped, and parking is allowed on both sides of the street.

168th Avenue is centered in a 66 foot right-of-way. The pavement is 31 feet wide from back-of-curb to back-of-curb, is unstriped, and parking is allowed on both sides of the street.

Garnet Street and 168th Avenue are not part of the City's Municipal State Aid System (MSAS) and are therefore ineligible for state aid funding.

3.5.2 Maintenance History

The bituminous pavement sections for both segments of Garnet Street and 168th Avenue were originally constructed in 1988, received one sealcoat in 2006, and have underwent extensive pavement patching over recent years to keep the streets passable.

3.6 Land Use

The two urban street segments proposed for improvements provide direct access to 12 single-family residential properties, all of which are within City limits. A total of 8 residential properties have their primary access on Garnet Street, while 4 residential properties have their primary access on 168th Avenue.

4. PROPOSED IMPROVEMENTS

4.1 Street and Stormwater Improvements

4.1.1 Garnet Street

Garnet Street is proposed to be reconstructed with bituminous pavement and concrete curb and gutter which will better facilitate drainage over time. Numerous streets exist throughout the City with bituminous curbing and almost all of them are deteriorating more rapidly than streets with concrete curb and gutter due to their inability to rapidly convey drainage off of the pavement surface, particularly along edges of streets.

The proposed surface improvements are shown on ***Figure 1 in Appendix A***.

Pathway/Sidewalk:
New sidewalk segments are proposed to be constructed along the east side of Garnet Street to connect to existing concrete sidewalks located along the north side of 167th Avenue at the south end of the project, and along the east side of Garnet Street at the north end of the project, both of which are immediately available at the project termini.

Existing pedestrian facilities are shown on ***Figure 2 in Appendix A.***

Street Design:
Garnet Street is currently an urban residential street with bituminous curb and pavement 31 feet in width from back-of-curb to back-of-curb. Existing and proposed traffic counts are consistent with typical residential streets.

Garnet Street is proposed to be reconstructed maintaining its current width of 31 feet from back-of-curb to back-of-curb.

NTI recommends a pavement section of 6" class 5 aggregate base, 2" bituminous base course, and 1½" bituminous wear course. However, the City's standard residential street pavement section is 4" class 5 aggregate base, 2" bituminous base course, and 1½" bituminous wear course. Based on the low traffic volumes on these streets, staff recommends using the City's standard residential street pavement section.

NTI recommends completing a 12" minimum subgrade correction by scarifying and re-compacting existing poor subgrade soils, then test rolling the corrected soils after and checking for poor or unsuitable areas and making spot corrections as needed. NTI recommends also adding sub-drain pipe along the outside bottom edges of subgrade on all streets and plugging the drain pipe into storm sewer catch basins. However, NTI also suggests there will be a long-term potential for differential settling of the streets if the existing subgrade soils are scarified and re-compacted as per their recommendation. Staff is therefore recommending to correct all poor subgrade soils by excavating 3 feet of existing poor soils and replacing it with clean imported select granular borrow. This will provide a uniform subgrade section that will not be prone to differential settling over time and will therefore require less maintenance over time to reduce the City's long-term maintenance costs, and will maximize the life of the street.

Stormwater Improvements:
Stormwater improvements are proposed to include new concrete curb and gutter and new storm sewer infrastructure including concrete catch basins and pipe sewers. Some 6" pipe drain will also be added along the outside edges of subgrade corrections at the low point to ensure adequate subgrade drainage.

No stormwater ponding improvements are currently proposed with the project but the opinion of probable costs includes a contingency cost of $40,000 for stormwater ponding in case the Lower Rum River Watershed Management Organization requires ponding with the project.

4.1.2 168th Avenue

Similar to Garnet Street, 168th Avenue will be reconstructed with bituminous pavement and concrete curb and gutter to maintain its current width of 31 feet from back-of-curb to back-of-curb.

The proposed surface improvements are shown on ***Figure 1 in Appendix A***.

Pathway/Sidewalk:
A new sidewalk segment is proposed to be constructed along the north side of 168th Avenue to connect to the new concrete sidewalk located along the east side of Garnet Street.

Existing pedestrian facilities are shown on ***Figure 2 in Appendix A.***

Street Design:
168th Avenue is currently an urban residential street with bituminous curb and pavement 31 feet in width from back-of-curb to back-of-curb. Existing and proposed traffic counts are consistent with typical residential streets.

168th Avenue is proposed to be reconstructed maintaining its current width of 31 feet from back-of-curb to back-of-curb.

NTI recommends a pavement section of 6" class 5 aggregate base, 2" bituminous base course, and 1½" bituminous wear course. However, the City's standard residential street pavement section is 4" class 5 aggregate base, 2" bituminous base course, and 1½" bituminous wear course. Based on the low traffic volumes on these streets, staff recommends using the City's standard residential street pavement section.

NTI recommends completing a 12" minimum subgrade correction by scarifying and re-compacting existing poor subgrade soils, then test rolling the corrected soils after and checking for poor or unsuitable areas and making spot corrections as needed. NTI recommends also adding sub-drain pipe along the outside bottom edges of subgrade on all streets and plugging the drain pipe into storm sewer catch basins. However, NTI also suggests there will be a long-term potential for differential settling of the streets if the existing subgrade soils are scarified and re-compacted as per their recommendation.

Staff is therefore recommending to correct all poor subgrade soils by excavating 3 feet of existing poor soils and replacing it with clean imported select granular borrow. This will provide a uniform subgrade section that will not be prone to differential settling over time and will therefore require less maintenance over time to reduce the City's long-term maintenance costs, and will maximize the life of the street.

Stormwater Improvements:
Stormwater improvements are proposed to include new concrete curb and gutter and new storm sewer infrastructure including concrete catch basins and pipe sewers. Some 6" pipe drain will also be added along the outside edges of subgrade corrections at the low point to ensure adequate subgrade drainage.

No stormwater ponding improvements are currently proposed with the project but the opinion of probable costs do include a contingency cost of $40,000 for stormwater ponding if the Lower Rum River Watershed Management Organization requires some level of ponding with the project.

4.1.3 Geotechnical Considerations

This project involves reconstructing two street segments that have been in service for over 26 years. Based on NTI's Geotechnical Evaluation Report, the existing poor subgrade soils likely contributed to the pavement sections deterioration and must be corrected to some extent before constructing a new bituminous pavement section on top of the soils. Subgrade soils can be corrected in numerous ways.

The easiest and most effective method to correct poor subgrade soils is to excavate and replace the poor soils with clean fill material, such as select granular borrow (sand). The clean fill material is then compacted to provide a stable and uniform subgrade. This method can be the most expensive means to correct subgrade soils, but it also provides an extremely stable subgrade section that will help ensure that the maximum pavement life can be achieved.

Another way to correct poor subgrade soils is to "scarify" or "farm" the existing subgrade soils. This simply consists of excavating the subgrade soils to a depth determined by the engineer, mixing the poor subgrade soils together and allowing them to dry as needed, then replacing and re-compacting the soils. This method is relatively inexpensive, but the results are also not as stable as the "excavate and replace" method previously discussed.

Geotextile fabric can also be placed between different layers of soils to separate poor soils from clean soils and prevent them from mixing. The City has used this method before with some success, although installing such fabric is not much cheaper than installing 2 or 3 feet of clean fill, plus the City runs the risk of having someone, typically a private utility contractor, cut through the fabric which then removes any benefit it was intended to provide.

NTI's Geotechnical Evaluation Report is included in ***Appendix D.***

4.1.4 Other Considerations

Driveways:
Residential driveway aprons will need to be reconstructed with this project. The limits of construction will vary with each driveway based on the elevation of the street abutting the driveway apron, the pavement type, and the locations of existing pavement joints. During design, staff will evaluate the construction limits for each driveway and will incorporate this into the plans. But as with all street reconstruction projects, the exact limits of construction will be determined in the field during construction. Right-of-entry forms will also be needed from each residential property owner to complete any work outside City right-of-ways and easements.

Aggregate Base Class 5 (modified):
The City owns a stockpile of aggregate base class 5 modified which is located on the future Public Works campus property. This material meets the City's aggregate base class 5 modified specifications and is therefore proposed to be used for all street construction with this project to reduce costs.

Parking Restrictions:
Parking is not currently restricted along either street segment, and parking restrictions are not being proposed at this time.

4.2 Stormwater Treatment

Stormwater runoff will be conveyed from Garnet Street and 168th Avenue via the concrete curb and gutter into the proposed storm sewer system. Runoff in the storm sewer system will then be discharged into the existing drainage swale north of 168th Avenue which drains to the low point east of Garnet Street on private property. This low point is encumbered by an existing drainage easement.

The existing CMP culvert that crosses under Garnet Street to convey stormwater runoff from the west to the east is proposed to be replaced with a concrete culvert.

Since the street is being replaced at its current width there will be no net increase in connected impervious area or stormwater runoff volumes due to this project, though runoff will discharge more quickly due to the use of storm sewer pipes. But as previously mentioned, no stormwater ponding improvements are proposed with the project but the opinion of probable costs includes a contingency cost of $40,000 for stormwater ponding in case the Lower Rum River Watershed Management Organization requires ponding with the project.

4.3 Water Main Improvements

Staff recommends constructing trunk water main improvements with this project due to the maintenance benefits realized by looping watermain. Service requests may also be received from residents who wish to connect to City water to address concerns about failing wells, or if they simply wish to take advantage of the cost savings that can be realized by connecting to City utilities during street reconstruction projects.

The option to connect to watermain will be discussed in detail in both the letter that will be mailed to residents inviting them to the neighborhood information meeting, as well as at the neighborhood meeting itself.

As previously noted, watermain can be incorporated into the bidding documents as either a base bid or an alternate bid item should Council wish to see what the actual cost would be to construct watermain during this project prior to making a decision.

4.4 Sanitary Sewer Improvements

Trunk sanitary sewer improvements are not currently proposed with this project, but could be constructed if sufficient interest is voiced by residents wishing to connect to City sewer to address concerns about failing septic systems, or if they simply wish to take advantage of the cost savings that can be realized by connecting to City utilities during street reconstruction projects.

The option to connect to sanitary sewer will be discussed in detail both in the informational letter to be mailed to residents inviting them to the neighborhood information meeting, as well as at the neighborhood meeting itself.

As previously noted, sanitary sewer can be incorporated into the bidding documents as either a base bid or an alternate bid item should Council wish to see what the actual cost would be to construct sanitary sewer during this project prior to making a decision.

4.5 Construction Methods

The existing pavement will be reconstructed by first removing the existing bituminous curb, pavement, and class 5 aggregate base. Then, the existing subgrade will be corrected by excavating 3 feet of subgrade soils and replacing them with 3 feet of select granular borrow. However, if during construction it is determined that the subgrade soils are suitable enough to allow one or both street segments to be constructed by scarifying 1 or more feet of subgrade soils, this method will then be utilized with concurrence from NTI or their representative.

Paving will be completed in two separate lifts upon acceptance of the aggregate base grading. It is anticipated that the final lift of the bituminous wear course will be placed on both streets in the same year as the bituminous base course, as long as the weather cooperates and no deep utilities work was completed under the streets. If deep utilities are installed under any streets, the wear course will then be left off until the following year to allow the soils under the street sufficient time to settle.

If utilities construction is completed, manhole and catch basin castings will be removed and the structures will be covered with metal plates to prevent materials from dropping into the facilities.

4.6 Private Utilities

Staff has not yet met with the telephone, gas, and cable utilities regarding this project. If the City Council approves the preparation of Plans and Specifications, staff will meet with the private utility companies to discuss the proposed improvements as noted in the project schedule within this Report. The alignment of streets, sidewalks and pathways will be considered to minimize impacts to private utilities. No impacts to power poles are anticipated with this project.

Should any of the utility companies indicate that they wish to upgrade, replace and/or otherwise modify their services during this project, any such upgrades, replacements and/or modifications will be at the sole discretion and cost of the private utility.

City staff will contact Xcel Energy to see if they would like to bury any of their overhead lines with this project.

4.7 Permits

Permits that are anticipated to be required as part of the proposed improvements include:

- MPCA General Stormwater Permit (NPDES)..... Grading and Storm Water
- LRRWMO Permit..... WMO Stormwater Permit
- Met Council .....Sanitary Sewer Extension Permit

4.8 Right-of-Ways/Easements

It is anticipated that all improvements will occur within existing City right-of-ways and/or easements, with the exception of tying into private driveways. However, it is not anticipated that the City will need to acquire any additional right-of-way or easements for this project. Therefore, potential costs for any right-of-way or easements are not included in the probable project costs.

Rights of entries from individual property owners may need to be obtained prior to construction commencing for grading, driveway removals and paving, utility construction, and restoration activities.

5. FINANCING

5.1 Opinion of Cost

A detailed opinion of probable costs for the proposed improvements can be found in ***Appendix B*** of this report.

The opinion of probable costs incorporates anticipated 2015 construction costs for the proposed street improvements and associated grading, curb and gutter, driveway, storm sewer, sidewalk, turf establishment, erosion control, mailbox, and signing and striping improvements, as well as a 10% construction contingency and 25% indirect costs for administrative, engineering, financing and legal costs. Costs for public utilities (watermain and sanitary sewer) are also included in the opinion of probable costs, but are tabulated separately. Summary tables of the estimated project costs for Garnet Street and 168th Avenue are shown below in ***Tables 1 and 2***.

City staff prepared the Feasibility Report in-house as part of staff's normal duties. NTI prepared the attached Geotechnical Evaluation Report at a cost of $.

TABLE 1
Estimated Project Costs - Garnet Street

SCHEDULE	TOTAL
Schedule A – Surface Improvements	$682,000
Schedule B – Storm Sewer Improvements	$146,000
Schedule C – Water Main Improvements	$173,000
Schedule D – Sanitary Sewer Improvements	$124,000
TOTAL PROJECT COST – GARNET STREET	**$1,125,000**

TABLE 2
Estimated Project Costs – 168th Avenue

SCHEDULE	TOTAL
Schedule A – Surface Improvements	$354,000
Schedule B – Storm Sewer Improvements	$52,000
Schedule C – Water Main Improvements	$98,000
Schedule D – Sanitary Sewer Improvements	$46,000
TOTAL PROJECT COST – 168TH AVENUE	**$550,000**

5.2 Funding

5.2.1 Assessments

A portion of the project costs is proposed to be recovered through special assessments levied against the 12 identified benefiting properties; 8 along Garnet Street and 4 along 168th Avenue. Assessments are proposed to be collected for eligible improvements benefiting residential properties with direct access to the improved segments of Garnet Street and 168th Avenue as described below. A preliminary assessment summary is included below in ***Table 3***.

Residential Assessments

Residential assessments are proposed to be levied against residential properties having direct access to both improved streets. To be consistent with the newly adopted Special Assessments Policy, each residential property is proposed to be assessed using the "per lot" method as allowed for in the recently adopted Special Assessments Policy.

Assessments are not levied for public utilities improvements. These costs are paid 100% through the City's sewer and water utility funds.

Single-family residential property owners are preliminarily proposed to be assessed at the rate of $6,500 per lot. However, since special assessments have not been utilized widely for street reconstruction projects in Ramsey, and since State Statute and the City Charter does not allow for assessments to exceed the benefit to the property, staff wants to ensure that the assessment used with this project will not exceed the benefit to the assessed properties. Staff is therefore requesting Council authorization to order a benefit appraisal consultation for this project in accordance with the City's Special Assessments Policy.

The Preliminary Assessment Map and Roll are included in ***Appendix C.***

Sewer and Water Service Assessments

No assessments are currently proposed for sewer or water services. However, if any property owners request to connect to City sewer and/or water with this project they can request that these costs be assessed.

TABLE 3
Preliminary Assessments – Garnet Street and 168th Avenue

TYPICAL ASSESSMENT	RATE	NO. OF LOTS	TOTAL
Garnet Street Residential Assessment	$6,500/Lot	8	$52,000
168th Avenue Residential Assessment	$6,500/Lot	4	$26,000
TOTAL PROJECT ASSESSMENTS			**$78,000.00**

5.2.2 City Contribution

The City contribution to the project would include all funding in excess of the amount collected through special assessments to benefiting properties. No funds were budgeted for this project.

The City would bond for the City's contribution for project costs related to surface (street) improvements using Street Reconstruction Bonds. Water, Sewer and Stormwater Utility Funds would be utilized strictly for these improvements.

Other funds that could fund a portion of the City's contribution would include the Public Improvement Revolving fund, though this fund is not proposed to be used for this project.

Table 4 illustrates the proposed project funding. This table assumes a 1-year construction schedule.

TABLE 4
Proposed Project Funding

	ASSESSMENTS	CITY FUNDS	TOTAL
Surface	$78,000	$958,000	$1,036,000
Storm Sewer	–	$198,000	$198,000
Water Main	–	$271,000	$271,000
Sanitary Sewer	–	$170,000	$170,000
TOTALS	**$78,000**	**$1,597,000**	**$1,675,000**

Total Project Cost		**$1,675,000**
Less Special Assessments	-	$78,000
Subtotal	**=**	**$1,597,000**
Less City Bonding Funds	-	$958,000
Subtotal	**=**	**$639,000**
Less Utility Funds (Storm, Water, Sewer)	-	$639,000
Subtotal	**=**	**$0**
Less Public Improvement Revolving Funds	-	$0
TOTAL Remaining Cost	**=**	**$0**

6. PROJECT SCHEDULE

The proposed project schedule is as follows:

Council Orders Feasibility Report ..... February 25, 2014

Council Accepts Feasibility Report/Orders Public Hearing ..... January 13, 2015

Staff Conducts Neighborhood Information Meeting ..... January 29, 2015

Council Conducts Public Hearing Authorizes Plans and Specifications ..... February 10, 2015

Staff Conducts Private Utility Coordination Meeting ..... February 25, 2015

Council Approves Plans and Specifications/Authorizes Ad for Bids ..... April 14, 2015

Staff Receives Bids ..... May 19, 2015

Council Awards Contract ..... May 26, 2015

Contractor Begins Construction ..... June 2015

Contractor Completes Construction ..... September 2015

Council Conducts Assessment Hearing ..... October 27, 2015

7. CONCLUSIONS AND RECOMMENDATIONS

City Project No. 13-10 is proposed to consist of reconstructing the bituminous pavement sections and completing other appurtenant work on the following street segments:

- Garnet Street (approx. 1,350 linear feet) - 167th Street to north plat line Now & Then Estates
- 168th Avenue (approx. 670 linear feet) - Garnet Street to west cul-de-sac

It is the recommendation of City staff that City Project No. 13-10 is feasible, necessary, and cost-effective from an engineering standpoint.

The following staff recommendations related to the proposed project are presented for Council consideration and concurrence:

1. Staff recommends constructing new sidewalks within City right-of-ways along the east side of Garnet Street and the north side of 168th Avenue at 100% city cost.
2. Staff recommends correcting the subgrade soils by excavating 3 feet of existing subgrade and replacing it with clean imported select granular material at 100% city cost.
3. Staff recommends constructing new bituminous pavement per the City's standard residential pavement section of 4" aggregate base class 5, 2" bituminous base course, and 1½" bituminous wear course.
4. Staff recommends constructing 8" DIP watermain under both street segments at 100% city cost.
5. Staff recommends ordering an assessment appraisal consultation to ensure that special assessments do not exceed the benefit received as a result of the improvements.
6. Staff recommends holding a neighborhood information meeting on January 29, 2015.

The City Council is asked to act on the following items related to the proposed project:

1. Accept the preliminary residential special assessment rate of $6,500 per lot.
2. Authorize an assessment appraisal consultation to ensure that all special assessments are commensurate with benefit received from the proposed improvements.
3. Adopt Resolution #15-01-018 approving this Feasibility Report and ordering the Public Hearing for February 10, 2015.

APPENDIX A

Figure 1 – Project Scope
Figure 2 – Existing Pedestrian Facilities
Project Site Pictures

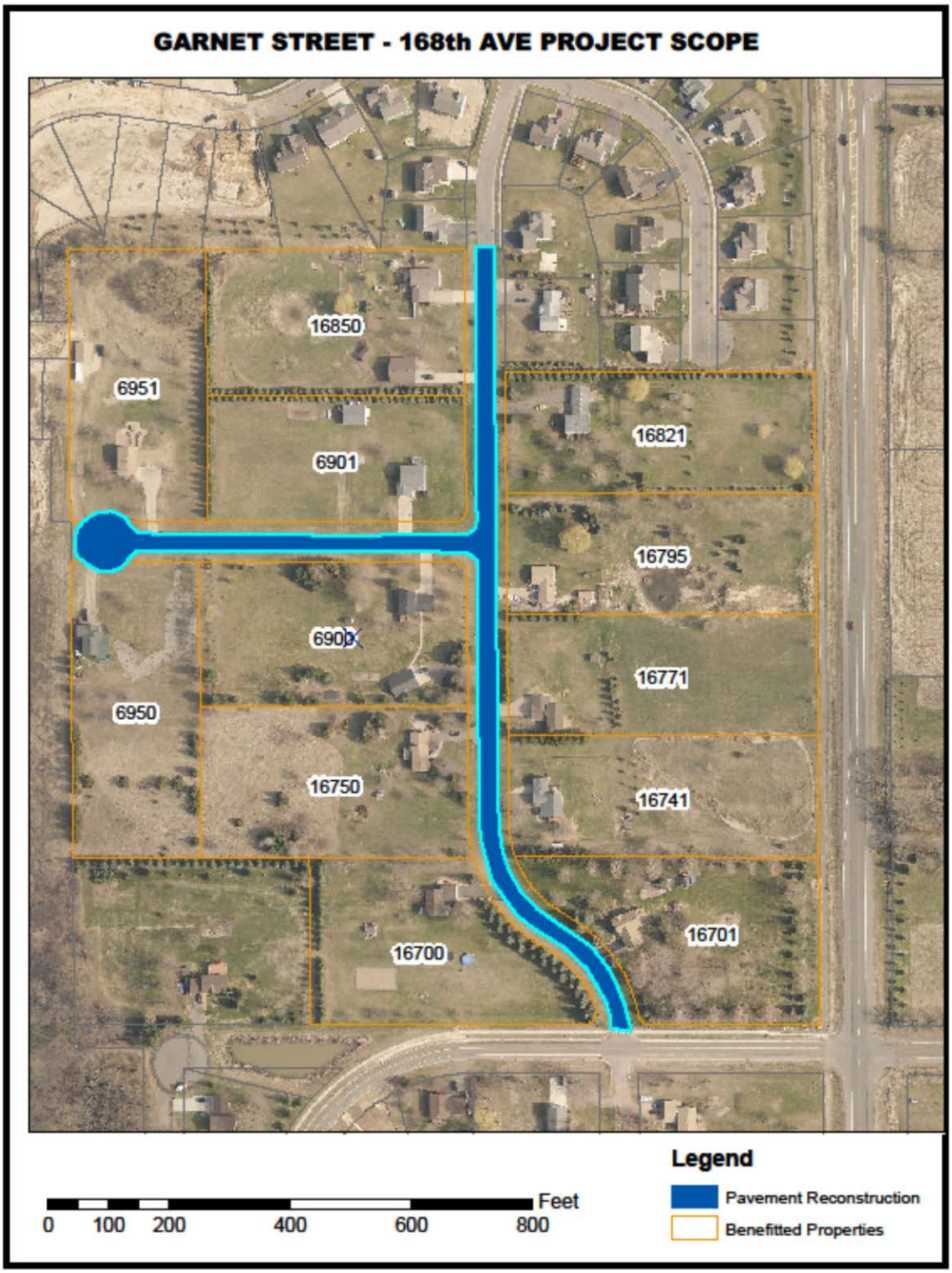


FIGURE 1
PROJECT SCOPE

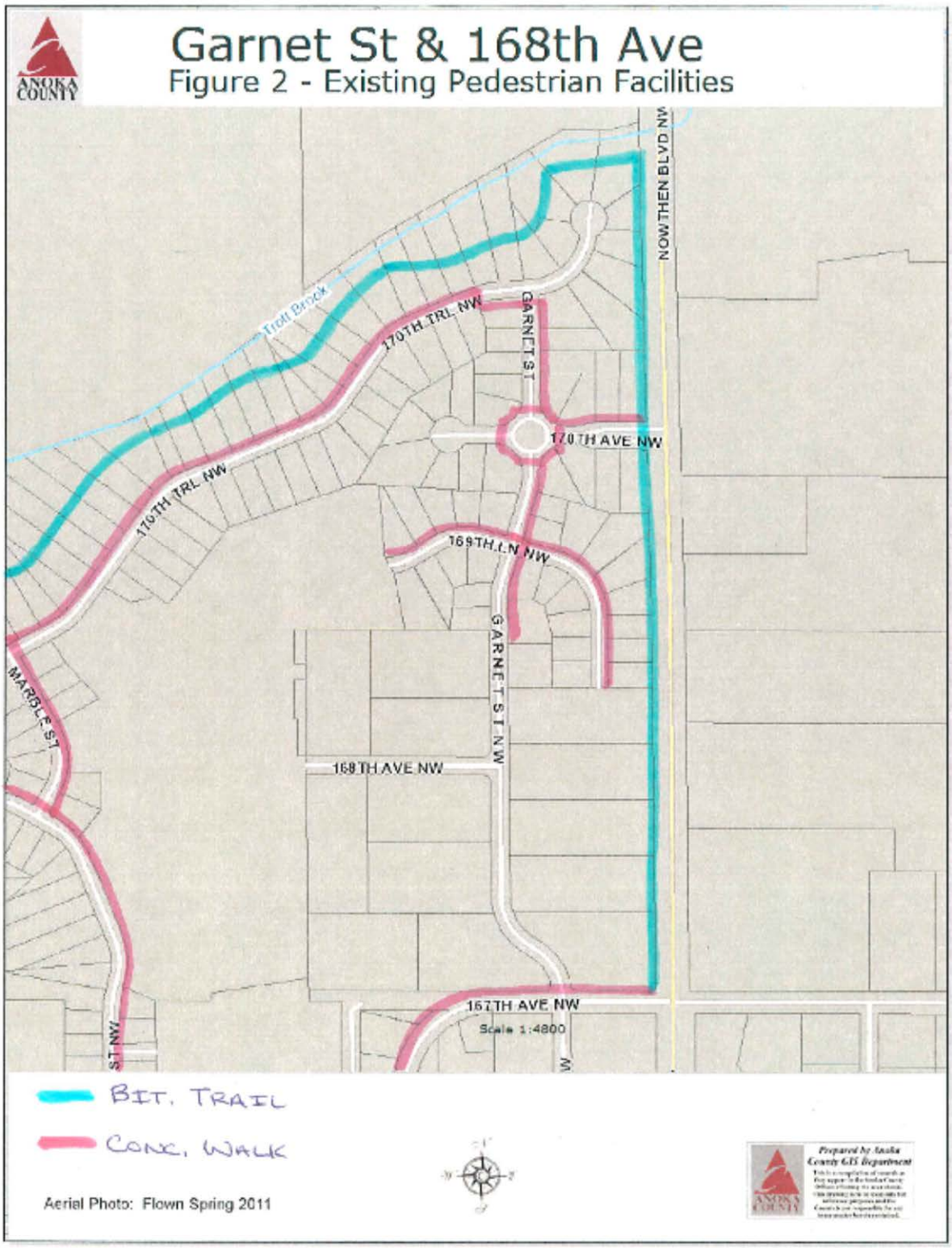
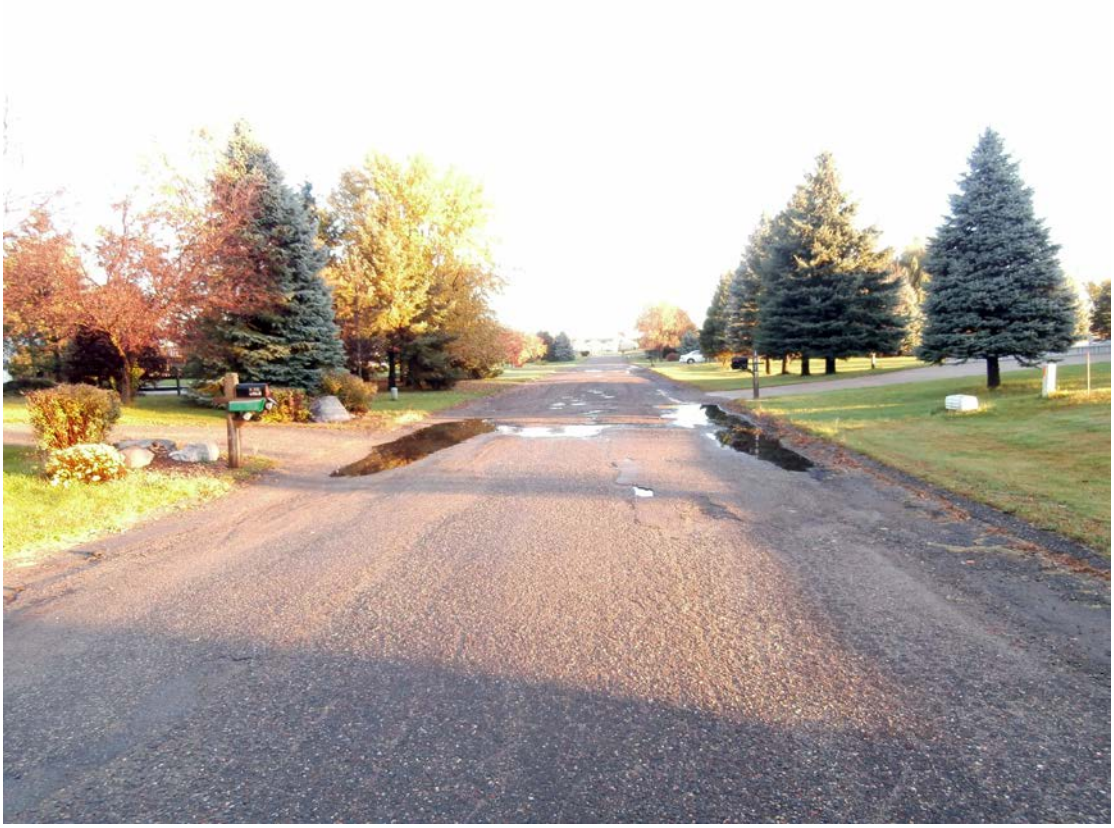


FIGURE 2
EXISTING PEDESTRIAN FACILITIES









APPENDIX B

Opinion of Probable Costs

PRELIMINARY ENGINEER'S ESTIMATE
GARNET STREET RECONSTRUCTION (1,350 LF)
NOW THEN ESTATES
CITY OF RAMSEY
JANUARY 8, 2015

Prepared by: Bruce Westby, P.E.
Proposed Construction Year: 2015

SCHEDULE A: STREET CONSTRUCTION

DESCRIPTION	ESTIMATED QUANTITY	CONTINGENT QUANTITY	UNIT	EST. UNIT PRICE	PREV EST QTY	ESTIMATED AMOUNT
MOBILIZATION	0.67	0	LS	$25,000.00	0.67	$16,750.00
REMOVE CURB AND GUTTER	20	0	LF	$10.00	NEW	$200.00
REMOVE BIT. CURB & PAVEMENT	4,950	0	SY	$8.00	7,200	$39,600.00
REMOVE 15" CMP	40	0	LF	$15.00	30	$600.00
SAWCUT BIT. PAVEMENT	204	0	LF	$6.00	240	$1,224.00
SAWCUT CONCRETE PAVEMENT	80	0	LF	$8.00	140	$640.00
REMOVE BIT. DRIVEWAY	370	59	SY	$7.00	400	$2,590.78
REMOVE CONCRETE DRIVEWAY/APRON	1,760	160	SF	$2.00	370	$3,520.00
COMMON EXCAVATION (CV)	1,900	194	CY	$8.00	880	$15,202.00
SUBGRADE EXCAVATION, REMOVE UNSUITABLE MATL (CV)	6,100	550	CY	$9.00	8,400	$54,900.00
HAUL AND DISPOSE EXCESS MATERIAL (CV)	6,100	550	CY	$10.00	8,400	$61,000.00
SELECT TOPSOIL BORROW (4") (CV)	360	60	CY	$30.00	1,850	$10,800.00
SELECT GRANULAR BORROW (36") (CV)	6,750	1,100	CY	$12.00	10,500	$81,000.00
AGGREGATE BASE - CLASS 5 MOD. (4") (CV)	720	104	CY	$7.00	2,891	$5,036.89
BITUMINOUS TACK COAT	260	42.5	GAL	$4.00	335	$1,040.00
BITUMINOUS BASE COURSE (LVNW35030B) (2")	575	96	TON	$68.00	810	$39,066.00
BITUMINOUS WEAR COURSE(MVWE35035C) (1.5")	415	56	TON	$75.00	605	$31,115.63
BIT. DRIVEWAY REPAIR/PATCH	370	59	SY	$8.00	600	$2,960.89
6" CONCRETE DRIVEWAY/APRON	1,760	160	SF	$6.00	700	$10,560.00
CONCRETE SIDEWALK (6')	8,100	0	SF	$4.00	NEW	$32,400.00
PEDESTRIAN CURB RAMP	1	0	EA	$1,500.00	NEW	$1,500.00
CONCRETE CURB AND GUTTER DESIGN - TYPE B618	2,900	200	LF	$18.00	4,200	$52,200.00
RELOCATE MAIL BOX/SUPPORT	9	1	EA	$450.00	NEW	$4,050.00
ADJUST MH	14	0	EA	$500.00	9	$7,000.00
ADJUST VALVE CASTING	2	0	EA	$250.00	5	$500.00
SILT FENCE, TYPE MACHINE SLICED	2,025	0	LF	$2.50	1,500	$5,062.50
SOD	3,000	300	SY	$3.50	7,933	$10,500.00
TRAFFIC CONTROL	0.67	0	LS	$8,000.00	0.67	$5,360.00
			TOTAL STREET CONSTRUCTION:			***$496,378.68***

SCHEDULE B: STORM SEWER

6" DRAIN TILE	600	0	LF	$6.00	600	$3,600.00
15" RCP STORM SEWER	1,200	0	LF	$28.00	1,040	$33,600.00
21" RCP STORM SEWER	230	0	LF	$40.00	140	$9,200.00
21" RCP APRON	2	0	EACH	$1,200.00	1	$2,400.00
2' x 3' CATCHBASIN (INCL CASTING)	4	0	EACH	$2,000.00	4	$8,000.00
48" CATCHBASIN (INCL CASTING)	9	0	EACH	$2,500.00	5	$22,500.00
DRAINAGE IMPROVEMENTS (DITCH/POND)	0.67	0	LS	$40,000.00	NEW	$26,800.00
			TOTAL STORM SEWER CONSTRUCTION			***$106,100.00***

PRELIMINARY ENGINEER'S ESTIMATE
GARNET STREET RECONSTRUCTION (1,350 LF)
NOW THEN ESTATES
CITY OF RAMSEY
JANUARY 8, 2015

Prepared by: Bruce Westby, P.E.
Proposed Construction Year: 2015

SUMMARY OF STREET CONSTRUCTION COST

TOTAL STREET CONSTRUCTION	$496,378.68
TOTAL STORM SEWER CONSTRUCTION	$106,100.00
10% CONTINGENCY	$60,247.87
ENGINEERING (18%) AND ADMINISTRATIVE AND LEGAL (7%)	$165,681.64
TOTAL ESTIMATED STREET PROJECT COST	**$828,408.19**

SCHEDULE C: SANITARY SEWER

UTILITY DEWATERING	1	0	LS	$5,000.00	1	$5,000.00
8" PVC SDR 35	1,160	0	LF	$45.00	2,000	$52,200.00
4" PVC SDR 26	300	3	LF	$30.00	400	$9,000.00
SANITARY MANHOLE W/ FRAME AND CASTING	5	0	EA	$3,500.00	9	$17,500.00
CONNECT TO EXISTING	2	0	EA	$1,200.00	2	$2,400.00
8" X 4" WYE	10	0	EA	$250.00	11	$2,500.00
TELEVISE COMPLETED SANITARY PIPE	1,460	0	LF	$1.00	2,400	$1,460.00
			TOTAL SANITARY SEWER CONSTRUCTION			***$90,060.00***

SCHEDULE D: WATERMAIN

6" WATERMAIN DUCTILE IRON CLASS 53	160	0	LF	$50.00	700	$8,000.00
8" WATERMAIN DUCTILE IRON CLASS 52	1,140	0	LF	$65.00	1,400	$74,100.00
1" TYPE K COPPER WATERMAIN	300	3	LF	$25.00	500	$7,500.00
1" SERVICE GROUP	10	0	EACH	$250.00	11	$2,500.00
6" GATE VALVE & BOX	3	0	EACH	$1,500.00	1	$4,500.00
8" GATE VALVE & BOX	4	0	EACH	$1,800.00	4	$7,200.00
FURNISH & INSTALL HYDRANT	3	0	EACH	$4,000.00	6	$12,000.00
WATERMAIN FITTINGS	1,050	0	POUND	$6.00	1,500	$6,300.00
4" INSULATION	25	0	SY	$35.00	25	$875.00
CONNECT TO EXISTING WM	2	0	EACH	$1,250.00	2	$2,500.00
			TOTAL WATERMAIN CONSTRUCTION			***$125,475.00***

PRELIMINARY ENGINEER'S ESTIMATE
GARNET STREET RECONSTRUCTION (1,350 LF)
NOW THEN ESTATES
CITY OF RAMSEY
JANUARY 8, 2015

Prepared by: Bruce Westby, P.E.
Proposed Construction Year: 2015

SUMMARY OF STREET RECONSTRUCTION WITH UTILITIES

TOTAL STREET CONSTRUCTION	$496,378.68
TOTAL STORM SEWER CONSTRUCTION	$106,100.00
TOTAL SANITARY SEWER CONSTRUCTION	$90,060.00
TOTAL WATERMAIN CONSTRUCTION	$125,475.00
10% CONTINGENCY	$81,801.37
ENGINEERING (18%) ADMINISTRATIVE AND LEGAL (7%)	$224,953.76
TOTAL ESTIMATED PROJECT COST	**$1,124,768.81**

PRELIMINARY ENGINEER'S ESTIMATE
168th AVENUE RECONSTRUCTION (670 LF)
NOW THEN ESTATES
CITY OF RAMSEY
JANUARY 8, 2015

Prepared by: Bruce Westby, P.E.
Proposed Construction Year: 2015

SCHEDULE A: STREET CONSTRUCTION

DESCRIPTION	ESTIMATED QUANTITY	CONTINGENT QUANTITY	UNIT	EST. UNIT PRICE		ESTIMATED AMOUNT
MOBILIZATION	0.33	0	LS	$25,000.00		$8,250.00
REMOVE CURB AND GUTTER	0	0	LF	$10.00	NEW	$0.00
REMOVE BIT. CURB & PAVEMENT	2,457	0	SY	$8.00		$19,653.33
REMOVE 15" CMP	0	0	LF	$15.00		$0.00
SAWCUT BIT. PAVEMENT	0	0	LF	$6.00		$0.00
SAWCUT CONCRETE PAVEMENT	60	0	LF	$8.00		$480.00
REMOVE BIT. DRIVEWAY	0	0	SY	$7.00		$0.00
REMOVE CONCRETE DRIVEWAY/APRON	1,320	120	SF	$12.00		$15,840.00
COMMON EXCAVATION (CV)	900	53	CY	$8.00		$7,198.44
SUBGRADE EXCAVATION, REMOVE UNSUITABLE MATL (CV)	3,050	296	CY	$9.00		$27,454.00
HAUL AND DISPOSE EXCESS MATERIAL (CV)	3,050	296	CY	$10.00		$30,504.44
SELECT TOPSOIL BORROW (4") (CV)	170	21	CY	$30.00		$5,096.67
SELECT GRANULAR BORROW (36") (CV)	3,225	421	CY	$12.00		$38,700.89
AGGREGATE BASE - CLASS 5 MOD. (4") (CV)	350	47	CY	$7.00		$2,449.74
BITUMINOUS TACK COAT	130	22	GAL	$4.00		$519.78
BITUMINOUS BASE COURSE (LVNW35030B) (2")	285	48	TON	$68.00		$19,412.49
BITUMINOUS WEAR COURSE(MVWE35035C) (1.5")	215	37	TON	$75.00		$16,133.13
BIT. DRIVEWAY REPAIR/PATCH	0	0	SY	$8.00		$0.00
6" CONCRETE DRIVEWAY/APRON	1,320	120	SF	$6.00		$7,920.00
CONCRETE SIDEWALK (6')	4,020	0	SF	$4.00	NEW	$16,080.00
PEDESTRIAN CURB RAMP	1	0	EA	$1,500.00	NEW	$1,500.00
CONCRETE CURB AND GUTTER DESIGN - TYPE B618	1,450	110	LF	$18.00		$26,100.00
RELOCATE MAIL BOX/SUPPORT	4	0	EA	$450.00	NEW	$1,800.00
ADJUST MH	2	0	EA	$500.00		$1,000.00
ADJUST VALVE CASTING	2	0	EA	$250.00		$500.00
SILT FENCE, TYPE MACHINE SLICED	1,005	0	LF	$2.50		$2,512.50
SOD	1,475	135	SY	$3.50		$5,162.50
TRAFFIC CONTROL	0.33	0	LS	$8,000.00		$2,640.00
			TOTAL STREET CONSTRUCTION:			***$256,907.91***

SCHEDULE B: STORM SEWER

6" DRAIN TILE	400	0	LF	$6.00		$2,400.00
15" RCP STORM SEWER	460	0	LF	$28.00		$12,880.00
21" RCP STORM SEWER	0	0	LF	$40.00		$0.00
21" RCP APRON	0	0	EACH	$1,200.00		$0.00
2' x 3' CATCHBASIN (INCL CASTING)	2	0	EACH	$2,000.00		$4,000.00
48" CATCHBASIN (INCL CASTING)	2	0	EACH	$2,500.00		$5,000.00
DRAINAGE IMPROVEMENTS (DITCH/POND)	0.33	0	LS	$40,000.00	NEW	$13,200.00
			TOTAL STORM SEWER CONSTRUCTION			***$37,480.00***

PRELIMINARY ENGINEER'S ESTIMATE
168th AVENUE RECONSTRUCTION (670 LF)
NOW THEN ESTATES
CITY OF RAMSEY
JANUARY 8, 2015

Prepared by: Bruce Westby, P.E.
Proposed Construction Year: 2015

SUMMARY OF STREET CONSTRUCTION COST

TOTAL STREET CONSTRUCTION	$256,907.91
TOTAL STORM SEWER CONSTRUCTION	$37,480.00
10% CONTINGENCY	$29,438.79
ENGINEERING (18%) AND ADMINISTRATIVE AND LEGAL (7%)	$80,956.68
TOTAL ESTIMATED STREET PROJECT COST	**$404,783.38**

SCHEDULE C: SANITARY SEWER

UTILITY DEWATERING	1	0	LS	$3,000.00	$3,000.00
8" PVC SDR 35	370	0	LF	$45.00	$16,650.00
4" PVC SDR 26	135	3	LF	$30.00	$4,050.00
SANITARY MANHOLE W/ FRAME AND CASTING	2	0	EA	$3,500.00	$7,000.00
CONNECT TO EXISTING	1	0	EA	$1,200.00	$1,200.00
8" X 4" WYE	4	0	EA	$250.00	$1,000.00
TELEVISE COMPLETED SANITARY PIPE	505	0	LF	$1.00	$505.00
		TOTAL SANITARY SEWER CONSTRUCTION			***$33,405.00***

SCHEDULE D: WATERMAIN

6" WATERMAIN DUCTILE IRON CLASS 53	80	0	LF	$50.00	$4,000.00
8" WATERMAIN DUCTILE IRON CLASS 52	670	0	LF	$65.00	$43,550.00
1" TYPE K COPPER WATERMAIN	132	0	LF	$25.00	$3,300.00
1" SERVICE GROUP	4	0	EACH	$250.00	$1,000.00
6" GATE VALVE & BOX	2	0	EACH	$1,500.00	$3,000.00
8" GATE VALVE & BOX	2	0	EACH	$1,800.00	$3,600.00
FURNISH & INSTALL HYDRANT	2	0	EACH	$4,000.00	$8,000.00
WATERMAIN FITTINGS	450	0	POUND	$6.00	$2,700.00
4" INSULATION	10	0	SY	$35.00	$350.00

CONNECT TO EXISTING WM	1	0	EACH	$1,250.00	$1,250.00
			TOTAL WATERMAIN CONSTRUCTION		***$70,750.00***

SUMMARY OF STREET RECONSTRUCTION WITH UTILITIES

TOTAL STREET CONSTRUCTION	$256,907.91
TOTAL STORM SEWER CONSTRUCTION	$37,480.00
TOTAL SANITARY SEWER CONSTRUCTION	$33,405.00
TOTAL WATERMAIN CONSTRUCTION	$70,750.00
10% CONTINGENCY	$39,854.29
ENGINEERING (18%) ADMINISTRATIVE AND LEGAL (7%)	$109,599.30
TOTAL ESTIMATED PROJECT COST	**$547,996.50**

APPENDIX C

Preliminary Assessment Map
Preliminary Assessment Roll



PRELIMINARY ASSESSMENT MAP

Preliminary Assessment Roll Garnet Street & 168th Avenue Reconstruction City Improvement Project #13-10				
No.	PID No.	Property Owner	Property Address	Proposed Assessment
1	103225310002	COLE BRYON C & LYNN M	6951 168TH AVE NW, RAMSEY, MN 55303	$6,500
2	103225310003	LACHNER PAUL R	16850 GARNET ST NW, RAMSEY, MN 55303	$6,500
3	103225310004	RUMPCA STEVEN	6901 168TH AVE NW, RAMSEY, MN 55303	$6,500
4	103225310005	BRINKMAN-SCHILL MARYJO	6950 168TH AVE NW, RAMSEY, MN 55303	$6,500
5	103225310006	CHURCH RICHARD A & JEAN A	6900 168TH AVE NW, RAMSEY, MN 55303	$6,500
6	103225310007	HOEKE KRISTIN A	16750 GARNET ST NW, RAMSEY, MN 55303	$6,500
7	103225310008	MONSON MICHAEL L & TARA L	16700 GARNET ST NW, RAMSEY, MN 55303	$6,500
8	103225310011	SMITH GARY R & RHONDA L	16821 GARNET ST NW, RAMSEY, MN 55303	$6,500
9	103225310012	MOONEY KENDRA	16795 GARNET ST NW, RAMSEY, MN 55303	$6,500
10	103225310013	KERN DALORES	16771 GARNET ST NW, RAMSEY, MN 55303	$6,500
11	103225310014	REICHOW MATTHEW	16741 GARNET ST NW, RAMSEY, MN 55303	$6,500
12	103225310015	STRANTZ MICHAEL R & LAURIE	16701 GARNET ST NW, RAMSEY, MN 55303	$6,500
TOTAL PROJECT ASSESSMENTS				$78,000

PRELIMINARY ASSESSMENT ROLL

APPENDIX D

Geotechnical Evaluation Report (NTI)

Geotechnical Exploration and Review

Garnet Street & 168th Ave Reconstruction Project

Prepared for:

City of Ramsey

Attn: Mr. Michael McDowall
7550 Sunwood Drive
Ramsey, MN 55303
NTI Project No. 14.60582.100

NORTHERN TECHNOLOGIES, INC.

June 19, 2014

City of Ramsey
Attention: Mike McDowall
7550 Sunwood Drive
Ramsey, MN 55303

Subject: Garnet Street & 168th Avenue Reconstruction Project
Geotechnical Exploration and Engineering Review
NTI Project No. 14.60582.100

Northern Technologies, Inc. (NTI) has completed 4 soil borings for the proposed Garnet Street and 168th Avenue Reconstruction project in the City of Ramsey, Minnesota.

The scope of services included determining existing bituminous and aggregate base thicknesses, subsurface conditions, and providing recommendations for excavations, site preparation, engineered fill and compaction, depths of unsuitable soils to be removed, ground water management, potential difficulties anticipated during construction, and pavement design parameters associated with the proposed street reconstruction project.

Our services were performed in accordance with our proposal dated May 2, 2014.

Project and Site Description

We understand the proposed project will consist of replacing underground utilities and street improvements for Garnet Street Northwest and 168th Avenue Northwest located between 167th Avenue Northwest and 169th Lane Northwest in Ramsey, Minnesota. The existing low-volume, rural residential streets are bituminous paved. Invert elevations or other design details of the proposed utilities were not provided at the time this report was prepared.

The proposed pavement section will be designed for a 20-year design pavement life. Average Daily Traffic (ADT) information was not provided to NTI. The assumed ADT for the project streets are summarized in Table 1.

Table 1: Assumed ADT Information for Garnet Street & 168th Avenue

Project Area	Assumed ADT
Garnet Street Northwest	500
168th Avenue Northwest	500

Subsurface Exploration Summary

NTI performed the subsurface exploration program on May 22, 2014 with a two-person crew and a truck-mounted CME-55 drill rig. Samples were generally collected in accordance with ASTM D1586 "Standard Test Method for Standard Penetration Testing (SPT) and Split-Barrel Sampling of Soils."

The boring locations and depths were determined by NTI. Boring locations were staked in the field by a representative of NTI. The borings terminated at a nominal depths of 10 to 20 feet below the existing ground surface. The City of Ramsey provided ground surface elevations at each of the soil boring locations.

Soil Conditions

Bituminous pavement thickness along the existing roadways ranged from 1 ½ to 2 inches in the soil borings. Aggregate base thickness ranged from 2 to 3 inches. Previously placed fill soils generally consisting of sand (SP), silty sand (SM), clayey sand (SC), and sandy clay (CL) were encountered below the pavement section. The relative density of the granular fill throughout the project area was generally very loose to medium dense. The clay-based fill generally had a medium consistency.

Native alluvial sand (SP) and clay (CL) were observed at boring termination depths.

Several non-typical conditions were also observed in several borings. Fill consisting of sandy clay with trace organics was encountered in SB-1 ranging from 0 to 2 feet below pavement section. The silty sand (SM) fill soil was wet from 2 to 4 feet below the ground surface boring SB-2. The underlying native clay (CL) below the silty sand fill was generally soft.

Soft to medium high plasticity clay (CH) layers were encountered below the previously placed fill in soil boring SB-2 from 11.5 feet to as much as 17 feet below existing grade. The consistency of this material was soft. Table 2 summarizes the subsurface conditions for the borings in the existing paved roadways.

Table 2: Subsurface Summary: Garnet Street & 168th Avenue

Boring No.	Bituminous Pavement Thickness (inches)	Aggregate Base Thickness (inches)	Fill Subgrade Material	Native Subgrade Material	Depth of Unsuitable Soil (feet)
1	1 ½	2	CL, SP	SP	2
2	2	2	SM	CL, CH, SP	N/E
3	2	2	SC	SM, CL	N/E
4	2	3	SC, SM	SP-SM, CL	N/E

*N/E = Not Encountered

More detailed subsurface information is illustrated on the attached boring logs. The attached diagram illustrates the approximate boring locations at the respective project area.

Attached are fence diagrams (cross sections) that illustrate the soil types encountered in the soil borings within the alignment of the proposed Center Street. The intent of this fence diagram is to provide a general summary of the site soil conditions encountered at each specific boring location. Use of the fence diagram to determine earthwork quantities or to extrapolate soil conditions between the soil boring locations for any purpose is prohibited.

Groundwater and Groundwater Control

Our drill crew observed free groundwater during or at the completion of the borings. Groundwater was observed in borings SB-1 and SB-2 at depths ranging from 17 to 19 feet below existing grade, respectively, corresponding to elevations of 867.4 and 870.0 feet. Due to the depth to water levels measured in the soil borings, groundwater is not expected to be a significant issue for the proposed utility and street reconstruction. However, excavations extending into sand layers over clay or silt-based soil may encounter inflows of perched groundwater. These inflows are expected to be effectively controlled by excavating sump pits and removing water from the trenches with pumps.

Recommendations and further discussion for groundwater control are described in greater detail in Appendix B should they be required during construction.

Utilities

The stable non-organic fill and native alluvial soils observed in soil borings were generally suitable for utility support. If encountered, removal of organic soils and unstable clay is recommended if they are encountered below proposed utility inverts during construction. If left in place, organic soils will likely biodegrade and settle with time, thus requiring the utility to support the load of the overlying soil. Excess stress may subsequently cause damage to the pipes if the pipes are supported by compressible or organic soils. The underlying soft alluvial clay in boring SB-2 likely has completed primary consolidation and is not considered to be highly compressible if grades and subsurface conditions do not change. However, additional effort may be required to stabilize the soft soils at the base of the trench during construction in areas with similar conditions.

The Geotechnical Engineer of Record or their designated representative should observe the project excavations to determine that unsuitable materials have been properly removed and adequate bearing support is provided by the exposed soils. The exposed soil at the base should be compacted to 95 percent standard Proctor dry density (ASTM D698). Such observations and testing should be performed prior to and during backfilling.

The onsite, non-organic soils are anticipated to be suitable for reuse if properly moisture conditioned and compacted. Replacement backfill required in utility trenches should consist of non-organic material similar to the surrounding soil. All import fill should be approved by NTI or the City's representative.

It is especially important that trench backfill for utility construction within paved areas be thoroughly compacted to minimize future pavement damage. We recommend that such soils be compacted to those included in general compaction criteria guidelines described in Appendix B.

The stability of embankments along utility excavations is dependent on soil strength, site geometry, moisture content, and any surcharge load for excavated soils and equipment. We present cautionary remarks concerning stability of excavation side slopes in the "Excavation Stability" section of this report.

The Contractor is solely responsible for assessing the stability of and executing underground utility and project excavations using safe methods. The contractor is also responsible for naming the "competent individual" as per Subpart P of 29 CFR 1926.6 (Federal Register - OSHA).

Site Preparation

The Contractor must realize that the silty and clayey subgrade soils will be moisture-sensitive, and protecting them from inclement weather will aid in maintaining stability. Stripping of the existing pavement and aggregate base course should occur immediately prior to subgrade preparation and base aggregate installation to minimize weather-induced instability.

Pavement Recommendations

Due to the relatively thin section of existing bituminous pavement, milling and overlaying is not a practical option. Reclaiming the existing bituminous pavement and aggregate base or completely reconstructing the streets would be more practical alternatives to repair the streets. For either alternative that is selected, prior to installing the aggregate base, the prepared subgrade should be scarified and re-compacted to a depth of at least 12 inches.

After scarification is complete, a proofroll test should be performed to determine soft or unstable subgrade areas. If rutting or localized unstable subgrade areas are observed, those areas should be subcut, moisture-conditioned, and re-compacted or removed to a stable depth. Subgrade corrections should be anticipated based on slightly organic, soft and wet conditions that were observed in borings SB-1 and SB-2. Areas with conditions similar to these borings are less likely to pass proof roll tests, therefore we recommend provisions be provided for additional excavations. Excavations for soil corrections in paved areas should allow for a 2 foot oversize beyond the edges of the pavement.

If imported fill is required in paved areas it should consist of debris free granular soils, and should have 100 percent passing the 1 ½ inch sieve, and less than 20 percent passing the U.S. Number 200 Sieve. Individual lifts of engineered fill should be tempered for moisture content, placed and compacted as listed the guidelines and table in Appendix B.

The proof roll should be performed with a tandem axle dump truck loaded to gross capacity (at least 20 tons). Acceptance criteria of the proof roll shall be limited to rut formation no more than one inch (1") depth (front or rear axles) and no pumping (rolling) observed during the visual inspection. Proof roll tests should be observed by an experienced technician or geotechnical engineer prior to placement of the aggregate base course to verify the subgrade will provide adequate pavement support.

We estimate that a properly prepared subgrade for Garnet Street Northwest and 168th Avenue Northwest will have an average stabilometer R-value of 30. For a 20-year design pavement life, Table 3 presents our thickness recommendations for flexible (bituminous) pavement. These recommendations were based upon subgrade conditions, the anticipated lightly loaded residential traffic described previously in this report, and the City of Ramsey's typical street section for low-volume residential streets.

Table 3: Flexible Pavement Thickness Design

Pavement Section	Garnet Street Northwest	168th Avenue Northwest
Bituminous Wear Course (in)	1 ½	1 ½
Bituminous Base Course (in)	2	2
Class 5 or 7 Aggregate Base (in)	6	6

Pavement recommendations assume the subgrade soils and aggregate section below paved surfaces will drain to subsurface piping for eventual discharge into storm sewer, or above grade to ditching, or similar acceptable systems. Lack of surface and subsurface drainage will significantly reduce the capacity and longevity of the pavement structures indicated above.

Due to the relatively thick layer of soft and potentially compressible clay soil, long term secondary settlement may continue to occur near boring SB-2 and other areas with similar subsurface conditions. Since a soil correction excavation to remove the soft fat CH clay layer is likely not a practical option, additional maintenance in this area to fill cracks or build up settled areas may be required. The City should anticipate minor road maintenance and repairs in this area.

We recommend pavements receive annual maintenance, as a minimum, to correct damages to the pavement structure, clean and infill cracks which develop, and repair or resurface areas which exhibit reduced subgrade performance. The lack of maintenance can lead to moisture infiltration of the pavement structure and softening of the subgrade soils. This, in turn, can degrade the performance of the pavement system and result in poorly performing pavements with shortened life expectancy.

Excavation Stability

Excavation depth and sidewall inclination should not exceed those specified in local, state or federal regulations. Excavations may need to be widened and sloped, or temporarily braced, to maintain or develop a safe work environment. Contractors must comply with local, state, and federal safety regulations including current OSHA excavation and trench safety standards. Temporary shoring must be designed in accordance with applicable regulatory requirements.

Engineered Fill & Winter Construction

The clay and silt-based soils on this site will be susceptible to frost heave action if not provided adequate drainage, insulation or coverage. Frozen soil should not be used as backfill. When the ambient air temperature falls below freezing for an extended period of time, frost forms and soil near the surface grade expands. Settlement of the fill may occur as the frozen soils thaw.

If frost penetrates the soil prior to paving, soils must be thawed, scarified, and re-compacted as recommended in this report. Subgrade soils should be inspected prior to paving to verify frozen conditions are not present.

Closure

The conclusions and recommendations in this report are predicated on observation and testing of the earthwork directed by Geotechnical Engineer of Record. Our opinions were based on data assumed representative of the site, as encountered from the four soil borings on site. For this and other reasons, we do not warrant conditions below the depth of our borings, or that the strata logged from our borings are necessarily typical across the site. Deviations from our recommendations by plans, written specifications, or field applications shall relieve us of responsibility unless our written concurrence with such deviations has been established.

This report has been prepared for the exclusive use of The City of Ramsey and its agents for specific application to the proposed street and utility reconstruction project located on Garnet Street Northwest and 168th Avenue Northwest in Ramsey, Minnesota. Northern Technologies, Inc. has endeavored to comply with generally accepted geotechnical engineering practice common to the local area. Northern Technologies, Inc. makes no other warranty, express or implied.

Northern Technologies, Inc.

Rachel Litfin
Staff Engineer

Ryan T. Menter, P.E.
Project Engineer

RLL:rtm

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a Duly Licensed Professional Engineer under the Laws of the State of Minnesota.

Ryan T. Menter
Date: 06-19-2014 Reg. No. 47631

Attachments
Appendix A - General Notes
Appendix B - Groundwater Issues, Compaction and Placement of Fill
Appendix C - Boring Location Diagram (1), Soil Boring Logs (4), Fence Diagrams (2)

APPENDIX A

GEOTECHNICAL EVALUATION OF RECOVERED SOIL SAMPLES

We visually examined recovered soil samples to estimate distribution of grain sizes, plasticity, consistency, moisture condition, color, presence of lenses and seams, and apparent geologic origin. We then classified the soils according using the Unified Soil Classification System (ASTM D2488). A chart describing this classification system and general notes explaining soil sampling procedures are presented within appendices attachments.

The stratification depth lines between soil types on the logs are estimated based on the available data. Insitu, the transition between type(s) may be distinct or gradual in either the horizontal or vertical directions. The soil conditions have been established at our specific boring locations only. Variations in the soil stratigraphy may occur between and around the borings, with the nature and extent of such change not readily evident until exposed by excavation. These variations must be properly assessed when utilizing information presented on the boring logs.

We request that you, your design team or contractors contact NTI immediately if local conditions differ from those assumed by this report, as we would need to review how such changes impact our recommendations. Such contact would also allow us to revise our recommendations as necessary to account for the changed site conditions.

FIELD EXPLORATION PROCEDURES

Soil Sampling – Standard Penetration Boring:

Soil sampling was performed according to the procedures described by ASTM D-1586. Using this procedure, a 2 inch O.D. split barrel sampler is driven into the soil by a 140 pound weight falling 30 inches. After an initial set of six inches, the number of blows required to drive the sampler an additional 12 inches is recorded (known as the penetration resistance (i.e. "N-value") of the soil at the point of sampling. The N-value is an index of the relative density of cohesionless soils and an approximation of the consistency of cohesive soils.

Soil Sampling – Power Auger Boring:

The boring(s) was/were advanced with a 6 inch nominal diameter continuous flight auger. As a result, samples recovered from the boring are disturbed, and our determination of the depth, extend of various stratum and layers, and relative density or consistency of the soils is approximate.

Soil Classification:

Soil samples were visually and manually classified in general conformance with ASTM D-2488 as they were removed from the sampler(s). Representative fractions of soil samples were then sealed within respective containers and returned to the laboratory for further examination and verification of the field classification. In addition, select samples were submitted for laboratory tests. Individual sample information, identification of sampling methods, method of advancement of the samples and other pertinent information concerning the soil samples are presented on boring logs and related report attachments.

General Notes

DRILLING & SAMPLING SYMBOLS		LABORATORY TEST SYMBOLS	
SYMBOL	**DEFINITION**	**SYMBOL**	**DEFINITION**
C.S.	Continuous Sampling	W	Moisture content-percent of dry weight
P.D.	2-3/8" Pipe Drill	D	Dry Density-pounds per cubic foot
C.O.	Cleanout Tube	LL, PL	Liquid and plastic limits determined in accordance with ASTM D 423 and D 424
3 HSA	3 ¼" I.D. Hollow Stem Auger	Q_u	Unconfined compressive strength-pounds per square foot in accordance with ASTM D 2166-66
4 FA	4" Diameter Flight Auger		
6 FA	6" Diameter Flight Auger		
2 ½ C	2 ½" Casing		
4 C	4" Casing		**Additional insertions in Qu Column**
D.M.	Drilling Mud	Qp	Penetrometer reading-tons/square foot
J.W.	Jet Water	S	Torvane reading-tons/square foot
H.A.	Hand Auger	G	Specific Gravity – ASTM D 854-58
NXC	Size NX Casing	SL	Shrinkage limit – ASTM 427-61
BXC	Size BX Casing	pH	Hydrogen ion content-meter method
AXC	Size AX casing	O	Organic content-combustion method
SS	2" O.D. Split Spoon Sample	M.A.*	Grain size analysis
2T	2" Thin Wall Tube Sample	C*	One dimensional consolidation
3T	3" Thin Wall Tube Sample	Q_c*	Triaxial Compression
			* See attached data Sheet and/or graph

Water Level Symbol

Water levels shown on the boring logs are the levels measured in the borings at the time and under the conditions indicated. In sand, the indicated levels can be considered reliable ground water levels. In clay soils, it is not possible to determine the ground water level within the normal scope of a test boring investigation, except where lenses or layers of more pervious water bearing soil is present and then a long period of time may be necessary to reach equilibrium. Therefore, the position of the water level symbol for cohesive or mixed soils may not indicate the true level of the ground water table. The available water level information is given at the bottom of the log sheet.

Descriptive Terminology

DENSITY		CONSISTENCY	
TERM	**"N" VALUE**	**TERM**	**"N" VALUE**
Very Loose	0-4	Soft	0-4
Loose	5-8	Medium	5-8
Medium Dense	9 – 15	Rather Stiff	9 – 15
Dense	16 – 30	Stiff	16 – 30
Very Dense	Over 30	Very Stiff	Over 30

Standard "N" Penetration: Blows per foot of a 140 pound hammer falling 30 inches on a 2 inch OD split spoon.

Relative Proportions

TERMS	**RANGE**
Trace	0-5%
A little	5-15%
Some	15-30%
With	30-50%

Particle Sizes

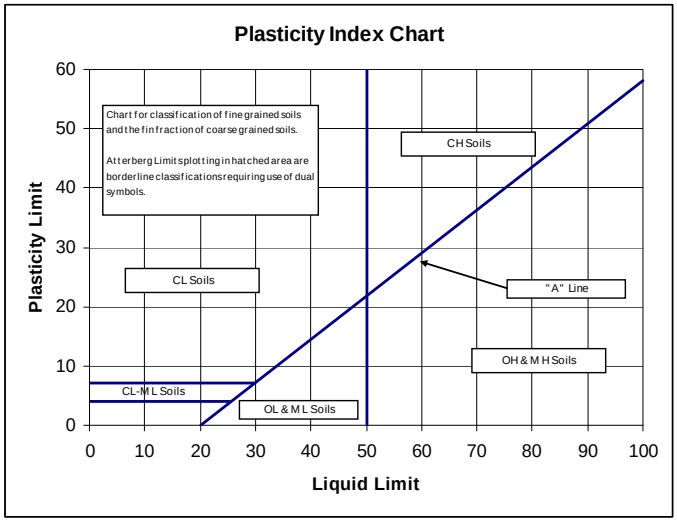
Boulders		Over 3"
Gravel -	Coarse	¾" – 3"
	Medium	#4 – ¾"
Sand -	Coarse	#4 - #10
	Medium	#10 - #40
	Fine	#40 - #200
Silt and Clay		Determined by plasticity characteristics.

***Note*:** Sieve sizes are U.S. Standard.

Classification of Soils for Engineering Purposes

ASTM Designation D-2487 and D 2488 (Unified Soil Classification System)

Major Divisions			Group Symbols	Typical Names	Classification Criteria	
Course Grained Soils More than 50% retained on No. 200 sieve *	***Gravels*** 50% or more of coarse fraction retained on No. 4 sieve.	Clean Gravels	**GW**	Well –graded gravels and gravel-sand mixtures, little or no fines.	***Classification on basis of percentage of fines.*** Less than 5% passing No. 200 Sieve: GW, GP, SW, SP More than 12% passing No. 200 Sieve: GM, GC, SM, SC From 5% to 12% passing No. 200 Sieve: Borderline Classification requiring use of duel symbols.	$C_u = D_{60} / D_{10}$ greater than 4. $C_z = (D_{30})^2 / (D_{10} \times D_{60})$ between 1 & 3.
			GP	Poorly graded gravels and gravel-sand mixtures, little or no fines.		Not meeting both criteria for GW materials.
		Gravels with Fines	**GM**	Silty gravels, gravel-sand-silt mixtures.		Atterberg limits below "A" line, or P.I. less than 4. / Atterberg limits above "A" line with P.I. greater than 7. — Atterberg limits plotting in hatched area are *borderline* classifications requiring use of dual symbols.
			GC	Clayey gravels, gravel-sand-clay mixtures.		
	Sands More than 50% of coarse fraction passes No 4 sieve.	Clean Sands	**SW**	Well-graded sands and gravelly sands, little or no fines.		$C_u = D_{60} / D_{10}$ greater than 6. $C_z = (D_{30})^2 / (D_{10} \times D_{60})$ between 1 & 3.
			SP	Poorly-graded sands and gravelly sands, little or no fines.		Not meeting both criteria for SW materials.
		Sands with Fines	**SM**	Silty sands, sand-silt mixtures.		Atterberg limits below "A" line, or P.I. less than 4. / Atterberg limits above "A" line with P.I. greater than 7. — Atterberg limits plotting in hatched area are *borderline* classifications requiring use of dual symbols.
			SC	Clayey sands, sand-clay mixtures.		
Fine Grained Soils More than 50% passes No. 200 sieve *	***Silts and Clays*** Liquid Limit of 50% or less		**ML**	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands.		
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays.		
			OL	Organic silts and organic silty clays of low plasticity.		
	Silts and Clays Liquid Limit greater than 50%.		**MH**	Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts.		
			CH	Inorganic clays of high plasticity, fat clays.		
			OH	Organic clays of medium to high plasticity.		
	Highly Organic Soils		**Pt**	Peat, muck and other highly organic soils.		



APPENDIX B

GROUND WATER ISSUES

The following presents additional comment and soil specific issues related to measurement of ground water conditions at your project site.

Note that our ground water measurements, or lack thereof, will vary depending on the time allowed for equilibrium to occur in the borings. Extended observation time was not available during the scope of the field exploration program and, therefore, ground water measurements as noted on the borings logs may or may not accurately reflect actual conditions at your site.

Seasonal and yearly fluctuations of the ground water level, if any, occur. Perched ground water may be present within sand and silt lenses bedded within cohesive soil formations.

If minor seepage into project excavations occurs, dewatering with sumps and pumps within excavations will be adequate. For project excavations that extend below the static groundwater level, a well point system will be a suitable method to control excess water.

PLACEMENT and COMPACTION OF ENGINEERED FILL

Unless otherwise superseded within the body of the Geotechnical Exploration Report, the following criteria shall be utilized for placement of engineered fill on project. This includes, but is not limited to earthen fill placement to improve site grades, fill placed below structural footings, fill placed interior of structure, and fill placed as backfill of foundations.

Engineered fill placed for construction, if necessary should consist of natural, non-organic, competent soils native to the project area. Such soils may include, but are not limited to gravel, sand, or clays with Unified Soil Classification System (ASTM D2488) classifications of GW, SP, SM, CL or CH. Use of silt or clayey silt as project fill will require additional review and approval of project Geotechnical Engineer of Record. Such soils have USCS classifications of ML, MH, ML-CL, MH-CH. Use of topsoil, marl, peat, other organic soils construction debris and/or other unsuitable materials as fill is not allowed. Such soils have USCS classifications of OL, OH, Pt.

Engineered fill, classified as clay, should be tempered such that the moisture content at the time of placement is equal to and no more than 3 percent above the optimum content for as defined by the appropriate proctor test. Likewise, engineered fill classified as gravel or sand should be tempered such that the moisture content at the time of placement is within 3 percent of the optimum content.

All engineered fill for construction should be placed in individual 8 inch maximum depth lifts. Each lift of fill should be compacted by large vibratory equipment until the in-place soil density is equal to or greater than the criteria established within the following tabulation.

	Compaction Criteria (% respective Proctor) [1]	
Type of Construction	**Clay**	**Sand or Gravel**
Engineered Fill placed as Pavement Subgrade (more than 3 feet below bottom of final grade)	Min. 95	Min. 95
Engineered Fill placed as Pavement Subgrade (less than 3 feet below bottom of final grade)	NA	Min. 100
Engineered Fill placed as Pavement Aggregate Base	NA	Min. 100

Note 1Unless otherwise required, compaction criteria shall be based on the Standard Proctor Test (ASTM D698).

Density tests should be taken during engineered fill placement to document earthwork has achieved necessary compaction of the material(s).

APPENDIX C



Boring Location Diagram
Garnet St & 168th Ave Reconstruction Project
Ramsey, Minnesota
NTI Project #: 14.60582.100

N

NOTE: Boring locations are approximate.

NORTHERN TECHNOLOGIES, INC.

BORING NUMBER SB-1

CLIENT City of Ramsey
PROJECT NAME Garnet Street & 168th Ave Reconstruction Project
PROJECT NUMBER 14.60582.100
PROJECT LOCATION Ramsey, MN
DATE STARTED 5/22/14 **COMPLETED** 5/22/14
GROUND ELEVATION 888.93 ft **HOLE SIZE** 6 inches
DRILLING CONTRACTOR NTI
GROUND WATER LEVELS:
DRILLING METHOD 3 1/4 in. H.S.A.
AT TIME OF DRILLING 20.00 ft / Elev 868.93 ft
LOGGED BY RL **CHECKED BY** RTM
AT END OF DRILLING ---
NOTES Elevations provided by the City of Ramsey
0.25hrs AFTER DRILLING 19.00 ft / Elev 869.93 ft

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES CONTENT (%)
0		1.5" bituminous pavement over 2" aggregate base										
		FILL: SANDY CLAY - (CL), trace organics, trace gravel, brown and gray, moist, medium (Fill)	SS 1	56	1-2-4 (6)			16				
			HS HS									
		FILL: POORLY GRADED SAND - (SP), fine to medium grained, trace gravel, brown with iron oxide stains, moist, loose to medium dense (Fill)	SS 2	44	2-4-5 (9)							
		NOTE: Occasional clay (CL) layers.	HS HS									
5			SS 3	67	3-4-4 (8)			2				
			HS HS									
		POORLY GRADED SAND - (SP), fine to medium grained, trace gravel, brown, moist to waterbearing at 19 feet, medium dense (Alluvial)	SS 4	44	4-6-7 (13)							
			HS HS									
10			SS 5	67	3-4-5 (9)			3				3
			HS HS									
			SS 6	56	3-6-7 (13)							
			HS HS									
15			SS 7	78	4-4-6 (10)							
			HS HS									
		▼										
20		▽	SS 8	89	4-4-6 (10)							

Borehole backfilled with soil cuttings.
Boring terminated at 21.0 feet.

GEOTECH BH COLUMNS - REVISED DATA TEMPLATE_7-20-12.GDT - 6/19/14 14:45 - C:\USERS\RACHELL\DESKTOP\GNIT FILES\2014 PROJECTS\GARNET ST (RAMSEY, MN)\GARNET ST RECONSTRUCTION.GPJ

BORING NUMBER SB-2

CLIENT City of Ramsey
PROJECT NAME Garnet Street & 168th Ave Reconstruction Project
PROJECT NUMBER 14.60582.100
PROJECT LOCATION Ramsey, MN
DATE STARTED 5/22/14 **COMPLETED** 5/22/14
GROUND ELEVATION 884.43 ft **HOLE SIZE** 6 inches
DRILLING CONTRACTOR NTI
GROUND WATER LEVELS:
DRILLING METHOD 3 1/4 in. H.S.A.
AT TIME OF DRILLING 17.00 ft / Elev 867.43 ft
LOGGED BY RL **CHECKED BY** RTM
AT END OF DRILLING ---
NOTES Elevations provided by the City of Ramsey
0.25hrs AFTER DRILLING 17.00 ft / Elev 867.43 ft

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES CONTENT (%)
0		2" bituminous pavement over 2" aggregate base										
		FILL: SILTY SAND - (SM), fine to medium grained, trace gravel, moist to wet at 2 feet, very loose to loose (Fill)	SS 1	56	2-2-2 (4)							
			HS									
			SS 2	67	1-3-2 (5)			24				
			HS									
5		CLAY - (CL), with silty sand layers, gray with iron oxide stains to dark gray at 7 feet, moist, soft to medium (Alluvial)	SS 3	78	4-3-2 (5)	1.00		44				
			HS									
			SS 4	100	1-1-2 (3)	0.50						
			HS									
10		NOTE: Occasional fat clay (CH) seams at 10 feet.	SS 5	100	1-1-3 (4)	0.25						
		FAT CLAY - (CH), dark gray with iron oxide stains, moist, soft (Alluvial)	HS									
			SS 6	100	0-1-1 (2)	0.25						
			HS									
15			SS 7	100	0-1-3 (4)	0.25		89				
		POORLY GRADED SAND - (SP), fine to coarse grained, trace gravel, brown and gray, waterbearing, medium dense (Alluvial)	HS									
20			SS 8	100	4-4-8 (12)							

Borehole backfilled with soil cuttings.
Boring terminated at 21.0 feet.

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BORING NUMBER SB-3

CLIENT City of Ramsey
PROJECT NAME Garnet Street & 168th Ave Reconstruction Project
PROJECT NUMBER 14.60582.100
PROJECT LOCATION Ramsey, MN
DATE STARTED 5/22/14 **COMPLETED** 5/22/14
GROUND ELEVATION 884.52 ft **HOLE SIZE** 6 inches
DRILLING CONTRACTOR NTI
GROUND WATER LEVELS:
DRILLING METHOD 3 1/4 in. H.S.A.
AT TIME OF DRILLING --- No groundwater observed.
LOGGED BY RL **CHECKED BY** RTM
AT END OF DRILLING ---
NOTES Elevations provided by the City of Ramsey
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES CONTENT (%)
0		2" bituminous pavement over 2" aggregate base										
		FILL: CLAYEY SAND - (SC), fine to medium grained, trace gravel, dark brown, moist, loose (Fill)	SS 1	56	2-2-3 (5)			8				
			HS HS									
		SILTY SAND - (SM), fine grained, brown, moist, very loose to loose (Alluvial)	SS 2	67	2-3-2 (5)			12				36
		NOTE: Occasional sand (SP) layers below 4 feet.	HS HS									
5			SS 3	78	2-2-2 (4)							
			HS HS									
		CLAY - (CL), with silt seams, brown to gray at 9 feet, moist, medium (Alluvial)	SS 4	89	2-3-5 (8)							
			HS HS									
10			SS 5	100	3-3-3 (6)	1.50		34				

Borehole backfilled with soil cuttings.
Boring terminated at 11.0 feet.

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BORING NUMBER SB-4

CLIENT City of Ramsey
PROJECT NAME Garnet Street & 168th Ave Reconstruction Project
PROJECT NUMBER 14.60582.100
PROJECT LOCATION Ramsey, MN
DATE STARTED 5/22/14 **COMPLETED** 5/22/14
GROUND ELEVATION 888.21 ft **HOLE SIZE** 6 inches
DRILLING CONTRACTOR NTI
GROUND WATER LEVELS:
DRILLING METHOD 3 1/4 in. H.S.A.
AT TIME OF DRILLING --- No groundwater observed.
LOGGED BY RL **CHECKED BY** RTM
AT END OF DRILLING ---
NOTES Elevations provided by the City of Ramsey
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES CONTENT (%)
0		2" bituminous pavement over 3" aggregate base										
		FILL: CLAYEY SAND - (SC), fine to medium grained, trace gravel, brown, moist, loose (Fill)	SS 1	33	1-2-3 (5)							
			HS HS									
		FILL: SILTY SAND - (SM), fine to medium grained, trace gravel, brown, moist, loose (Fill)	SS 2	44	3-2-3 (5)			9				
			HS HS									
5		POORLY GRADED SAND WITH SILT - (SP-SM), fine to coarse grained, trace gravel, brown, wet, loose (Alluvial)	SS 3	67	2-2-3 (5)							
			HS HS									
		CLAY - (CL), with silt seams, brown and gray, moist, medium (Alluvial)	SS 4	78	2-3-4 (7)	1.00		39				
			HS HS									
10			SS 5	89	3-3-4 (7)	1.50						

Borehole backfilled with soil cuttings.
Boring terminated at 11.0 feet.

GEOTECH BH COLUMNS - REVISED DATA TEMPLATE_7-20-12.GDT - 6/19/14 14:45 - C:\USERS\RACHELL\DESKTOP\GNIT FILES\2014 PROJECTS\GARNET ST (RAMSEY, MN)\GARNET ST RECONSTRUCTION.GPJ

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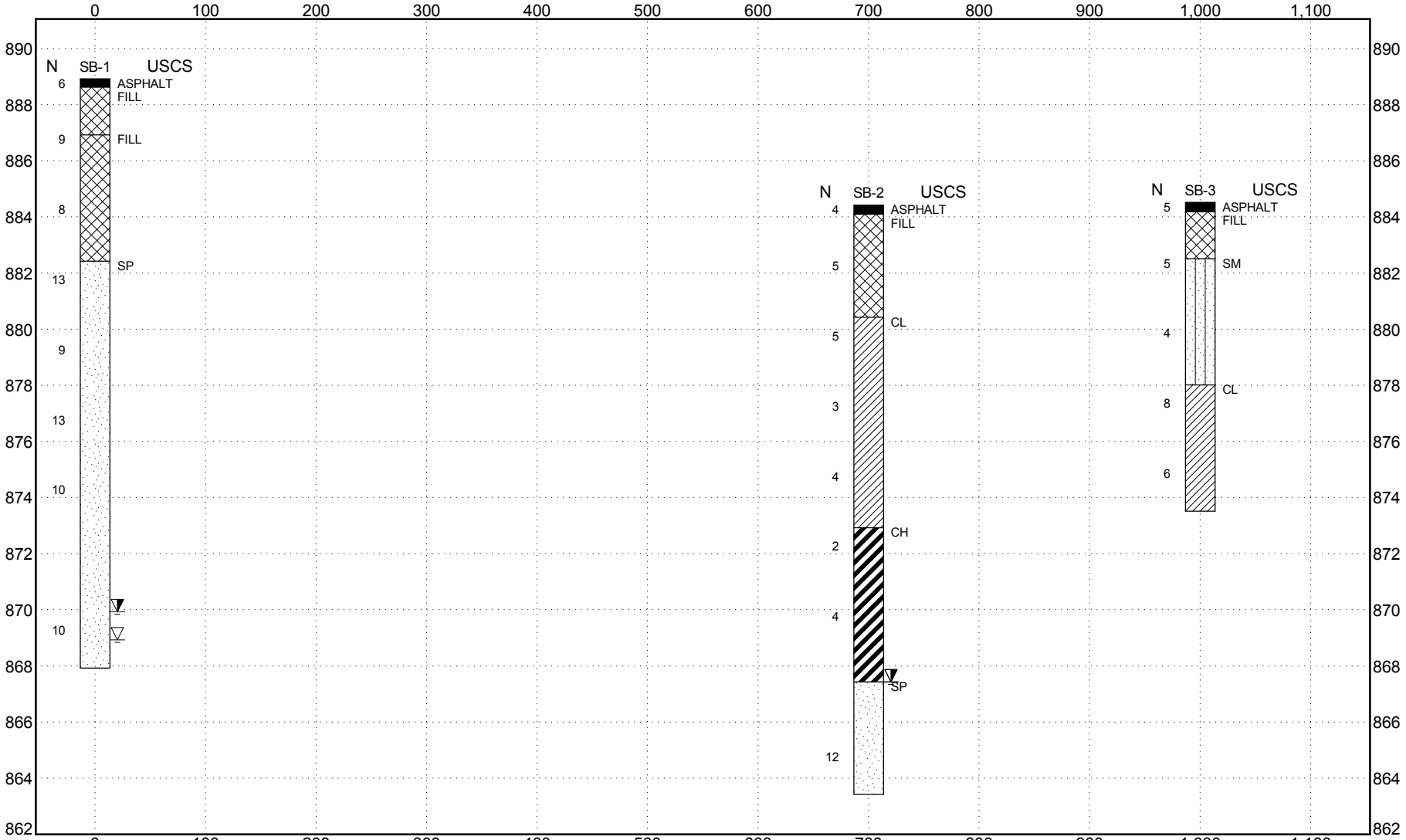
SUBSURFACE DIAGRAM

CLIENT City of Ramsey

PROJECT NUMBER 14.60582.100

PROJECT NAME Garnet Street & 168th Ave Reconstruction Project

PROJECT LOCATION Ramsey, MN



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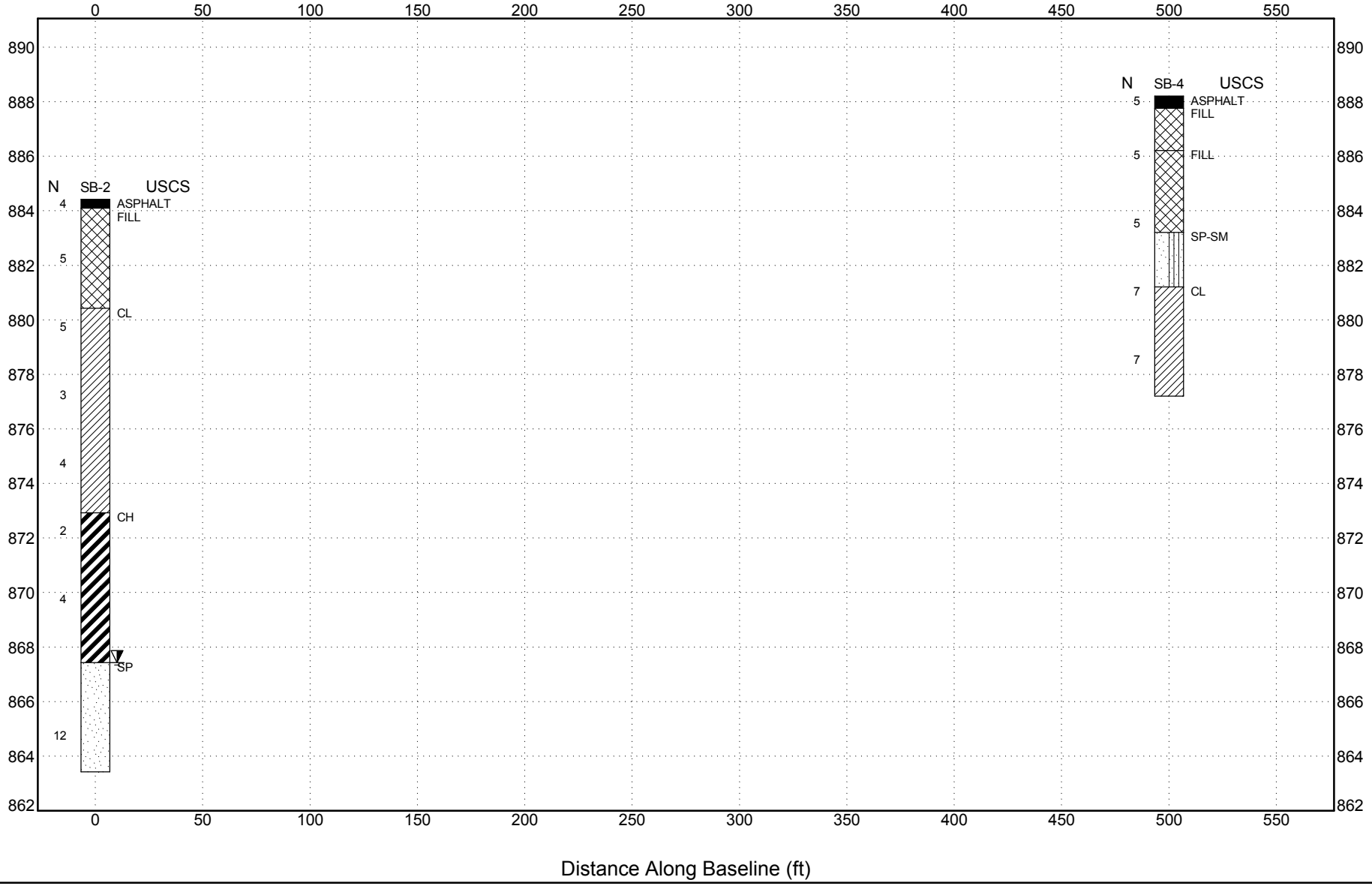
SUBSURFACE DIAGRAM

CLIENT City of Ramsey

PROJECT NAME Garnet Street & 168th Ave Reconstruction Project

PROJECT NUMBER 14.60582.100

PROJECT LOCATION Ramsey, MN



CC Regular Session **7. 3.**

Meeting Date: 01/13/2015

By: Tim Gladhill, Community Development

Information

Title:

Adopt Resolution #15-01-002 Granting Site Plan Approval of Fire Station No. 2 Replacement to be Located at 5650 Alpine Dr NW;
Case of the City of Ramsey

Purpose/Background:

The purpose of this case is to consider Site Plan Approval the City Council for a new Fire Station No. 2 to be located at 5650 Alpine Dr NW. This is the first of multiple steps for the City Council to consider in advancing towards construction of a new Fire Station No. 2. Approval of the Site Plan for Fire Station No. 2 does not give final authorization to commence construction. The City Council will still need to advertise for competitive bids and award a contract if it chooses to move forward with construction.

The proposed 10,000+ square foot building will provide office, meeting, locker room, and apparatus bay areas for a Paid On-Call Fire Department to replace the existing Fire Station located at 15153 Nowthen Blvd NW, the former municipal center. The facility is not designed for a full-time Fire Department staff. This will be a multi-purpose facility with space for a Police Department Sub-Station, Allina Health Emergency Medical Services, and polling location for local elections. The site also currently is the location of an Anoka County Communications Tower (800 MHz). The proposed facility will gain access from both Helium Street and Alpine Drive.

Notification:

Notification is not required for Site Plan Review; however, Staff has attempted to notify adjacent Property Owners via Standard US Mail to gather feedback on the request.

Observations/Alternatives:

The Project Management Team on the design for the City includes the Economic Development Manager/Assistant City Administrator, the Fire Chief, and Chief #2 (representing Fire Station #2). The architect of record on the project is the BKV Group. The civil engineer of record is Wenck Associates.

The Property is located in the Public/Quasi-Public District, which includes municipal buildings as a permitted use. The City utilizes the B-1 General Business District dimensional standards to guide design and review, as this district is intended to blend with residential uses. The proposed layout appears to meet all dimensional standards as required by City Code and outlined in the attached Staff Review File.

The exterior materials are proposed to consist of mainly brick, with pre-cast concrete panels (textured and colored), metal accents, glass windows, and metal roof. The Project Management Team has selected a pitched roof design to better blend with the adjacent residential development, as opposed to a flat roof design. The design of the building appears to be consistent with City Code requirements as outlined in the attached Staff Review File.

Based on previous land use analysis with surrounding Property Owners, Staff is aware that potential glare from light is a concern for any future development in the area for adjacent residents. As required by City Code, the Project Management Team has assembled a Project Manual, a portion of which is included with this case. This Project Manual includes shop drawings and photometric diagrams.

The proposed Landscape Plan is generally acceptable, with amendments as outlined in the Staff Review File. Staff is working with the Project Management Team to identify additional Best Management Practices (BMPs) to serve

as a quality demonstration project that would illustrate the innovative and quality BMPs the community attempts to strive for in creating various development standards. The Project Management Team is working on identifying potential enhancements in the areas of stormwater management, turf maintenance, and landscape materials. The goal is to balance these ideas with quality aesthetic design and presentation of the building itself. A final determination will be made prior to approving plans for advertisement for bids.

The proposed Civil Engineering Plans (grading, utility, and erosion control) are generally acceptable, with amendments as outlined in the Staff Review File. Similar to the Landscape Plans, the Project Management Team is working on additional BMPs related to Stormwater Management.

Funding Source:

Review of the site plan for Fire Station No. 2 is being handled as part of normal Staff duties.

Recommendation:

The Planning Commission recommends that the City Council adopt Resolution #15-01-002 approving the Site Plan for Fire Station No. 2 and further consideration of best management practices as it relates to stormwater management, vegetation management, and energy efficient design.

Action:

Motion to adopt Resolution #15-01-002 approving the Site Plan for Fire Station No. 2 and further consideration of best management practices as it relates to stormwater management, vegetation management, and energy efficient design.

Attachments

Site Location Map
Site Plan
Staff Review File
Fire Station Drawings
Resolution #15-01-002: Site Plan Approval

Form Review

Inbox	Reviewed By	Date
Tim Gladhill (Originator)	Tim Gladhill	01/07/2015 02:12 PM
Kurt Ulrich	Kurt Ulrich	01/08/2015 09:30 AM
Form Started By: Tim Gladhill		Started On: 12/05/2014 01:19 PM
Final Approval Date: 01/08/2015		


155TH LN
IODINE CT
KRYPTON ST
155TH LN
154TH LN
154TH CRS
IODINE RIDGE
IODINE TER
154TH COVE
154TH CT
FLUORINE ST
154TH AVE
GERMANIUM ST
IODINE ST
ALPINE DR
152ND WAY
KRYPTON TER
GERMANIUM ST
FLUORINE ST
ST FRANCIS BLVD
GERMANIUM CIR
152ND LN
GERMANIUM
HELIUM ST
152ND AVE
151ST LN
FLUORINE ST
151ST AV
150TH LN
NOWTHEN BLVD
150TH LN
FLUORINE ST
City of RAMSEY
Fire Station#2
5650 Alpine Drive NW
Legend
Site
Parcels
N
0
625
1,250 Feet



Ramsey Fire Station #2

5650 ALPINE DRIVE NW
RAMSEY, MN 55303

Ramsey Fire Department

SITE PLAN REVIEW - 11/17/2014

LOCATION MAP



PROJECT TEAM

OWNER

RAMSEY FIRE DEPARTMENT
7550 SUNWOOD DRIVE NW
RAMSEY, MINNESOTA 55303

PH: 763.427.1410

ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
STRUCTURAL ENGINEERING
MECHANICAL ENGINEERING
ELECTRICAL ENGINEERING

BKV GROUP, INC.
222 N. SECOND STREET
MINNEAPOLIS, MINNESOTA 55401

PH: 612.339.3752

CIVIL ENGINEERING

WENCK ASSOCIATES, INC.
1800 PIONEER CREEK CENTER
P.O. BOX 249
MAPLE PLAIN, MN 55359

PH: 763.479.4242

SHEET INDEX

SHEET NO.	SHEET NAME	11-17-2014 SITE PLAN REVIEW	11-19-2014 DESIGN DEVELOPMENT
GENERAL			
G100	COVER SHEET	■	
G120	CODE SUMMARY		
G121	CODE PLANS		
G130	SYMBOLS & ABBREVIATIONS		
G140	ACCESSIBILITY & MOUNTING HEIGHTS		
CIVIL			
1	CERTIFICATE OF SURVEY AND TOPOGRAPHIC SURVEY	■	
C101	EXISTING CONDITIONS	■	
C102	REMOVAL AND DEMOLITION PLAN	■	
C103	CIVIL SITE PLAN	■	
C201	UTILITY PLAN	■	
C301	PRELIMINARY SITE GRADING PLAN	■	
C401	EROSION AND SEDIMENT CONTROL PLAN	■	
C501	DETAILS	■	
C502	DETAILS	■	
LANDSCAPE			
L100	SITE LANDSCAPE PLAN	■	
L101	PLANTING PLAN	■	
ARCHITECTURE			
A010	SITE PLAN	■	
A101	FIRST FLOOR PLAN		
A102	MEZZANINE PLAN		
A103	ROOF PLAN		
A201	ENLARGED PLANS		
A301	FIRST FLOOR REFLECTED CEILING PLAN		
A302	MEZZANINE REFLECTED CEILING PLAN		
A401	ELEVATIONS	■	
A402	ELEVATIONS	■	
A501	BUILDING SECTIONS		
A551	WALL SECTIONS		
A552	WALL SECTIONS		
A553	WALL SECTIONS		
A600	CONSTRUCTION TYPES		
A701	STAIR SECTIONS		
A801	INTERIOR ELEVATIONS		
A802	INTERIOR ELEVATIONS		
A803	INTERIOR ELEVATIONS		
A900	OPENING TYPES/ SCHEDULE		
INTERIORS			
I150	ENLARGED FINISH PLANS		
I400	FINISH PLANS		
STRUCTURAL			
S000.	GENERAL STRUCTURAL SYMBOLS & ABBREVIATIONS		
S001	STRUCTURAL COVERSHEET		
S002	SPECIAL INSPECTIONS		
S003	SCHEDULES		
S101	FOUNDATION PLAN		
S102	MEZZANINE PLAN		
S103	ROOF PLAN		
S201	FOUNDATION DETAILS		
S301	PRECAST DETAILS		
S302	PRECAST DETAILS		
S305	ROOF DETAILS		
MECHIANICAL			
M000	MECHANICAL		
PLUMBING			
P000	PLUMBING		
FIRE PROTECTION			
FP000	FIRE PROTECTION		
ELECTRICAL			
E000	ELECTRICAL		
TECHNOLOGY			
T000	TECHNOLOGY		

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CONSULTANTS

PROJECT TITLE
Ramsey Fire Station #2

KEY PLAN

ISSUE #	DATE	DESCRIPTION

NOT FOR CONSTRUCTION

CERTIFICATION

DATE	11/17/2014
DRAWN BY	MMR
CHECKED BY	CLC
COMMISSION NUMBER	1937.01

SHEET TITLE
COVER SHEET

SHEET NUMBER
G100

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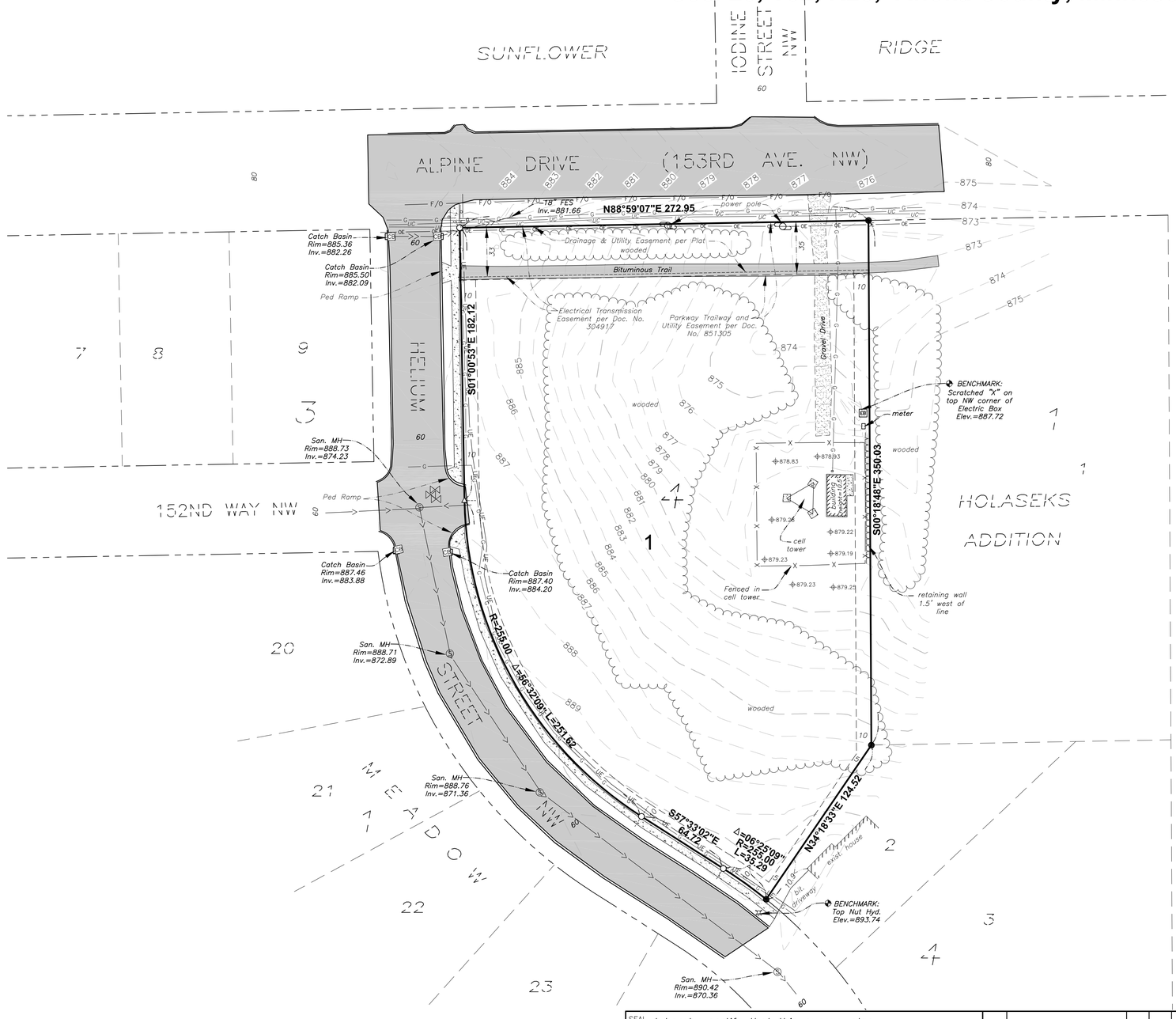
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11/17/2014 6:41:08 PM

Plot Date & Time: 18 September 2014@5:01 AM

CERTIFICATE OF SURVEY

Boundary and Topographic Survey

Sec. 23, T32, R25, Anoka County, Minnesota



LEGEND

- SET IRON MONUMENT
- FOUND IRON MONUMENT
- SET "PK" NAIL
- SANITARY SEWER MANHOLE
- STORM SEWER INLET
- HYDRANT
- WATER GATE VALVE
- ELECTRICAL PEDESTAL
- BENCHMARK
- 879.25 EXISTING SPOT ELEVATION
- FENCE LINE
- RETAINING WALL
- STORM SEWER
- SANITARY SEWER
- UNDERGROUND GAS
- UNDERGROUND CABLE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND FIBER OPTIC
- RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- SURVEYED PROP. LINE/PLAT BOUNDARY
- CONCRETE SURFACE
- ASPHALT SURFACE
- GRAVEL SURFACE
- BUILDING

N

0 40 80 120

GRAPHIC SCALE IN FEET

TOTAL AREA = 2.35 ACRES

PROPERTY DESCRIPTION

Lot 1, Block 4, MEADOW, according to the record plat thereof.

SURVEYOR'S NOTES

1. Basis of bearing is Anoka County, MN Coordinate System.
2. Coordinates are Anoka County ground feet, based on Minnesota Coordinate System, NAD83, 1986 adjustment. Coordinate values dated 12/13/90.
3. Elevations depicted are based on NAVD 1988 Vertical Datum.
4. Source benchmark used: GSID Station #514 (MNDOT name: 0206 F AS MNDT) Elevation = 878.456
5. The boundary for this property is based on the applicable section 23 corner coordinates from Anoka County survey records and record plats and have been field verified.
6. Location of utilities existing on or serving the surveyed property have been determined by, observed evidence together with evidence from plans and markings obtained from utility companies. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. This survey is not intended for construction purposes, prior to any digging or excavation call Gopher One Call. All utilities shown are per field shot from Ticket request No. 142473610.
7. This Survey has been preformed without the benefit of an update Title Commitment or Abstract.
8. No record information was provided or researched in regards to the existing cell tower site as shown.

SEAL

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.

David S. Landecker, MN Lic. No. 17008 — Date 9/18/14

REV	REVISION DESCRIPTION	DWN	APP	REV DATE
1	cell tower & building	MLH	DSL	9/18/14
#	DESCRIPTION	XXX	XXX	XX/XX/XX

PRIME CONSULTANT

Wenck

© Wenck Associates, Inc. Consulting Engineers

1800 Pioneer Creek Center, Maple Plain, MN 55359

Web Site: www.wenck.com

PH: 763-479-4200 FAX 763-479-4242

CLIENT NAME: CITY OF RAMSEY

PROJECT LOCATION: RAMSEY, MN

SHEET TITLE: CERTIFICATE OF SURVEY AND TOPOGRAPHIC SURVEY

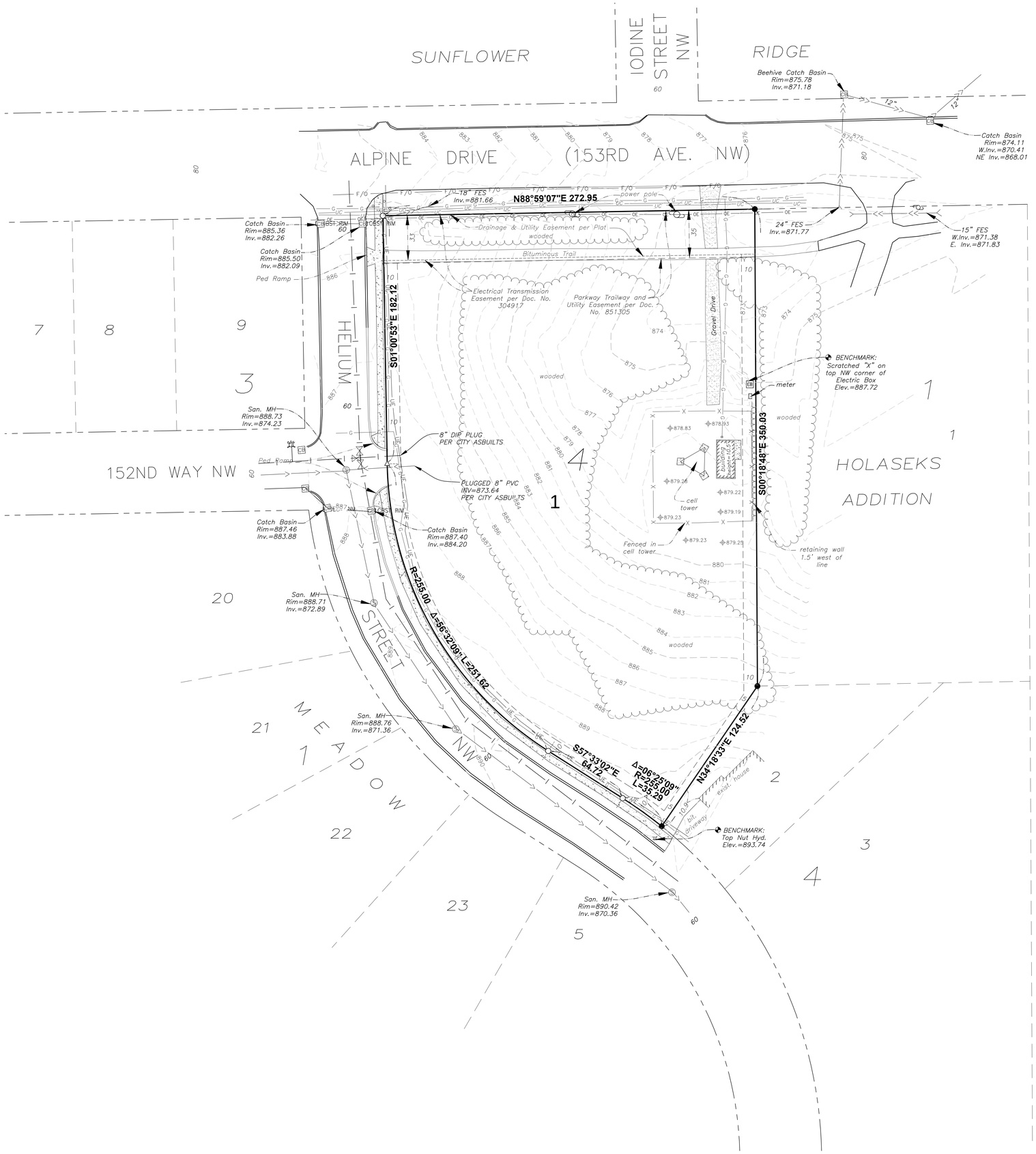
DWN BY	CHK'D	APP'D	DWG DATE
MLH	DSL	DSL	9/8/2014

SCALE 1" = 40'

PROJECT NO. B4988-0002

SHEET NO. 1 OF 1

M:\4988\0002\CAD\Civil\Certificate & topo.dwg



PROPERTY DESCRIPTION

Lot 1, Block 4, MEADOW, according to the record plat thereof.

TOTAL AREA = 2.35 ACRES

GENERAL NOTES

1. EXISTING CONDITIONS HAVE BEEN PROVIDED BY WENCK ASSOCIATES RECEIVED SEPTEMBER 8, 2014. ALL EXISTING FEATURES SHOWN SHALL BE FIELD VERIFIED BY CONTRACTOR.

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG
GOPHER STATE ONE CALL
TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166

LEGEND

- SET IRON MONUMENT
- FOUND IRON MONUMENT
- SET "PK" NAIL
- SANITARY SEWER MANHOLE
- STORM SEWER INLET
- HYDRANT
- WATER GATE VALVE
- ELECTRICAL PEDESTAL
- BENCHMARK
- 879.25 EXISTING SPOT ELEVATION
- FENCE LINE
- RETAINING WALL
- STORM SEWER
- SANITARY SEWER
- UNDERGROUND GAS
- UNDERGROUND CABLE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND FIBER OPTIC
- RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- SURVEYED PROP. LINE/PLAT BOUNDARY
- CONCRETE SURFACE
- ASPHALT SURFACE
- GRAVEL SURFACE
- BUILDING

N

0 30 60
GRAPHIC SCALE IN FEET

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Boarman Kroos Vogel Group Inc.

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Minneapolis MN 55401
Telephone: 612-339-3752
Facsimile: 612-339-6212
www.bkvgroup.com

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Engineers • Scientists
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ISSUANCE

PROJECT TITLE

RAMSEY
FIRE STATION

PRELIMINARY
NOT
FOR
CONSTRUCTION

CERTIFICATION

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

11/17/2014
Jared T Ward — Date

48677
License Number

REVISION	DATE
DD SUBMITTAL	11/17/2014

WENCK JOB NO	1634-07
DATE	11-17-2014
DRAWN BY	KDK
CHECKED BY	JTW
COMMISSION NO.	1953.01

SHEET TITLE

EXISTING
CONDITIONS

SHEET NUMBER

C101

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PLOTTED: 11/17/2014 10:35:32 AM

BKVTB-30x42



GENERAL NOTES

1. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY REMOVAL WORK.
2. THE RELOCATION AND OR PROTECTION OF ALL EXISTING UTILITIES MUST BE COORDINATED BY THE CONTRACTOR AND ANY COSTS FOR SUCH WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR EXTRA TIME AND EFFORT OF PROVISIONS NECESSARY TO WORK AROUND OR UNDER ANY UTILITIES.
3. SAWCUT CONCRETE SIDEWALK AND CURB AND GUTTER AT NEAREST JOINT.
4. SAWCUT BITUMINOUS FULL DEPTH AT REMOVAL LIMITS. PROVIDE STABLE AND VERTICAL SURFACE FOR THE PROPOSED PAVEMENT INTERFACE.
5. CAREFULLY REMOVE AND STOCK PILE EXISTING AGGREGATE BASE MATERIAL, FOR RE-USE BY PAVING CONTRACTOR.
6. MAINTAIN ACCESS TO EXISTING BUILDING & PARKING LOT DURING CONSTRUCTION. PROVIDE TEMPORARY SIGNAGE AND BARRICADES AS NECESSARY

WARNING:

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CALL BEFORE YOU DIG
GOPHER STATE ONE CALL
TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166

LEGEND

- SET IRON MONUMENT
- FOUND IRON MONUMENT
- SET "PK" NAIL
- SANITARY SEWER MANHOLE
- STORM SEWER INLET
- HYDRANT
- WATER GATE VALVE
- ELECTRICAL PEDESTAL
- BENCHMARK
- 879.25 EXISTING SPOT ELEVATION
- X — X FENCE LINE
- RETAINING WALL
- STORM SEWER
- SANITARY SEWER
- G — G UNDERGROUND GAS
- UC — UC UNDERGROUND CABLE
- OE — OE OVERHEAD ELECTRIC
- UE — UE UNDERGROUND ELECTRIC
- F/O — F/O UNDERGROUND FIBER OPTIC
- RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- SURVEYED PROP. LINE/PLAT BOUNDARY
- CONCRETE SURFACE
- ASPHALT SURFACE
- GRAVEL SURFACE
- BUILDING

- SAW CUT LINE
- REMOVE CONCRETE CURB AND GUTTER
- REMOVE BITUMINOUS PAVEMENT
- REMOVE GRAVEL DRIVE
- CLEAR AND GRUB

N

0 30 60
GRAPHIC SCALE IN FEET

PLOTTED: 11/17/2014 10:35:42 AM

BKVTB-30x42

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Landscape Architecture
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Minneapolis MN 55401
Telephone: 612-339-3752
Facsimile: 612-339-6212
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Business Professionals

ISSUANCE

PROJECT TITLE

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Jared T Ward — Date

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License Number

REVISION	DATE
DD SUBMITTAL	11/17/2014

WENCK JOB NO	1634-07
DATE	11-17-2014
DRAWN BY	KDK
CHECKED BY	JTW
COMMISSION NO.	1953.01

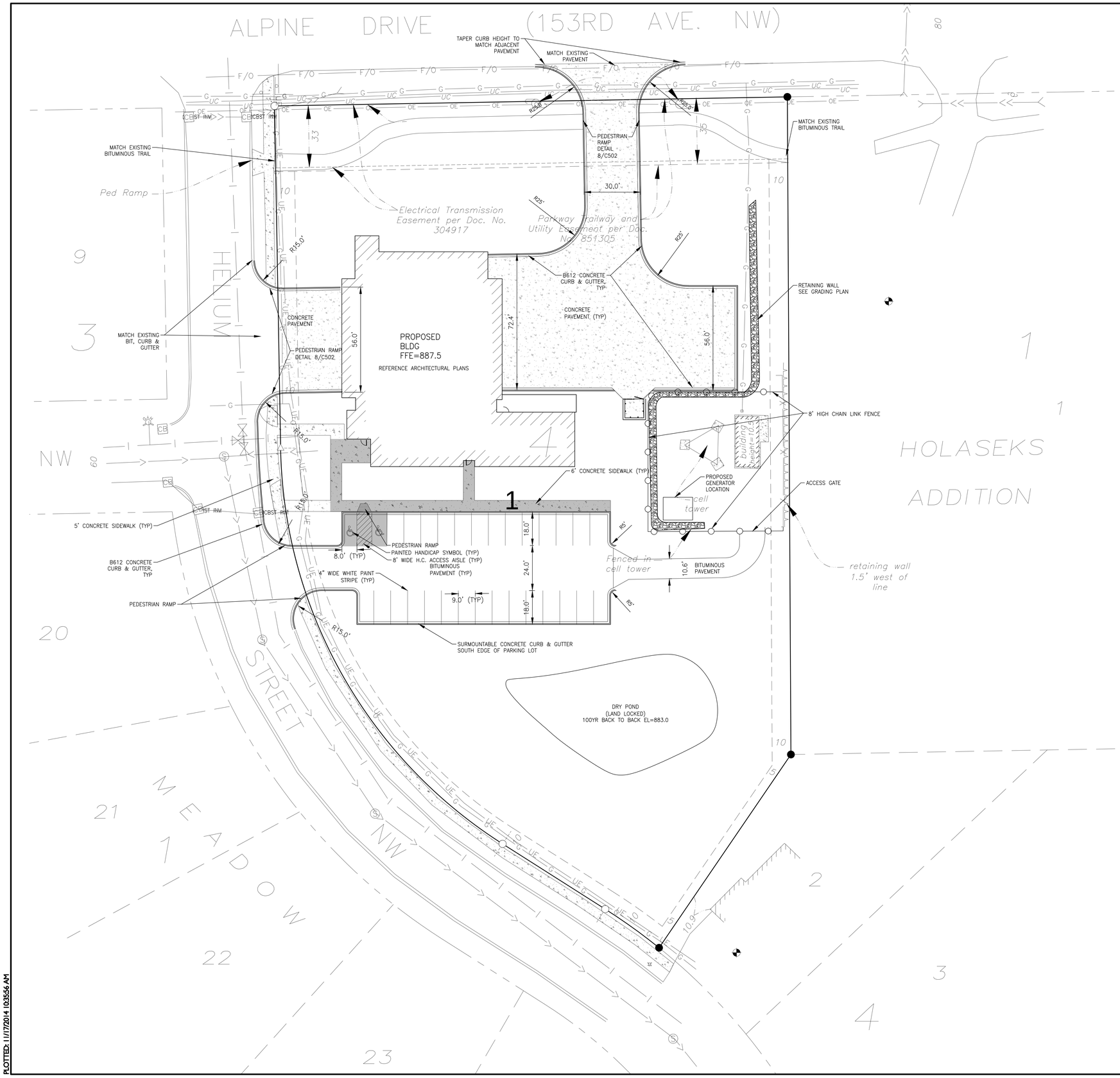
SHEET TITLE

REMOVAL
AND
DEMOLITION
PLAN

SHEET NUMBER

C102

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PROPERTY DESCRIPTION

Lot 1, Block 4, MEADOW, according to the record plat thereof.

TOTAL AREA = 2.35 ACRES

GENERAL NOTES

1. EXISTING CONDITIONS HAVE BEEN PROVIDED BY WENCK ASSOCIATES RECEIVED SEPTEMBER 8, 2014. ALL EXISTING FEATURES SHOWN SHALL BE FIELD VERIFIED BY CONTRACTOR.
2. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
3. BUILDING DIMENSIONS ARE APPROXIMATE. REFER TO BUILDING & FLOOR PLANS FOR EXACT DIMENSIONS.
4. EXISTING SIDEWALK SECTIONS IS APPROXIMATELY 4" CONCRETE AND 4" AGGREGATE BASE CLASS 5.
5. ADA ACCESS: PARKING, ACCESS AISLES & STOOPS SHALL HAVE A 2% MAX SLOPE EACH WAY.
   ALL OTHER AREAS SHALL HAVE A MAXIMUM 5% RUNNING SLOPE AND MAX 2% CROSS SLOPE
   ADA ACCESS:
   PARKING, ACCESS AISLES, LANDINGS & STOOPS SHALL HAVE A 2% MAX SLOPE EACH WAY.
   ALL OTHER AREAS SHALL HAVE A MAXIMUM 5% RUNNING SLOPE AND MAX 2% CROSS SLOPE.
6. ALL SIGNS SHALL BE ALUMINUM. ALL STOP SIGNS SHALL BE 24" UNLESS NOTED OTHERWISE.

PROPOSED PARKING STALLS:
H.C.= 2
STANDARD = 28
TOTAL = 30

WARNING:

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CALL BEFORE YOU DIG
GOPHER STATE ONE CALL
TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166

LEGEND

- SET IRON MONUMENT
- FOUND IRON MONUMENT
- SET "PK" NAIL
- SANITARY SEWER MANHOLE
- STORM SEWER INLET
- HYDRANT
- WATER GATE VALVE
- ELECTRICAL PEDESTAL
- BENCHMARK
- EXISTING SPOT ELEVATION
- FENCE LINE
- RETAINING WALL
- STORM SEWER
- SANITARY SEWER
- UNDERGROUND GAS
- UNDERGROUND CABLE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND FIBER OPTIC
- RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- SURVEYED PROP. LINE/PLAT BOUNDARY
- CONCRETE SURFACE
- ASPHALT SURFACE
- GRAVEL SURFACE
- BUILDING
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- CONCRETE SIDEWALK
- CONCRETE CURB AND GUTTER
- BACK OF CURB
- STOP SIGN

N

0 20 40
GRAPHIC SCALE IN FEET

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Architecture
Interior Design
Landscape Architecture
Engineering

Boarman Kroos Vogel Group Inc.

222 North Second Street
Minneapolis MN 55401
Telephone: 612-339-3752
Facsimile: 612-339-6212
www.bkvgroup.com

Wenck
Engineers • Scientists
Business Professionals

ISSUANCE

PROJECT TITLE

RAMSEY
FIRE STATION

PRELIMINARY
NOT
FOR
CONSTRUCTION

CERTIFICATION

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

11/17/2014
Jared T Ward — Date

48677
License Number

REVISION	DATE
DD SUBMITTAL	11/17/2014

WENCK JOB NO	1634-07
DATE	11-17-2014
DRAWN BY	KDK
CHECKED BY	JTW
COMMISSION NO.	1953.01

SHEET TITLE

CIVIL
SITE
PLAN

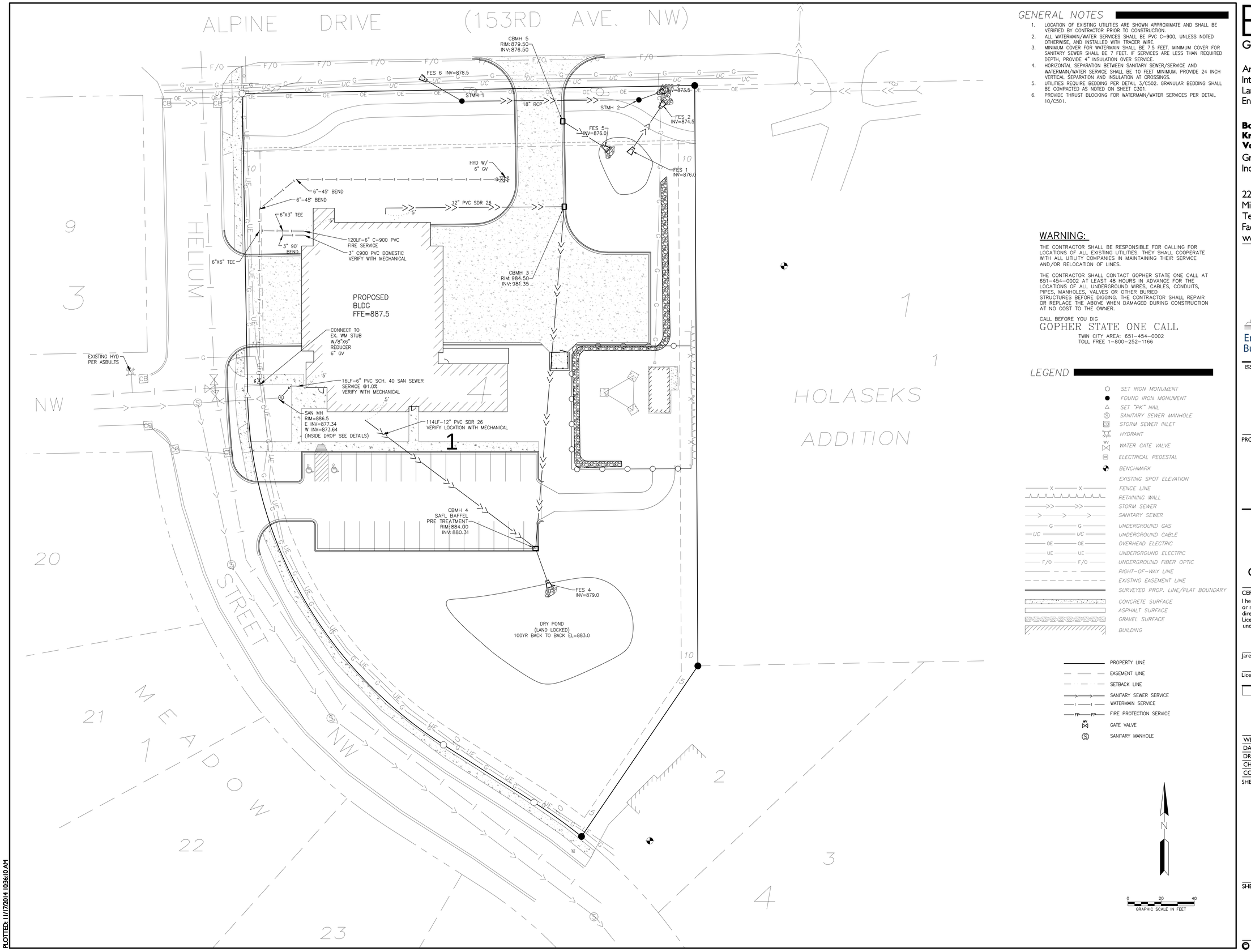
SHEET NUMBER

C103

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BKVTB-30x42



GENERAL NOTES

1. LOCATION OF EXISTING UTILITIES ARE SHOWN APPROXIMATE AND SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
2. ALL WATERMAIN/WATER SERVICES SHALL BE PVC C-900, UNLESS NOTED OTHERWISE, AND INSTALLED WITH TRACER WIRE.
3. MINIMUM COVER FOR WATERMAIN SHALL BE 7.5 FEET. MINIMUM COVER FOR SANITARY SEWER SHALL BE 7 FEET. IF SERVICES ARE LESS THAN REQUIRED DEPTH, PROVIDE 4" INSULATION OVER SERVICE.
4. HORIZONTAL SEPARATION BETWEEN SANITARY SEWER/SERVICE AND WATERMAIN/WATER SERVICE SHALL BE 10 FEET MINIMUM. PROVIDE 24 INCH VERTICAL SEPARATION AND INSULATION AT CROSSINGS.
5. UTILITIES REQUIRE BEDDING PER DETAIL 3/C502. GRANULAR BEDDING SHALL BE COMPACTED AS NOTED ON SHEET C301.
6. PROVIDE THRUST BLOCKING FOR WATERMAIN/WATER SERVICES PER DETAIL 10/C501.

WARNING:

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CALL BEFORE YOU DIG
GOPHER STATE ONE CALL
TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166

LEGEND

- SET IRON MONUMENT
- FOUND IRON MONUMENT
- SET "PK" NAIL
- SANITARY SEWER MANHOLE
- STORM SEWER INLET
- HYDRANT
- WATER GATE VALVE
- ELECTRICAL PEDESTAL
- BENCHMARK
- EXISTING SPOT ELEVATION
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- RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- SURVEYED PROP. LINE/PLAT BOUNDARY
- CONCRETE SURFACE
- ASPHALT SURFACE
- GRAVEL SURFACE
- BUILDING

- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- SANITARY SEWER SERVICE
- WATERMAIN SERVICE
- FIRE PROTECTION SERVICE
- GATE VALVE
- SANITARY MANHOLE

N

0 20 40
GRAPHIC SCALE IN FEET

PLOTTED: 11/17/2014 10:36:10 AM

BKVTB-30x42

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ISSUANCE

PROJECT TITLE

RAMSEY
FIRE STATION

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11/17/2014
Jared T Ward — Date

48677
License Number

REVISION	DATE
DD SUBMITTAL	11/17/2014

WENCK JOB NO	1634-07
DATE	11-17-2014
DRAWN BY	KDK
CHECKED BY	JTW
COMMISSION NO.	1953.01

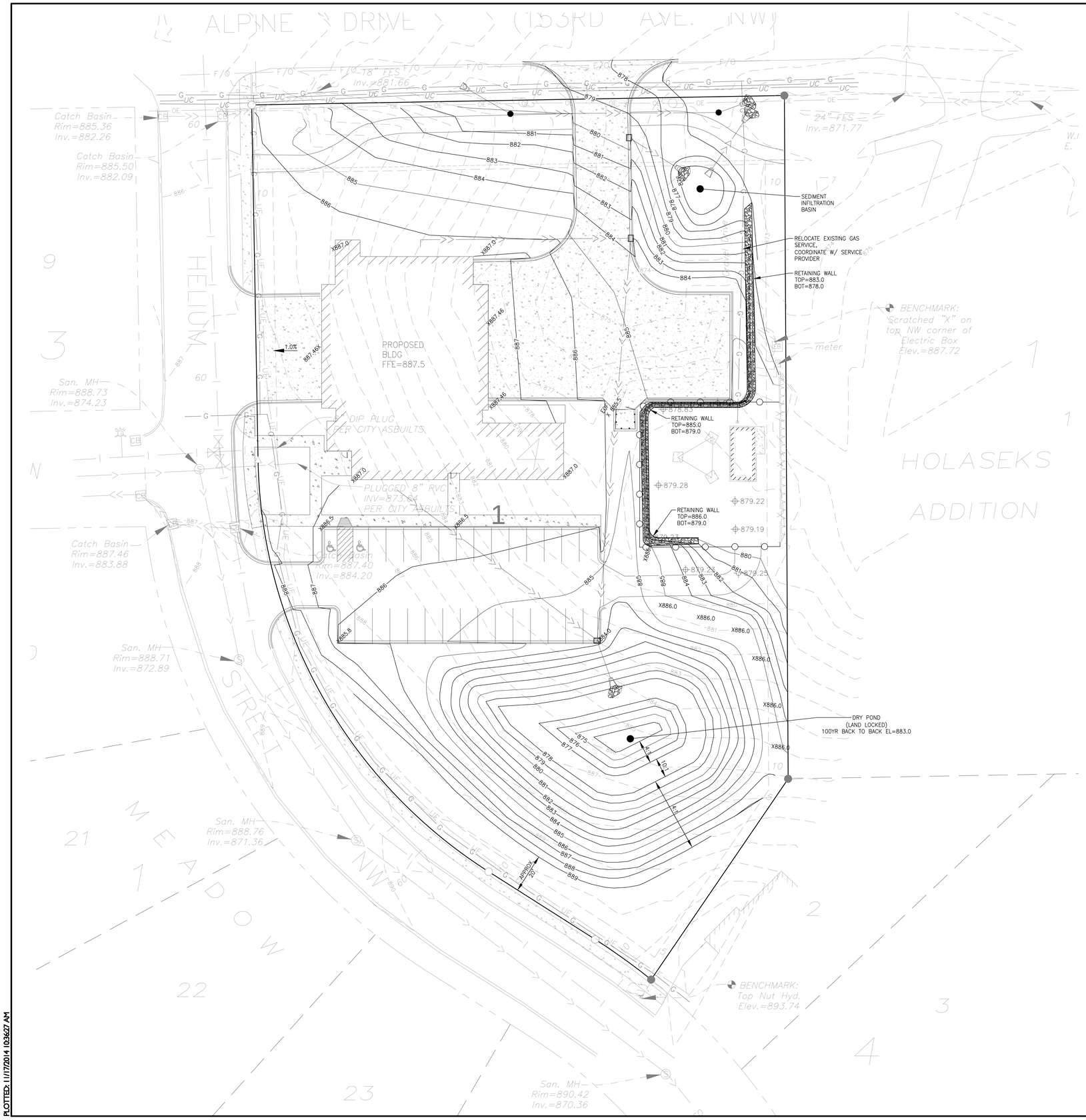
SHEET TITLE

UTILITY PLAN

SHEET NUMBER

C201

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GRADING NOTES

1. TOPSOIL SHALL BE PLACED TO A MINIMUM OF 4" DEPTH OVER ALL DISTURBED AREAS, SHOWN TO BE TURF OR LANDSCAPED.
2. THE SITE HAS NOT NECESSARILY BEEN DESIGNED TO BALANCE THE ON-SITE MATERIALS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPORT/EXPORT OF SOIL AS NECESSARY TO ACHIEVE THE FINAL GRADE SHOWN ON THE DRAWINGS.
3. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOR ALL NATURAL AND PAVED AREAS.
4. THE EXISTING TOPSOIL ON SITE VARIES IN DEPTH. IT IS THE CONTRACTOR'S RESPONSIBILITY THAT ALL SURFACE VEGETATION AND ANY TOPSOIL OR OTHER LOOSE, SOFT OR OTHERWISE UNSUITABLE MATERIAL BE REMOVED FROM THE IMPERVIOUS AREAS PRIOR TO PLACEMENT OF ANY FILL.
5. ALL SOILS TESTING SHALL BE COMPLETED BY THE OWNER'S GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE GEOTECHNICAL ENGINEER.
6. CONTRACTOR IS RESPONSIBLE FOR GRADING/COMPACTION RECOMMENDATIONS PER GEOTECHNICAL EVALUATION REPORT DATED SEPT 7, 2011 INCLUDING:
   A. COMPACT BACKFILL, FILL AND SUBGRADE TO RELATIVE COMPACTION (ASTM D 698) AS FOLLOWS:
      1) BELOW FOUNDATIONS – 98% STANDARD PROCTOR
      2) BELOW SLABS – 95% STANDARD PROCTOR
      3) BELOW PAVEMENTS, WITHIN 3 FEET OF SUBGRADE ELEVATIONS – 100% STANDARD PROCTOR
      4) BELOW PAVEMENTS, MORE THAN 3 FEET BELOW SUBGRADE ELEVATIONS – 95% STANDARD PROCTOR
      5) BELOW LANDSCAPE SURFACES – 90% STANDARD PROCTOR
   B. COMPACT BACKFILL, FILL AND SUBGRADE TO WITHIN ±3% OF OPTIMUM MOISTURE FOR SANDS AND WITHIN -1% TO +3% OF OPTIMUM MOISTURE FOR SILTY/CLAYEY SOILS.
   C. BACKFILL AND FILL SHALL BE SPREAD IN LOOSE LIFTS OF 8 INCHES. (MAX)
7. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SHALL BE COMPLETED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. EMBANKMENT MATERIAL PLACED IN THE BUILDING PAD AREA AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
8. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.
9. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE ALONG MATCHING PAVEMENT AREA, OR OTHER SURFACES.
10. THE CONTRACTOR SHALL PROVIDE DE-WATERING MEASURES AS REQUIRED OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.

WARNING:

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CALL BEFORE YOU DIG
GOPHER STATE ONE CALL
TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- DELINEATED WETLAND BOUNDARY
- APPROXIMATE EDGE OF TREES
- EXISTING STORM SEWER
- UNDERGROUND GAS
- UNDERGROUND FIBER OPTIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- EXISTING SANITARY SEWER
- EXISTING FORCEMAIN
- EXISTING WATERMAIN
- CATCH BASIN
- GATE VALVE
- HYDRANT
- MANHOLE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR

GRADING SUMMARY

CUT = 3,554 CY
FILL = 9,462 CY
HOLD DOWN = 1,000 CY
NET FILL = 4,908 CY (BORROW)

N

0 20 40
GRAPHIC SCALE IN FEET

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Minneapolis MN 55401
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ISSUANCE

PROJECT TITLE

RAMSEY
FIRE STATION

PRELIMINARY
NOT
FOR
CONSTRUCTION

CERTIFICATION

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

11/17/2014
Jared T Ward Date

48677
License Number

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DD SUBMITTAL	11/17/2014

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DATE	11-17-2014
DRAWN BY	KDK
CHECKED BY	JTW
COMMISSION NO.	1953.01

SHEET TITLE

PRELIMINARY
SITE GRADING
PLAN

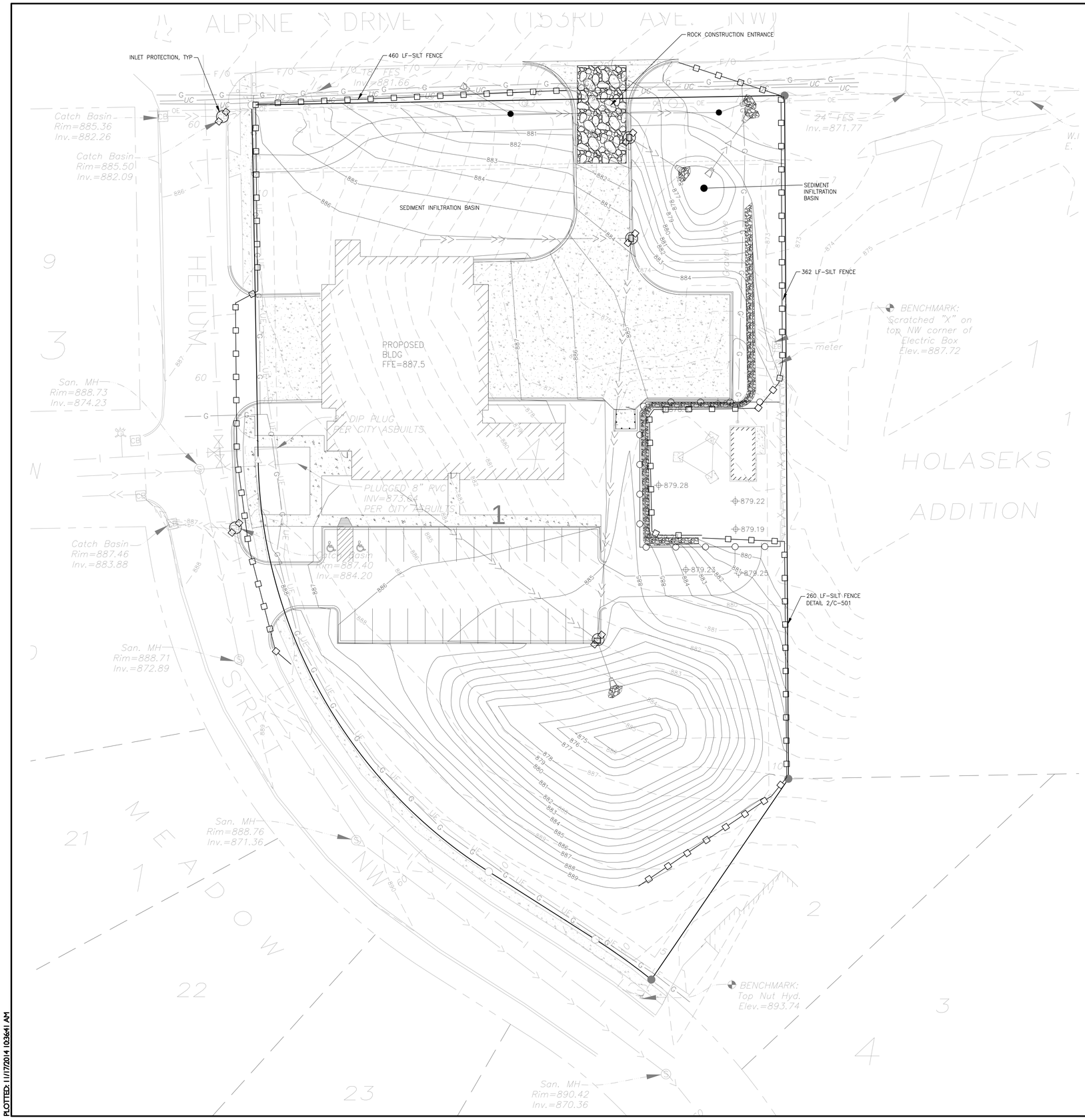
SHEET NUMBER

C301

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GRADING NOTES

1. TOPSOIL SHALL BE PLACED TO A MINIMUM OF 4" DEPTH OVER ALL DISTURBED AREAS, SHOWN TO BE TURF OR LANDSCAPED.
2. THE SITE HAS NOT NECESSARILY BEEN DESIGNED TO BALANCE THE ON-SITE MATERIALS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPORT/EXPORT OF SOIL AS NECESSARY TO ACHIEVE THE FINAL GRADE SHOWN ON THE DRAWINGS.
3. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOR ALL NATURAL AND PAVED AREAS.
4. THE EXISTING TOPSOIL ON SITE VARIES IN DEPTH. IT IS THE CONTRACTOR'S RESPONSIBILITY THAT ALL SURFACE VEGETATION AND ANY TOPSOIL OR OTHER LOOSE, SOFT OR OTHERWISE UNSUITABLE MATERIAL BE REMOVED FROM THE IMPERVIOUS AREAS PRIOR TO PLACEMENT OF ANY FILL.
5. ALL SOILS TESTING SHALL BE COMPLETED BY THE OWNER'S GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE GEOTECHNICAL ENGINEER.
6. CONTRACTOR IS RESPONSIBLE FOR GRADING/COMPACTION RECOMMENDATIONS PER GEOTECHNICAL EVALUATION REPORT DATED SEPT 7, 2011 INCLUDING:
   A. COMPACT BACKFILL, FILL AND SUBGRADE TO RELATIVE COMPACTION (ASTM D 698) AS FOLLOWS:
      1) BELOW FOUNDATIONS – 98% STANDARD PROCTOR
      2) BELOW SLABS – 95% STANDARD PROCTOR
      3) BELOW PAVEMENTS, WITHIN 3 FEET OF SUBGRADE ELEVATIONS – 100% STANDARD PROCTOR
      4) BELOW PAVEMENTS, MORE THAN 3 FEET BELOW SUBGRADE ELEVATIONS – 95% STANDARD PROCTOR
      5) BELOW LANDSCAPE SURFACES – 90% STANDARD PROCTOR
   B. COMPACT BACKFILL, FILL AND SUBGRADE TO WITHIN ±3% OF OPTIMUM MOISTURE FOR SANDS AND WITHIN −1% TO +3% OF OPTIMUM MOISTURE FOR SILTY/CLAYEY SOILS.
   C. BACKFILL AND FILL SHALL BE SPREAD IN LOOSE LIFTS OF 8 INCHES. (MAX)
7. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SHALL BE COMPLETED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. EMBANKMENT MATERIAL PLACED IN THE BUILDING PAD AREA AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
8. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.
9. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE ALONG MATCHING PAVEMENT AREA, OR OTHER SURFACES.
10. THE CONTRACTOR SHALL PROVIDE DE-WATERING MEASURES AS REQUIRED OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG
GOPHER STATE ONE CALL
TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- DELINEATED WETLAND BOUNDARY
- APPROXIMATE EDGE OF TREES
- EXISTING STORM SEWER
- UNDERGROUND GAS
- UNDERGROUND FIBER OPTIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- EXISTING SANITARY SEWER
- EXISTING FORCEMAIN
- EXISTING WATERMAIN
- CATCH BASIN
- GATE VALVE
- HYDRANT
- MANHOLE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- SILT FENCE
- ROCK CONSTRUCTION ENTRANCE
- INLET PROTECTION
- BIO LOG EROSION CONTROL
- EROSION CONTROL BLANKET
- RIPRAP

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SHEET TITLE

EROSION &
SEDIMENT
CONTROL PLAN

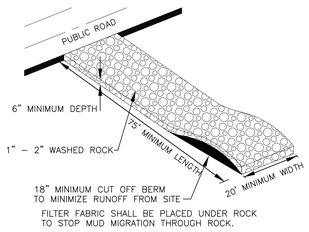
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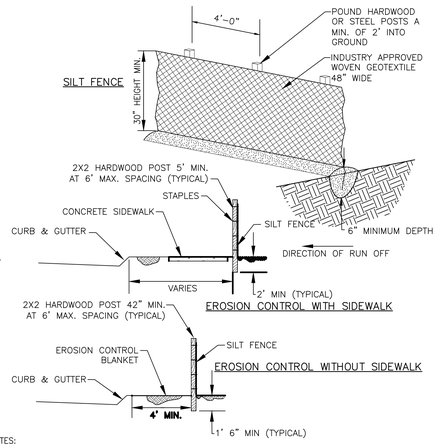
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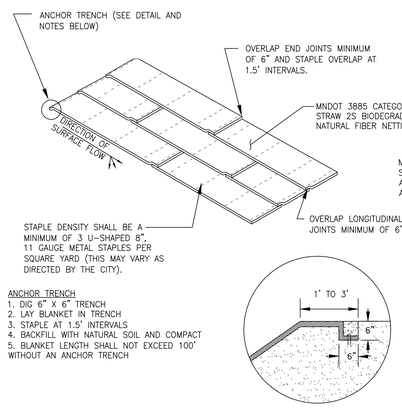
1 C501 ROCK CONSTRUCTION ENTRANCE
NOT TO SCALE



NOTES:

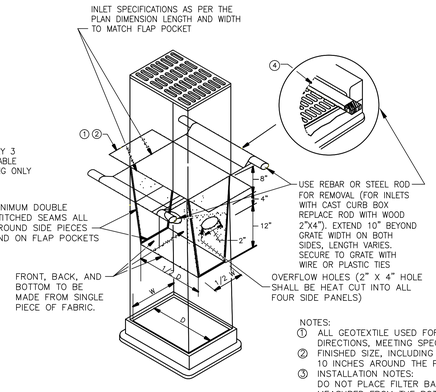
1. INSTALL SILT FENCE PER PLAN SET BEFORE BEGINNING CONSTRUCTION AND MAINTAIN PER SHEET C201.
2. REPLACE TORN, OVERBURDENED, OR DECOMPOSING SILT FENCE WITHIN 24 HOURS.
3. TO JOIN SECTIONS OF SILT FENCE, POSITION POSTS TO OVERLAP. FABRIC SHOULD FOLD AROUND EACH POST ONE FULL TURN.

2 C501 SILT FENCE DETAIL
NOT TO SCALE



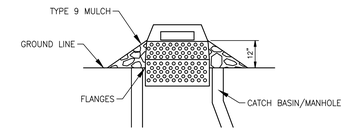
ANCHOR TRENCH
1. DIG 6" X 6" TRENCH
2. LAY BLANKET IN TRENCH
3. STAPLE AT 1.5' INTERVALS
4. BACKFILL WITH NATURAL SOIL AND COMPACT
5. BLANKET LENGTH SHALL NOT EXCEED 100' WITHOUT AN ANCHOR TRENCH

3 C501 EROSION CONTROL BLANKET DETAIL
NOT TO SCALE



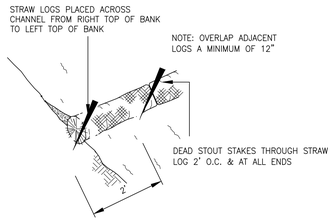
NOTES:
① ALL GEOTEXTILE USED FOR INLET PROTECTION SHALL BE MONOFILAMENT IN BOTH DIRECTIONS, MEETING SPEC. 3886.
② FINISHED SIZE, INCLUDING POCKETS WHERE REQUIRED SHALL EXTEND A MINIMUM OF 10 INCHES AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
③ INSTALLATION NOTES:
DO NOT PLACE FILTER BAG INSERT IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. THE PLACED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE OF 3 INCHES BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES. WHERE NECESSARY THE CONTRACTOR SHALL CLINCH THE BAG, USING PLASTIC ZIP TIES,TO ACHIEVE THE 3 INCH SIDE CLEARANCE.
④ FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"X4" OR USE A ROCK SOCK OR SAND BAGS IN PLACE OF THE FLAP POCKETS.

4 C501 INLET PROTECTION DETAIL
NOT TO SCALE

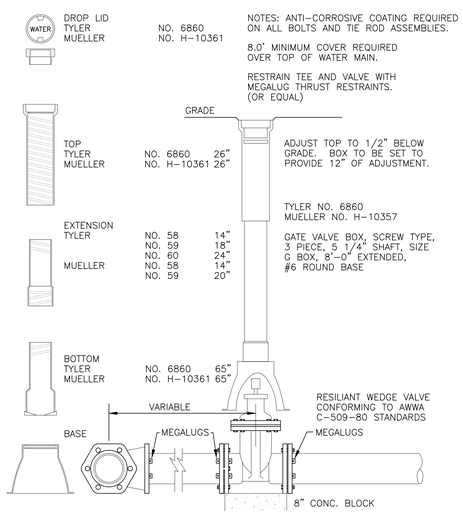


SEDIMENT CONTROL INLET HAT

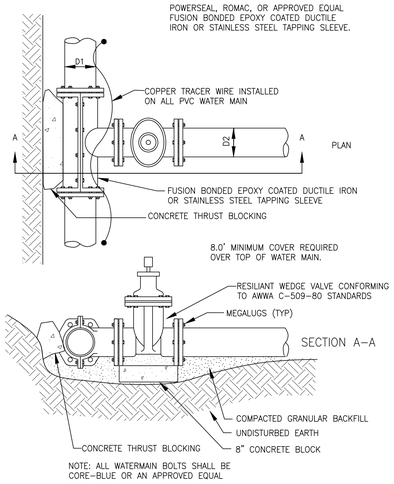
NOTE:
THE SEDIMENT CONTROL BARRIER SHALL BE A METAL OR PLASTIC/POLYETHYLENE RISER SIZED TO FIT INSIDE THE CATCH BASIN/MANHOLE; HAVE PERFORATIONS TO ALLOW FOR WATER INFILTRATION; HAVE AN OVERFLOW OPENING, FLANGES AND A LID/COVER.



5 C501 BIOLOG DETAIL
NOT TO SCALE

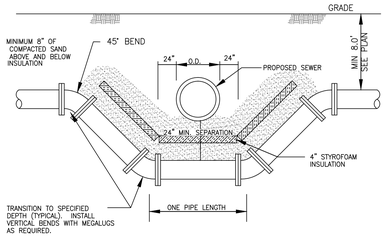


6 C501 GATE VALVE AND BOX DETAIL
NOT TO SCALE

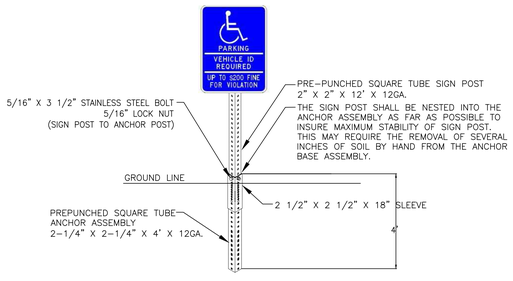


NOTE: ALL WATERMAIN BOLTS SHALL BE CORE-BLUE OR AN APPROVED EQUAL

7 C501 WET TAP DETAIL
NOT TO SCALE



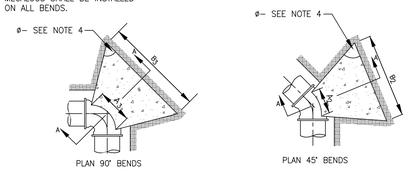
8 C501 WATERMAIN OFFSET DETAIL
NOT TO SCALE



9 C501 HANDICAP SIGN AND POST DETAIL
NOT TO SCALE

NOTES:
1. SHAPE OF BACK OF BUTTRESS MAY VERY AS LONG AS POURED AGAINST FIRM UNDISTURBED EARTH.
2. DIMENSION C1,C2,C3 SHOULD BE LARGE ENOUGH TO MAKE ANGLE ø EQUAL TO OR LARGER THAN 45°.
3. DIMENSION A1,A2,A3 SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH MJ BOLTS.
4. ø = 45° MINIMUM.
5. PLACE POLYETHYLENE BETWEEN CONCRETE & PIPE.
6. MEGALUGS SHALL BE INSTALLED ON ALL BENDS.

BUTTRESS DIMENSIONS						
PIPE SIZE	22 1/2° BEND		45° BEND		90° BEND	
	B_1	D_1	B_2	D_2	B_3	D_3
6"	1'-5"	1'-5"	1'-5"	1'-5"	2'-1"	1'-6"
8"	1'-5"	1'-5"	2'-1"	1'-6"	2'-8"	2'-0"
12"	1'-10"	1'-10"	3'-4"	2'-0"	4'-9"	2'-6"
16"	3'-0"	2'-0"	3'-10"	3'-0"	6'-2"	3'-6"
20"	3'-6"	2'-8"	5'-6"	3'-4"	8'-4"	4'-0"
24"	4'-4"	3'-0"	6'-10"	3'-10"	9'-8"	5'-0"
30"	–	–	9'-3"	6'-0"	17'-0"	6'-0"



NOTE: ALL WATERMAIN BOLTS SHALL BE CORE-BLUE OR APPROVED EQUAL

10 C501 CONCRETE THRUST BLOCKING DETAIL
NOT TO SCALE

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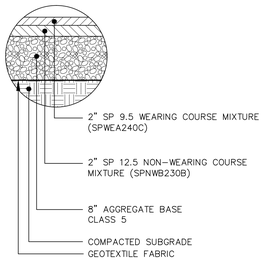
DETAILS

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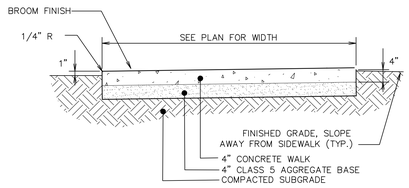
C501

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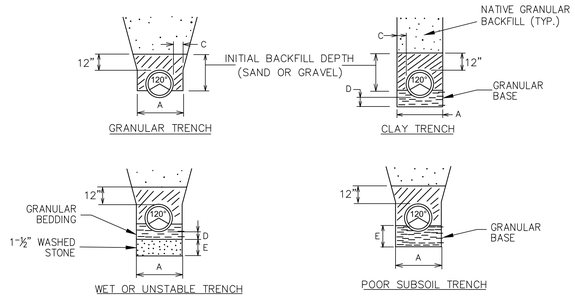
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1 C502 PARKING LOT TYPICAL SECTION
NOT TO SCALE



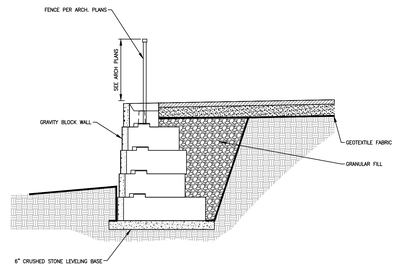
2 C502 CONCRETE SIDEWALK
NOT TO SCALE



A=O.D. PIPE + 16"(MIN) OR O.D. PIPEx1.25 + 12" (WHICHEVER IS GREATER)
C=6" MIN.
D=3" MIN.
E=6" MIN.

NOTES:
1. VERIFY TRENCH CONDITIONS IN FIELD
2. INSTALL PVC AND HDPE PIPE PER ASTM D2321

3 C502 TYPICAL TRENCH SECTIONS
NOT TO SCALE



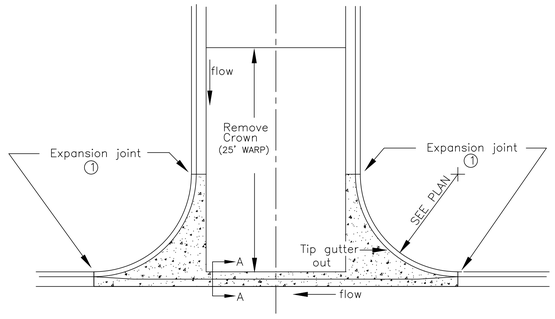
8 C502 TYPICAL SECTION – BLOCK WALL
NOT TO SCALE



5 C502 CONCRETE CURB AND GUTTER
NOT TO SCALE

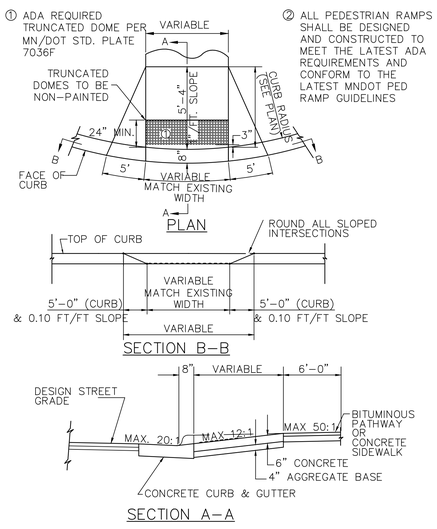


6 C502 CONCRETE JOINTS
NOT TO SCALE



NOTES:
1. 1/2" Preformed joint filler material – AASHTO M213.
2. No Contraction Joints in Cross Gutter.

7 C502 CONCRETE VALLEY GUTTER
NOT TO SCALE



8 C502 PEDESTRIAN RAMP
NOT TO SCALE

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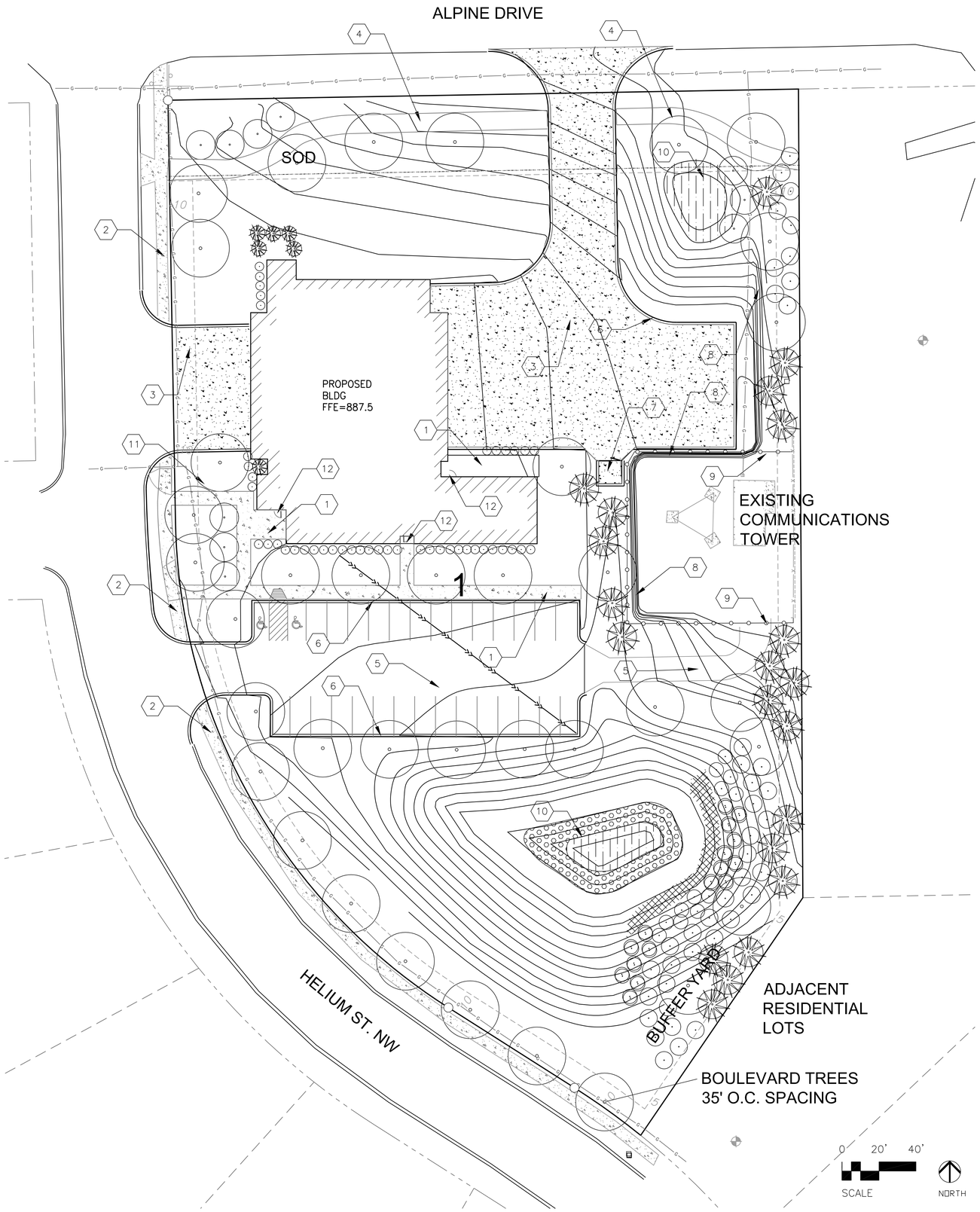
DETAILS

SHEET NUMBER

C502

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1 L100 LANDSCAPE PLAN
1" = 20'-0"

KEY NOTES

1. PLAIN CONCRETE WALK, 5" THICKNESS; BROOM FINISH
2. EXISTING CONCRETE TO REMAIN
3. BITUMINOUS PAVING; SEE CIVIL
4. BITUMINOUS TRAIL, RELOCATED FROM EXISTING LOCATION; SEE CIVIL
5. REINFORCED CONCRETE DRIVE APRON, 8" THICKNESS
6. CONCRETE CURB AND GUTTER; SEE CIVIL
7. TRASH ENCLOSURE; SEE ARCHITECTURE
8. RETAINING WALL; SEE CIVIL
9. RELOCATED SECURITY FENCE; SEE SPEC.
10. RAIN GARDEN PLANTING BED, MIXED PERENNIALS; SEE L101
11. FLAG POLES (3); SEE SPEC.
12. BUILDING ENTRY

GENERAL NOTES

LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.

LANDSCAPE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT.

LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.

LANDSCAPE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.

LANDSCAPE CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS (MINIMUM 10'-0" CLEARANCE).

UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.

EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER ELEMENTS ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. LANDSCAPE CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.

ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. CHANGES IN THE ALIGNMENT AND GRADES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.

LANDSCAPE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN THE PLANT MATERIAL SELECTIONS AND OTHER SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE PLANT MATERIAL SELECTIONS OR SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.

LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT REPRODUCIBLE AS-BUILT DRAWING(S) OF LANDSCAPE INSTALLATION, IRRIGATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO PROJECT ACCEPTANCE.

NO PLANTS WILL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.

SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.

PROPOSED PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO 'V' CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE FINISHED GRADE.

LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.

LANDSCAPE CONTRACTOR SHALL WARRANTY NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF THE OWNER ACCEPTANCE. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

PLANTING AREAS (NOT OVER STRUCTURE) RECEIVING GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 12" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS SCREENED COMPOST OR MANURE AND 10 PARTS SAND.

ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH NO WEED BARRIER.

SHRUB BED MASSINGS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH FIBER MAT WEED BARRIER.

STEEL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS AND ANNUALS WHERE PLANTING BED MEETS SOD UNLESS OTHERWISE NOTED.

REFER TO CIVIL FOR SITE DEMOLITION INFORMATION.

REFER TO CIVIL FOR ADDITIONAL SITE GRADING AND UTILITY INFORMATION.

IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS SHOWN IN THE PLANT MATERIALS SCHEDULE AND THE PLANS, THE PLANS SHALL GOVERN.

CONTRACTOR SHALL STAKE OUT LOCATION OF ALL PROPOSED TREES FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

SURVEY NOTES

ALL EXISTING CONDITIONS SHOWN ON THIS DRAWING ARE BASED ON AN OWNER-FURNISHED SURVEY. BKV GROUP OFFERS NO GUARANTEE, EITHER EXPRESSED OR IMPLIED, FOR THE ACCURACY OR RELIABILITY OF THE INDICATED EXISTING CONDITIONS.

THE CONTRACTOR SHALL FIELD VERIFY ALL CRITICAL EXISTING CONDITIONS INCLUDING, BUT NOT LIMITED TO, EXISTING BUILDING LOCATIONS, UTILITY LOCATIONS AND INVERT ELEVATIONS, AND EXISTING SITE GRADES PRIOR TO THE START OF WORK.

ANY OBSERVED DEVIATIONS FROM CONDITIONS INDICATED ON THE DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT OR LANDSCAPE ARCHITECT'S ATTENTION IMMEDIATELY UPON DISCOVERY. NO WORK SHALL PROCEED IN THE AREAS OF ANY DISCOVERED DEVIATIONS UNTIL THE DIFFERENCES ARE RESOLVED.

IRRIGATION NOTES

- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A PERFORMANCE IRRIGATION PLAN AND SPECIFICATIONS AS PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.
- SHRUB & PERENNIAL BEDS TO BE IRRIGATED WITH DRIP IRRIGATION. SOD TO BE IRRIGATED WITH SPRAY.
- LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIALS GROWTH REQUIREMENTS.
- LANDSCAPE CONTRACTOR SHALL INSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL PLANTING AREAS.
- COORDINATE IRRIGATION SLEEVING LOCATIONS WITH GENERAL CONTRACTOR.
- RAIN SENSORS TO BE INCLUDED WITHIN THE IRRIGATION DESIGN.
- IRRIGATION LIMITS TO EXTEND TO STREET BACK OF CURB.

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Interior Design
Landscape Architecture
Engineering

Boarman Kroos Vogel Group Inc.

222 North Second Street
Minneapolis MN 55401
Telephone: 612-339-3752
Facsimile: 612-339-6212
www.bkvgroup.com

CONSULTANTS

ISSUANCE

Progress Set
11/18/2014

PROJECT TITLE

Ramsey Fire Station #2

KEY PLAN NORTH ARROW

CERTIFICATION

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional under the laws of the State of Minnesota.

License Number Date

REVISION	DATE

DATE	11/05/14
DRAWN BY	BH
CHECKED BY	BH
COMMISSION NO.	1937.01

SHEET TITLE

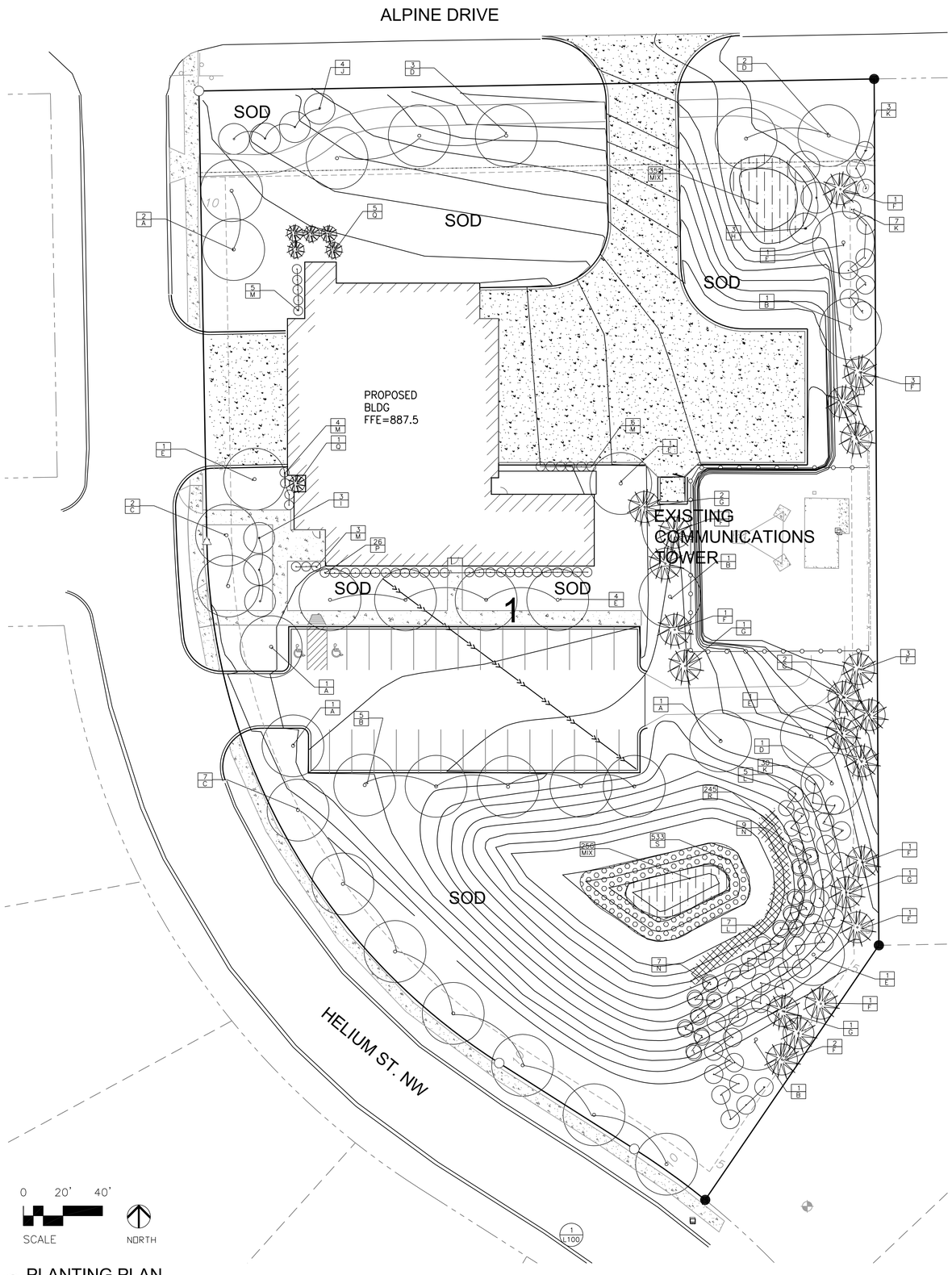
LANDSCAPE PLAN

SHEET NUMBER

L100

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0 20' 40'

SCALE NORTH

1 L101 PLANTING PLAN

1" = 20'-0"

LANDSCAPE REQUIREMENTS

LOT SIZE AREA = 102,213 SF
LOT STREET FRONTAGE = 807 LF
BUFFER YARD LENGTH = 470 LF
TOTAL LOT PERIMETER LENGTH = 1,277 LF
BUILDING AREA = 10,230 SF

DECIDUOUS/CONIFEROUS TREES REQUIRED: (1 PER 50 LF OF PERIMETER)
DECIDUOUS/CONIFEROUS SHRUBS REQUIRED: (1 PER 30 LF OF PERIMETER)

BOULEVARD TREES SPACED AT 35' ON CENTER, OUT OF R.O.W.

PARKING LOT TREES REQUIRED: 1 PER 10 SPACES WITH 162 SF OF SOIL MIN. PER TREE.

ALL PLANTINGS WILL BE IRRIGATED WITH AN UNDERGROUND AUTOMATED IRRIGATION SYSTEM INSTALLED AS PART OF THIS SCOPE OF WORK.

PERIMETER TYPE	LENGTH	BASE REQ.	BUFFER YARD 25% INCREASE	TOTAL
STREET FRONTAGE	807 LF	17 TREES	NA	17 TREES
BUFFER YARD FRONTAGE	470 LF	10 TREES	3 TREES	13 TREES
STREET FRONTAGE	807 LF	27 SHRUBS	NA	27 SHRUBS
BUFFER YARD FRONTAGE	470 LF	16 SHRUBS	4 SHRUBS	20 SHRUBS

PROPOSED PLANT SCHEDULE - DD

QTY.	SYM	COMMON NAME	SCIENTIFIC NAME	SIZE	TYPE	SPACING
DECIDUOUS CANOPY TREES						
5	A	PRINCETON ELM	Ulmus americana 'Princeton'	2.5" CAL.	B&B	PLANT PER PLAN
8	B	SWAMP WHITE OAK	Quercus bicolor	2.5" CAL.	B&B	PLANT PER PLAN
9	C	BOULEVARD LINDEN	Tilia Americana "Boulevard'	2.5" CAL.	B&B	PLANT PER PLAN
6	D	IMPERIAL HONEYLOCUST	Gleditsia triacanthos var. inermis 'Impcole'	2.5" CAL.	B&B	PLANT PER PLAN
9	E	FALL FIESTA SUGAR MAPLE	Acer saccharum 'Bailsta'	2.5" CAL.	B&B	PLANT PER PLAN
CONIFEROUS TREES						
14	F	NORWAY SPRUCE	Picea abies	6' TALL	B&B	PLANT PER PLAN
7	G	WHITE PINE	Pinus strobus	6' TALL	B&B	PLANT PER PLAN
DECIDUOUS ORNAMENTAL TREES						
3	H	HARVEST GOLD CRAB	Malus 'Hargozam'	1.5" CAL.	B&B	PLANT PER PLAN
3	I	DAKOTA PINNACLE BIRCH	Betula platyphylla 'Fargo'	1.5" CAL.	B&B	PLANT PER PLAN
4	J	THORNLESS HAWTHORN	Crataegus crus-galli var. inermis	1.5" CAL.	B&B	PLANT PER PLAN
SHRUBS - DECIDUOUS						
40	K	SMOOTH SUMAC	Rhus glabra	#5	CONT.	PLANT PER PLAN
12	L	FRAGRANT SUMAC	Rhus aromatica	#5	CONT.	PLANT PER PLAN
7	M	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessifolia 'Butterfly'	#5	CONT.	PLANT PER PLAN
16	N	CARDINAL DOGWOOD	Cornus sericea 'Cardinal'	#5	CONT.	PLANT PER PLAN
11	O	SEM FALSESPIREA	Sorbaria sorbifolia 'Sem'	#5	CONT.	PLANT PER PLAN
SHRUBS - CONIFEROUS						
26	P	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5	CONT.	PLANT PER PLAN
6	Q	KING'S GOLD CHAMEACYPARIS	Chamecyparis pisifera 'KING'S GOLD'	#5	CONT.	PLANT PER PLAN
PERENNIALS / GRASSES / GROUNDCOVERS						
533	R	PRAIRIE DROPSEED	Sporobolus heterolepis	#1	CONT.	18" O.C.
245	S	LITTLE BLUESTEM	Schichyrium scoparium	#1	CONT.	18" O.C.
152	MIX	LIATRIS	Liatris spicata	#1	CONT.	18" O.C.
152	MIX	PURPLE CONEFLOWER	Echinacea purpurea	#1	CONT.	18" O.C.
152	MIX	BLACKEYED SUSAN	Rudbeckia 'Goldsturm'	#1	CONT.	18" O.C.
152	MIX	FOX SEDGE	Carex vulpinoidea	#1	CONT.	18" O.C.

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CONSULTANTS

ISSUANCE

Progress Set
NOT FOR CONSTRUCTION
11/18/2014

PROJECT TITLE

Ramsey Fire Station #2

KEY PLAN NORTH ARROW

CERTIFICATION

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional under the laws of the State of Minnesota.

License Number Date

REVISION	DATE

DATE	11/05/14
DRAWN BY	BH
CHECKED BY	BH
COMMISSION NO.	1937.01

SHEET TITLE

PLANTING PLAN

SHEET NUMBER

L101

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SITE PLAN NOTES:

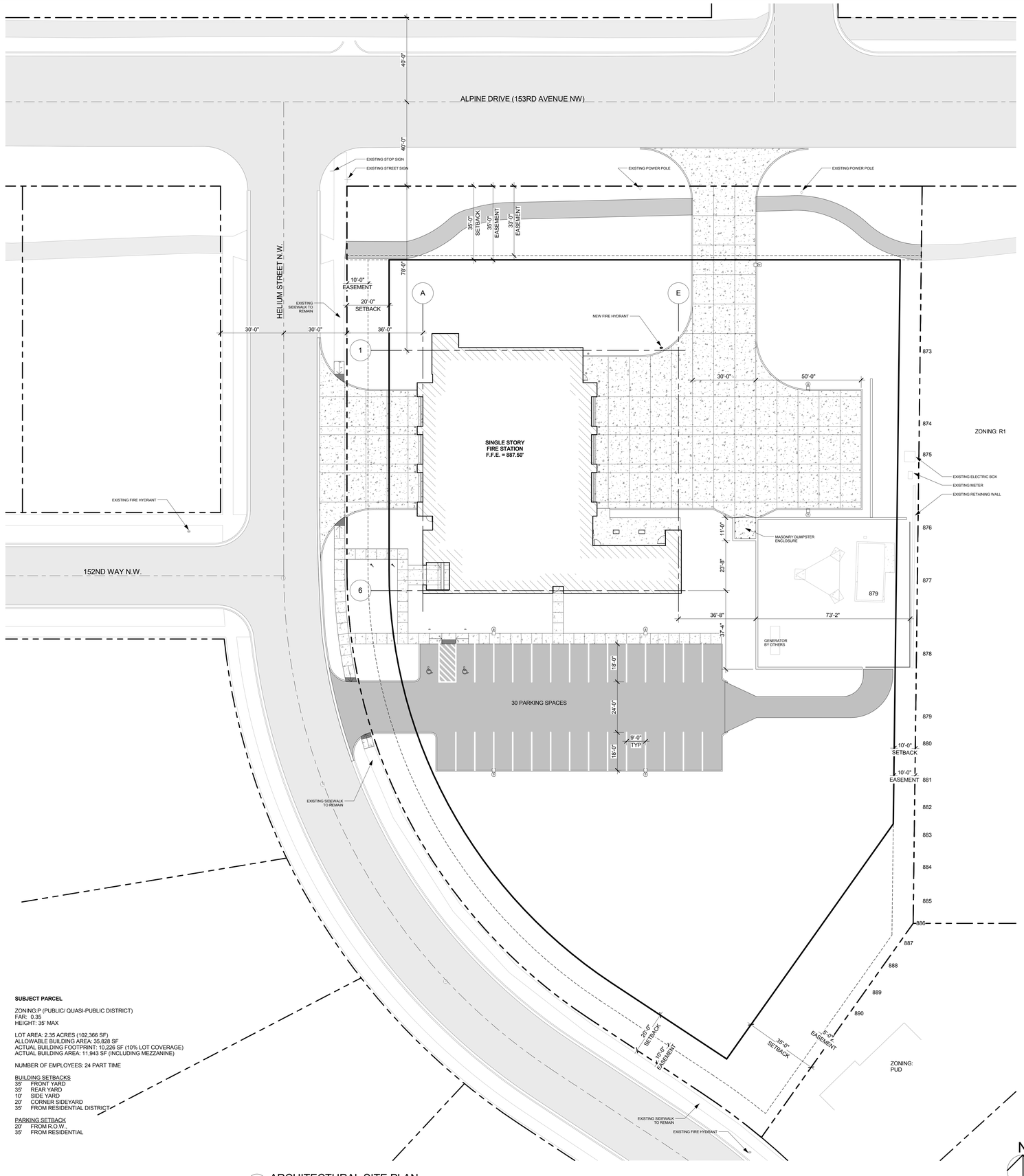
1. SEE CIVIL, LANDSCAPE, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. PROVIDE PRECAST CONCRETE SPLASHBLOCKS AT ALL ON-GRADE DOWNSPOUTS LOCATIONS.
3. PAINT STRIPES SHALL BE 4" WIDE, COLOR WHITE.
4. TRUNCATED DOME COLOR SHALL BE SELECTED FROM MANUFACTURER'S STANDARD COLORS.
5. SIGNAGE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SIGNAGE PERMITS, VARIANCES, AND APPROVALS.
6. CONSTRUCT DRIVES, SIDEWALKS, CURB RAMPS, ETC. PER COUNTY'S AND CITY'S STANDARD DETAILS AND SPECIFICATIONS.
7. SURVEY INFORMATION ON THIS PLAN HAS BEEN TAKEN FROM A SURVEY PERFORMED BY OTHERS. VERIFY ALL INFORMATION.
8. ARCHITECT MAKES NO WARRANTY THAT THE UNDERGROUND UTILITIES ARE COMPLETE, CORRECT, OR COMPRISE SERVICE AVAILABLE OR ABANDONED. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION. RECORD LOCATION AND CHANGES TO UTILITIES IN SURVEY NOTES AND ON THE AS-BUILT DRAWINGS. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES AFFECTING PROPOSED IMPROVEMENTS.
9. CONTRACTOR SHALL PROTECT ALL EXISTING ROADS, DRIVES, SIDEWALKS, CURBS & GUTTERS, AND UTILITIES DURING CONSTRUCTION. ANY DAMAGE TO SAME SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
10. EXISTING PLANT MATERIALS TO REMAIN ON SITE SHALL BE PROTECTED AND RETAINED.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND COMPLY WITH ALL ENVIRONMENTAL QUALITY PERMITS AND REGULATIONS DURING CONSTRUCTION.
12. ALL ORGANIC MATERIAL SHALL BE REMOVED WITHIN THE CLEARING LIMITS FOR NECESSARY GRADING TO A DEPTH OF SIX INCHES AND HAULED FROM SITE PRIOR TO GRADING.
13. THE GEOTECHNICAL ENGINEER SHALL OBSERVE, INSPECT, AND TEST ALL EARTHWORK OPERATIONS, INCLUDING BUT NOT LIMITED TO: CLEARING AND GRUBBING, SUB GRADE PREPARATION, STRUCURAL, TRENCH EXCAVATION AND BACKFILL, AND PLACEMENT AND COMPACTION OF FILL.
14. COORDINATE WITH OWNER FOR MATERIAL STAGING, DUMPSTER LOCATIONS, AND CONSTRUCTION PERSONNEL PARKING.
15. ALL BURIED UTILITY LINES INSTALLED AS PART OF THIS PROJECT SHALL INCLUDE THE APPROPRIATE TRACER WIRE SECURELY ATTACHED AT 8'-0" O.C.

SITE PLAN LEGEND:

FIRE HYDRANT

SIGN

POLE LIGHT



SUBJECT PARCEL

ZONING:P (PUBLIC/ QUASI-PUBLIC DISTRICT)
FAR: 0.35
HEIGHT: 35' MAX

LOT AREA: 2.35 ACRES (102,366 SF)
ALLOWABLE BUILDING AREA: 35,828 SF
ACTUAL BUILDING FOOTPRINT: 10,226 SF (10% LOT COVERAGE)
ACTUAL BUILDING AREA: 11,943 SF (INCLUDING MEZZANINE)

NUMBER OF EMPLOYEES: 24 PART TIME

BUILDING SETBACKS
35' FRONT YARD
35' REAR YARD
10' SIDE YARD
20' CORNER SIDEYARD
35' FROM RESIDENTIAL DISTRICT

PARKING SETBACK
20' FROM R.O.W.
35' FROM RESIDENTIAL

1 A010 ARCHITECTURAL SITE PLAN
1" = 20'-0"

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PROJECT TITTLE

Ramsey Fire Station #2

KEY PLAN

ISSUE #	DATE	DESCRIPTION
	11/19/2014	Design Development

NOT FOR CONSTRUCTION

CERTIFICATION

DATE	11/17/2014
DRAWN BY	MMR
CHECKED BY	CLC
COMMISSION NUMBER	1937.01

SHEET TITLE

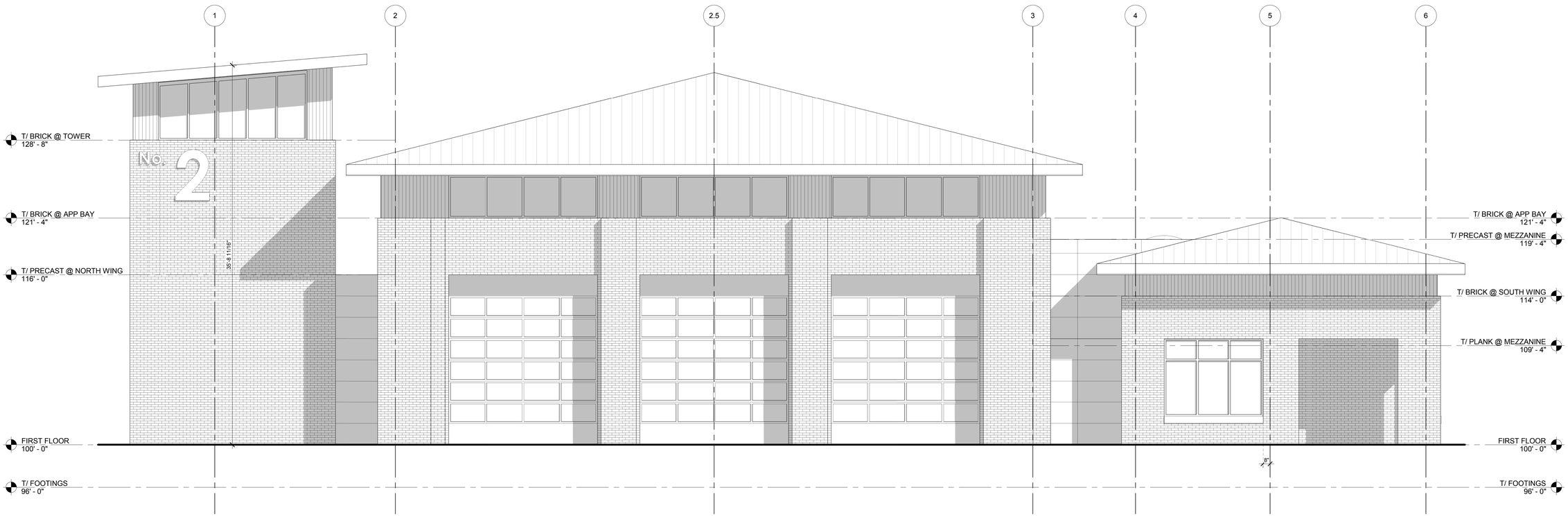
SITE PLAN

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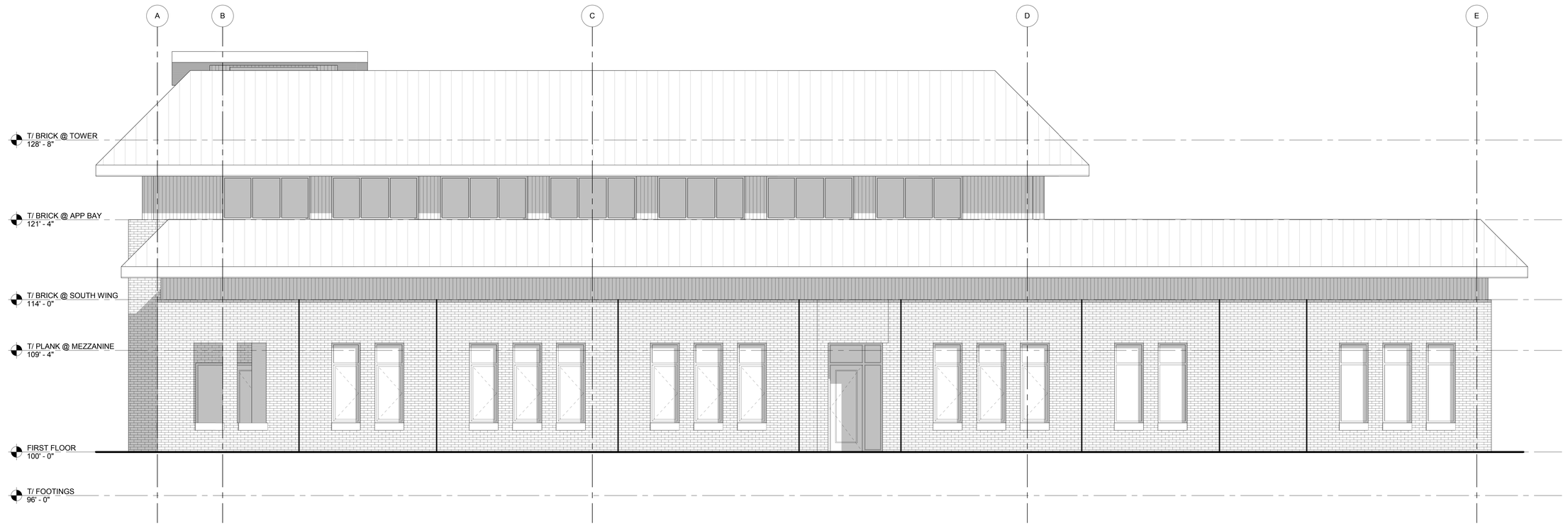
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1 A401 WEST ELEVATION
1/4" = 1'-0"



2 A401 SOUTH ELEVATION
1/4" = 1'-0"

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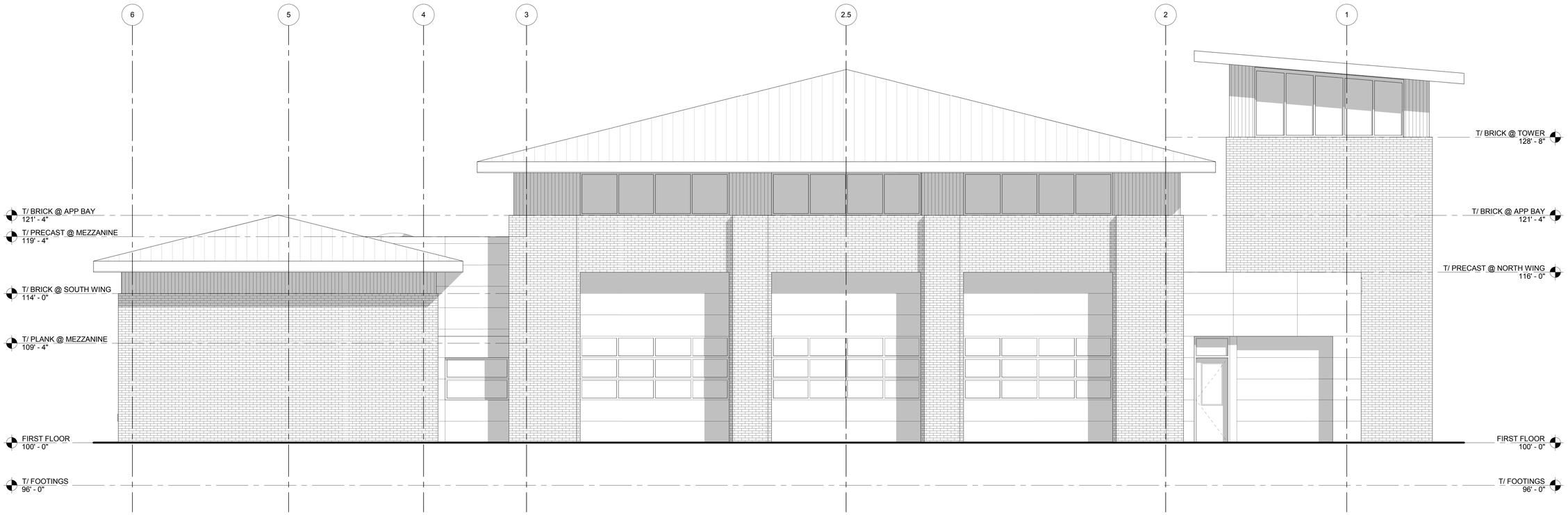
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ELEVATIONS

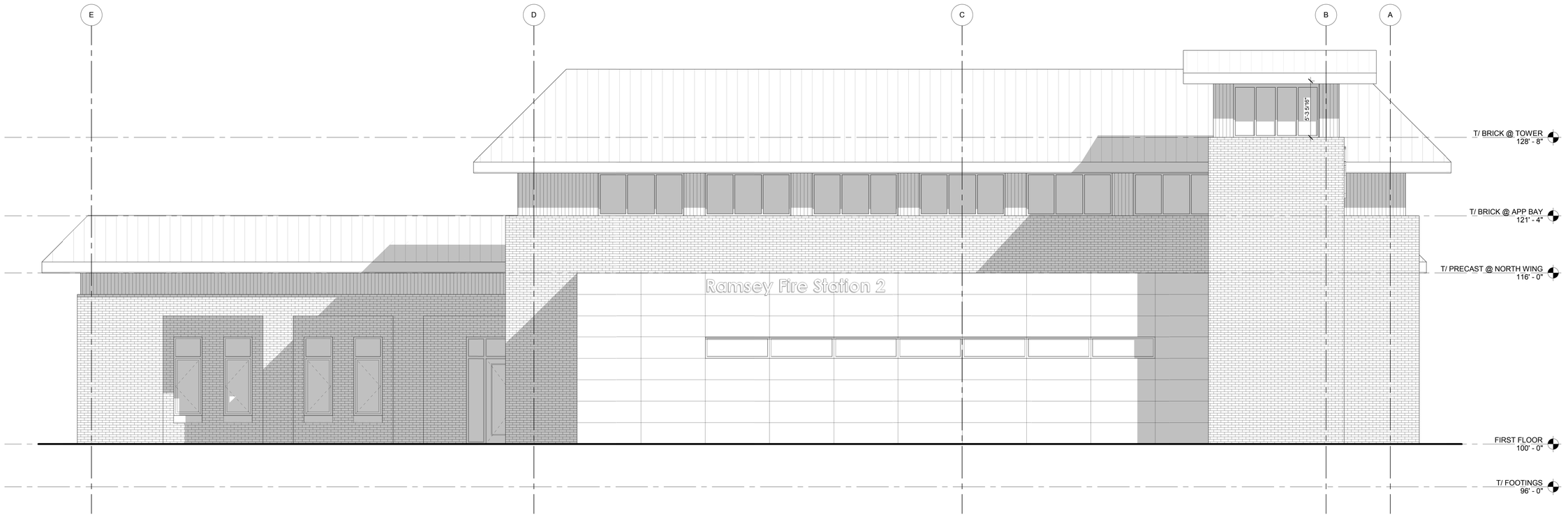
SHEET NUMBER

A401

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1 A402 EAST ELEVATION
1/4" = 1'-0"



2 A402 NORTH ELEVATION
1/4" = 1'-0"

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SHEET TITLE

ELEVATIONS

SHEET NUMBER

A402

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D-Series Size 1
LED Area Luminaire

d-series

Catalog Number

Notes TYPE: XA (TYPE IV) AND XA1 (TYPE II) PARKING LOT & ROADWAY POLES

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

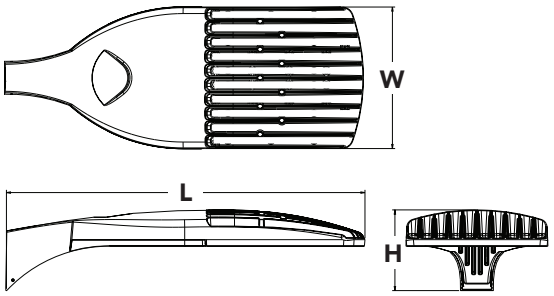
EPA: 1.2 ft² *(0.11 m²)*

Length: 33″ *(83.8 cm)*

Width: 13″ *(33.0 cm)*

Height: 7-1/2″ *(19.0 cm)*

Weight (max): 27 lbs *(12.2 kg)*



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing 100 – 400W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

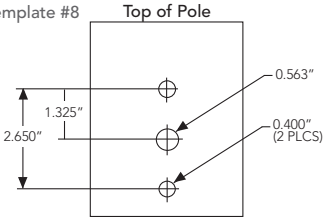
EXAMPLE: DSX1 LED 60C 1000 40K T3M MVOLT SPA DDBXD

DSX1 LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting	Control options	Other options	Finish *(required)*
DSX1 LED	**Forward optics** 30C 30 LEDs (one engine) 40C 40 LEDs (two engines) 60C 60 LEDs (two engines) **Rotated optics** [1] 60C 60 LEDs (two engines)	530 530 mA 700 700 mA 1000 1000 mA (1 A)	30K 3000 K (80 CRI min.) 40K 4000 K (70 CRI min.) 50K 5000 K(70 CRI) AMBPC Amber phosphor converted [2]	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide	MVOLT [3] 120 [3] 208 [3] 240 [3] 277 [3] 347 [4] 480 [4]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor [5] RPUMBA Round pole universal mounting adaptor [5] KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) [6]	**Shipped installed** PER NEMA twist-lock receptacle only (no controls) [7] DMG 0-10V dimming driver (no controls) [8] DCR Dimmable and controllable via ROAM® (no controls) [9] DS Dual switching [10,11] PIR Motion sensor, 8-15′ mounting height [12] PIRH Motion sensor, 15-30′ mounting height [12] BL30 Bi-level switched dimming, 30% [11,13] BL50 Bi-level switched dimming, 50% [11,13]	**Shipped installed** HS House-side shield [14] WTB Utility terminal block [15] SF Single fuse (120, 277, 347V) [16] DF Double fuse (208, 240, 480V) [16] L90 Left rotated optics [17] R90 Right rotated optics [17]	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Drilling

Template #8 Top of Pole



DSX1 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	**DM29AS**	2 at 90° *
DM28AS	2 at 180°	**DM39AS**	3 at 90° *
DM49AS	4 at 90° *	**DM32AS**	3 at 120° **

Example: SSA 20 4C **DM19AS** DDBXD

Visit Lithonia Lighting's POLES CENTRAL to see our wide selection of poles, accessories and educational tools.

**Round pole top must be 3.25″ O.D. minimum.*
***For round pole mounting (RPA) only.*

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [18]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [18]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [18]
SC U	Shorting cap [18]
DSX1HS 30C U	House-side shield for 30 LED unit
DSX1HS 40C U	House-side shield for 40 LED unit
DSX1HS 60C U	House-side shield for 60 LED unit
PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish)
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [6]

For more control options, visit DTL and ROAM online.

Tenon Mounting Slipfitter**

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8″	AST20-190	AST20-280	N/A	N/A	N/A	N/A
2-7/8″	AST25-190	AST25-280	N/A	AST25-320	N/A	N/A
4″	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

NOTES

1. Rotated optics only available with 60C.
2. AMBPC only available with 530mA or 700mA.
3. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
4. Not available with single board, 530mA product (30C 530, or 60C 530 DS). Not available with DCR, BL30 or BL50.
5. Available as a separate combination accessory: PUMBA (finish) U.
6. Requires "SPA" mounting option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
7. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option.
8. DMG option for 347v or 480v requires 1000mA
9. Specifies a ROAM® enabled luminaire with 0-10V dimming capability; PER option required. Not available with 347 or 480V. Additional hardware and services required for ROAM® deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roamservices.net. N/A with BL30, BL50, DS, PIR or PIRH.
10. Requires 40C or 60C. Provides 50/50 luminaire operation via two independent drivers on two separate circuits. N/A with PER, DCR, WTB, PIR, or PIRH.
11. Requires an additional switched circuit.
12. PIR specifies the SensorSwitch SBGR-10-ODP control; PIRH specifies the SensorSwitch SBGR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with DS or DCR.
13. Dimming driver standard. MVOLT only. Not available with DCR.
14. Also available as a separate accessory; see Accessories information.
15. WTB not available with DS.
16. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
17. Available with 60 LEDs (60C option) only.
18. Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Control.

LITHONIA LIGHTING

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • www.lithonia.com

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/-10%. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 80 minimum CRI)					40K (4000 K, 70 minimum CRI)					50K (5000 K, 70 CRI)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30C (30 LEDs)	700 mA	68 W	T1S	5,290	1	0	1	78	6,524	2	0	2	96	7,053	2	0	2	104
			T2S	5,540	1	0	1	81	6,833	2	0	2	100	7,387	2	0	2	109
			T2M	5,360	1	0	2	79	6,611	2	0	2	97	7,147	2	0	2	105
			T3S	5,479	1	0	1	81	6,757	1	0	2	99	7,305	2	0	2	107
			T3M	5,452	1	0	2	80	6,724	2	0	2	99	7,269	2	0	2	107
			T4M	5,461	1	0	2	80	6,736	2	0	2	99	7,282	2	0	2	107
			TFTM	5,378	1	0	2	79	6,633	1	0	2	98	7,171	1	0	2	105
			T5VS	5,708	2	0	0	84	7,040	3	0	0	104	7,611	3	0	1	112
			T5S	5,639	2	0	0	83	6,955	2	0	0	102	7,519	3	0	0	111
			T5M	5,710	3	0	1	84	7,042	3	0	1	104	7,613	3	0	2	112
			T5W	5,551	3	0	1	82	6,847	3	0	2	101	7,401	3	0	2	109
	1000 mA	105 W	T1S	7,229	2	0	2	69	9,168	2	0	2	87	9,874	2	0	2	94
			T2S	7,572	2	0	2	72	9,603	2	0	2	91	10,342	2	0	2	98
			T2M	7,325	2	0	2	70	9,291	2	0	2	88	10,005	2	0	3	95
			T3S	7,488	2	0	2	71	9,496	2	0	2	90	10,227	2	0	2	97
			T3M	7,451	2	0	2	71	9,450	2	0	2	90	10,177	2	0	2	97
			T4M	7,464	2	0	2	71	9,467	2	0	2	90	10,195	2	0	2	97
			TFTM	7,351	1	0	2	70	9,323	2	0	2	89	10,040	2	0	3	96
			T5VS	7,801	3	0	1	74	9,894	3	0	1	94	10,655	3	0	1	101
			T5S	7,803	3	0	2	74	9,774	3	0	1	93	10,526	3	0	1	100
			T5M	7,707	3	0	0	73	9,897	3	0	2	94	10,658	4	0	2	102
			T5W	7,586	3	0	2	72	9,621	4	0	2	92	10,363	4	0	2	99
40C (40 LEDs)	700 mA	89 W	T1S	6,876	2	0	2	77	8,639	2	0	2	97	9,345	2	0	2	105
			T2S	7,202	2	0	2	81	9,049	2	0	2	102	9,788	2	0	2	110
			T2M	6,968	2	0	2	78	8,755	2	0	2	98	9,469	2	0	3	106
			T3S	7,122	2	0	2	80	8,948	2	0	2	101	9,679	2	0	2	109
			T3M	7,088	2	0	2	80	8,905	2	0	2	100	9,632	2	0	2	108
			T4M	7,100	2	0	2	80	8,920	2	0	2	100	9,649	2	0	2	108
			TFTM	6,992	1	0	2	79	8,785	2	0	2	99	9,502	2	0	2	107
			T5VS	7,421	3	0	0	83	9,323	3	0	1	105	10,085	3	0	1	113
			T5S	7,331	2	0	0	82	9,210	3	0	1	103	9,962	3	0	1	112
			T5M	7,423	3	0	2	83	9,326	3	0	2	105	10,087	4	0	2	113
			T5W	7,216	3	0	2	81	9,066	4	0	2	102	9,807	4	0	2	110
	1000 mA	138 W	T1S	9,521	2	0	2	69	11,970	2	0	2	87	12,871	3	3	0	93
			T2S	9,972	2	0	2	72	12,558	3	0	3	91	13,481	3	0	3	98
			T2M	9,648	2	0	3	70	12,149	3	0	3	88	13,043	3	0	3	95
			T3S	9,862	2	0	2	71	12,418	2	0	2	90	13,331	2	0	2	97
			T3M	9,814	2	0	2	71	12,358	3	0	3	90	13,267	3	0	3	96
			T4M	9,831	2	0	2	71	12,379	2	0	3	90	13,290	2	0	3	96
			TFTM	9,681	2	0	2	70	12,191	2	0	3	88	13,087	2	0	3	95
			T5VS	10,275	3	0	1	74	12,937	3	0	1	94	13,890	4	0	1	101
			T5S	10,150	3	0	1	74	12,782	3	0	1	93	13,721	3	0	1	99
			T5M	10,278	4	0	2	74	12,942	4	0	2	94	13,894	4	0	2	101
			T5W	9,991	4	0	2	72	12,582	4	0	2	91	13,507	4	0	2	98
60C (60 LEDs)	700 mA	131 W	T1S	10,226	2	0	2	78	12,871	3	0	3	98	13,929	3	0	3	106
			T2S	10,711	2	0	2	82	13,481	3	0	3	103	14,589	3	0	3	111
			T2M	10,363	2	0	3	79	13,043	3	0	3	100	14,115	3	0	3	108
			T3S	10,592	2	0	2	81	13,331	2	0	2	102	14,427	3	0	3	110
			T3M	10,541	2	0	2	80	13,267	3	0	3	101	14,357	3	0	3	110
			T4M	10,559	2	0	2	81	13,290	2	0	3	101	14,382	3	0	3	110
			TFTM	10,398	2	0	3	79	13,087	2	0	3	100	14,163	2	0	3	108
			T5VS	11,036	3	0	1	84	13,890	4	0	4	106	15,032	4	0	1	115
			T5S	10,902	3	0	1	83	13,721	3	0	1	105	14,849	4	0	1	113
			T5M	11,039	4	0	2	84	13,894	4	0	2	106	15,036	4	0	2	115
			T5W	10,732	4	0	2	82	13,507	4	0	2	103	14,617	4	0	2	112
	1000 mA	209 W	T1S	14,017	3	0	3	67	17,632	3	0	3	84	19,007	3	0	3	91
			T2S	14,681	3	0	3	70	18,467	3	0	3	88	19,908	3	0	3	95
			T2M	14,204	3	0	3	68	17,867	3	0	3	85	19,260	3	0	3	92
			T3S	14,518	3	0	3	69	18,262	3	0	3	87	19,687	3	0	3	94
			T3M	14,448	3	0	3	69	18,173	3	0	4	87	19,591	3	0	4	94
			T4M	14,473	3	0	3	69	18,205	3	0	3	87	19,625	3	0	4	94
			TFTM	14,253	2	0	3	68	17,928	3	0	4	86	19,326	3	0	4	92
			T5VS	15,127	4	0	1	72	19,028	4	0	1	91	20,512	4	0	1	98
			T5S	14,943	4	0	1	71	18,797	4	0	1	90	20,263	4	0	1	97
			T5M	15,131	4	0	2	72	19,033	4	0	2	91	20,517	5	0	3	98
			T5W	14,710	4	0	2	70	18,503	5	0	3	89	19,946	5	0	3	95

Note: Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm. Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.99

Electrical Load

			Current (A)					
Number of LEDs	Drive Current (mA)	System Watts	120	208	240	277	347	480
30	530	52	0.52	0.30	0.26	0.23	--	--
	700	68	0.68	0.39	0.34	0.30	0.24	0.17
	1000	105	1.03	0.59	0.51	0.45	0.36	0.26
40	530	68	0.67	0.39	0.34	0.29	0.23	0.17
	700	89	0.89	0.51	0.44	0.38	0.31	0.22
	1000	138	1.35	0.78	0.67	0.58	0.47	0.34
60	530	99	0.97	0.56	0.48	0.42	0.34	0.24
	700	131	1.29	0.74	0.65	0.56	0.45	0.32
	1000	209	1.98	1.14	0.99	0.86	0.69	0.50

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

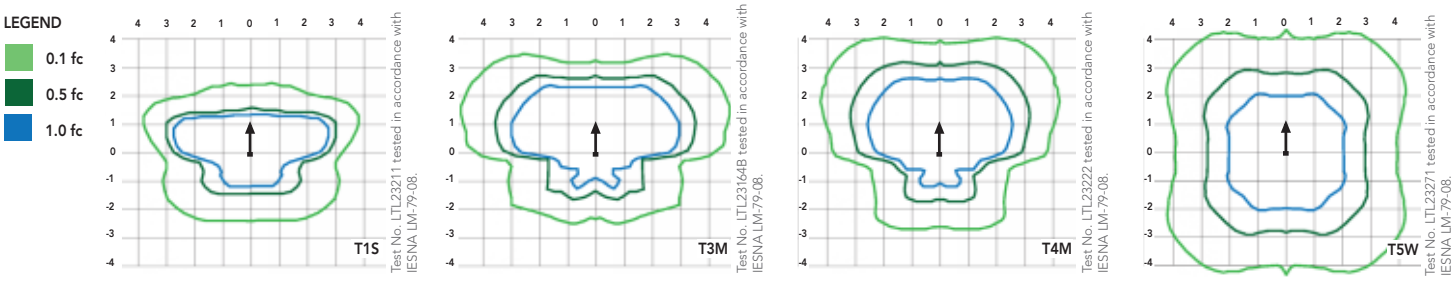
To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	DSX1 LED 60C 1000			
	1.0	0.95	0.93	0.88
	DSX1 LED 60C 700			
	1.0	0.99	0.98	0.96

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 1 homepage.

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (20').



FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.2 ft^2) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 4000 K (70 minimum CRI) or optional 3000 K (80 minimum CRI) or 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of 30, 40 or 60 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L96/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV or 6kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern. Optional terminal block, tool-less entry, and NEMA photocontrol receptacle are also available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

Five-year limited warranty. Full warranty terms located at:
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Specifications subject to change without notice.

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BLED20Y

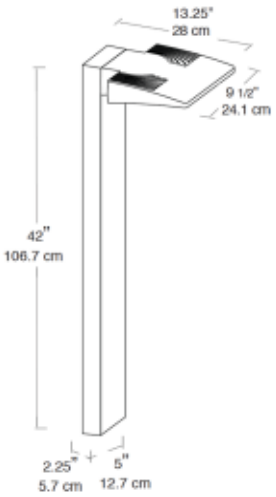
TYPE: XB BOLLARDS

42" high rectangular Bollard with (1) 20 Watt LED fixture for a low level lighting applications. Equivalent to a 150 Watt MH. Great for pathway lighting! IESNA Full Cutoff, Fully Shielded optics. 5 year warranty.

Color: Bronze

Weight: 19.6 lbs





LED Info

Watts:	20W
Color Temp:	3000K (Warm)
Color Accuracy:	71
L70 Lifespan:	100000
LM79 Lumens:	985
Efficacy:	45 LPW

Driver Info

Type:	Constant Current
120V:	0.19A
208V:	0.12A
240V:	0.10A
277V:	0.08A
Input Watts:	22W
Efficiency:	92%

Technical Specifications

UL Listing:
Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

Lifespan:
100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Junction Box:
Junction Box Not Included.

Driver:
Multi-chip 10W high output long life LED Driver Constant Current, Class II, 120V-240V, 50/60/ Hz, 350mA.

THD:
6.82% at 120V

Ambient Temperature:
Suitable for use in 50°C (122°F) ambient temperatures.

Cold Weather Starting:
The minimum starting temperature is -30°C.

Fixture Efficacy:
45 Lumens per Watt

Total Harmonic Distortion:
THD = 8.1%.

California Title 24:
See BLED20/PC for a 2013 California Title 24 compliant model.

Patents:
The BLED20 RCL design is protected under patents pending in Canada, U.S., China, Taiwan and Mexico.

Thermal Management:
Cast aluminum Thermal Management system for optimal heat sinking. The BLED is designed for cool operation, most efficient output and maximum LED life by minimizing LED junction temperature.

Lumen Maintenance:
The LED will deliver 70% of its initial lumens at 100,000 hours of operation.

Housing:
Precision die cast aluminum housing, lens frame.

Mounting:
42" Bollard.

Gaskets:
High temperature silicone.

Finish:
Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Anchor Bolt:
The anchor bolts for the BLED's have the following dimensions 1/2 - 13 x 12 1/4" long with 2 3/4" hook.

Green Technology:
BLEDs are Mercury, Arsenic and UV free.

Dark Sky Approved:
The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

For use on LEED Buildings:
IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

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IESNA LM-79 & IESNA LM-80 Testing:
RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

Color Consistency:
7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:
LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:
RAB's range of CCT (Correlated color temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2008.

Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Country of Origin:
Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant:
This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:
This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

Trade Agreements Act Compliant:
This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

GSA Schedule:
Suitable in accordance with FAR Subpart 25.4.

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LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	XC - EXTERIOR ENTRY DECORATIVE CEILING LIGHT, WITH OR WITHOUT CROSS BARS

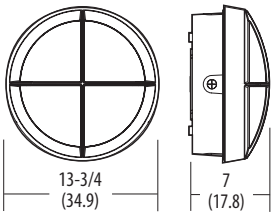
GRS GATEWAY®

Architectural Rough Service Fixture

VGR4C



LED
Round Open Face
Deep Housing
Ceiling/Wall Mounted



All dimensions are inches (centimeters).

FEATURES & SPECIFICATIONS

INTENDED USE — Architectural deep-cast luminaire provides general illumination for rough service (vandal resistant) applications. Ideal for interior or exterior applications where safety and security are a concern. Designed to complement building architecture and to endure extreme environmental conditions and physical abuse. Amber LEDs available for applications requiring turtle-safe lighting. Certain airborne contaminants can diminish integrity of acrylic. Click here for Acrylic Environmental Compatibility table for suitable uses.

CONSTRUCTION — *Bezel* - One-piece, die-cast aluminum, low copper alloy (<1% copper). Encloses lens and secures to housing with stainless steel Torx® T-10 set screws (two included) or optional stainless steel tamper-resistant screws (see options).

Housing - One-piece, die-cast aluminum, low copper alloy (<1% copper), with post-painted polyester powder coat finish. Four hole mounting detail for use directly over outlet box, or conduit entry through three 1/2" threaded openings on side or 3/4" threaded opening on rear surface. .012 gauge aluminum sheet metal internal bracket and board plate for thermal conduction and support.

Gasket - Polycarbonate: Perimeter lens gasket is one-piece silicone "O" ring, mechanically held in lens channel. Glass: Perimeter lens gasket is closed-cell silicone. Pad mounting gasket is closed-cell neoprene and seals housing to mounting surface. Gaskets help cushion impact shock.

Finish - Standard finish is textured polyester powder coat in white, black or bronze. Optional architectural colors available (see paint finishes).

OPTICS — *Polycarbonate lens* – Injection-molded lens is .125 inch thick. Designed to enrich the LED color and lumen output. Smooth exterior allows for easy cleaning, and interior pattern diffuses light for even surface illumination.

Glass lens – Tempered borosilicate lens, .250 inch thick, has smooth exterior for easy cleaning and textured interior.

ELECTRICAL — Utilizes high-efficiency LEDs mounted to 3 metal core circuit boards. 3500 Kelvin temperature. Driver: 2 electronic drivers wired in parallel allows total power to be reduced by half while maintaining even illumination across the 3 boards. 70% lumen maintenance at 50,000 hours. 100V through 277V, 50-60HZ operation. 6KV pulse rated. Initial surge protection standard.

INSTALLATION — Unit may be wall or ceiling mounted.

LISTINGS — CSA Certified to UL and C-UL standards. NOM Certified (see Options). CSA Listed for 30ºC ambient and wet locations. IP65 rated.

WARRANTY — 5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

For installed Rough Service Product(s), Acuity warrants that, for the lifetime of the product(s), the polycarbonate lens and/or polycarbonate housing will withstand breakage resulting from occasional physical abuse and rough handling (the "Rough Service Warranty"), notwithstanding the vandalism exclusion set forth at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Actual performance may differ as a result of end-user environment and application.

Note: Specifications subject to change without notice.

ORDERING INFORMATION For shortest lead times, configure products using **bolded options**.

Example: VGR4C 50LED 120 DWHG SF LPI

VGR4C							
Series	**Lumen output[1]/Color temperature[2]**		**Lens**	**Voltage**	**Paint finishes[3]**	**Options**	**Lamp**
VGR4C	**Lumen output[1]** **50LED** 50W 40LED 40W	**Color temperature[2]** **(blank)** 3500K	**(blank)** Polycarbonate **GL** Borosilicate glass	**120** 277 **MVOLT**	Standard textured finishes **DWHG** White **DBLB** Black **DDBT** Dark bronze **DNAT** Natural aluminum **DSST** Sandstone	Shipped installed in fixture DF Double fuse[4] **SF** Single fuse **DS** Dual switching MSI8 Wet location motion sensor[5] **PE** Photoelectric cell[6,7] TRS Tamper-resistant screws[8] VGRDS Decorative shroud[9,10] **NOM** Meets Mexican standards	**LPI** Lamp included LPIAMB Amber LEDs

Accessories: *Order as separate catalog number.*

RK1 T10DRV	Torx TX10 screwdriver, for use with Gateway set screws.
RK1 T20BIT	Hex-base driver bit, Torx TX20, for tamper-resistant screws with center reject pin.
RK1 T20DRV	Torx TX20 screwdriver for use with tamper-resistant screws with center reject pin.
VGRDS XXX	Decorative shroud[10,11]

Notes

1 Refer to table on back page.
2 The CCT value provided is of lamp source and actual CCT will vary upon power levels.
3 For additional colors, refer to Architectural Paint brochure.
4 Must specify DS option.
5 Provided with lens for mounting up to 8'.
6 Must specify voltage. Not available with MVOLT.
7 Not available with DS option.
8 T-20 screws with center reject pin.
9 Color will be the same as the bezel.
10 Maximum operating ambient temperature is 25°C when using this accessory.
11 Must specify color (Example: VGRDS DWHG).

System watts	Initial delivered lumens through polycarbonate lens* 3500K	Initial delivered lumens through glass lens* 3500K	mA	Ambient temperature °C
50	1785	1265	700	30
40	1320	930	500	30

* 3500K is LED CCT

LITHONIA LIGHTING®
An AcuityBrands Company
SPECIAL APPLICATIONS: One Lithonia Way Conyers, GA 30012 Phone: 800.315.4963 Fax: 770-981-8191 www.lithonia.com
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Anyx 13

ARV13 NRV13
BRV13 XRV13
CRV13

Vandal Resistant
High Performance LED

Project Information

Fixture Type **XC, RED LENS** Date

Job Name

Approved By

Catalog No. - - - - - -



WALL /CEILING MOUNT
LAMPS: LED

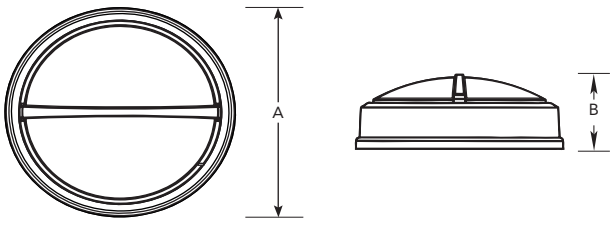
ADA Compliant

SPECIFICATIONS

Description	The Anyx 13 LED fixtures build on the highly successful Anyx line. The full cut-off, LED version features an upgraded, die cast, marine grade aluminum external trim, as well as an innovative twist-lock system. The Anyx 13 series has been installed successfully in large scale projects such as dorm rooms, unsecured hallways, transportation stations and public schools.
Trim	One piece injection molded UV stabilized polycarbonate mechanically interlocked to base plate and sealed against moisture and contaminants with two high temperature silicone O-rings. Color is molded through entire part for scratch resistant finish. Locked in place with one concealed tamper resistant set screw.
Lens	One piece injection molded opal prismatic polycarbonate with minimum 0.130" wall thickness. Secured to base plate by trim and sealed with two high temperature silicone O-rings.
Reflector	Die formed heavy gauge specular aluminim, shaped for maximum efficiency.
Base Plate	Pressure die cast marine grade aluminum. Chemically primed and finished with electrostatically applied polyester powder coat.
Driver	Constant current driver at 350mA, 100-277V only.
LED	Samsung SPM series @ 3500K or 4000K and 82 CRI. L_{70} projected life of over 130,000 hours at 50°C. Tested in accordance with LM-80. Ten year warranty on LED boards against operational defects.
Gaskets	Closed cell die cut neoprene gasket provided between fixture mounting plate and mounting surface. High temperature silicone O-ring between the trim and lens; between the lens and base plate; and between the mounting plate and base plate.
UL Listing	U.L., C.UL., Wet standard, 1598a.
Lifetime Warranty	Luminaire LED Incorporated will repair or replace any fixture damaged due to vandalism for the lifetime of the installation.

DIMENSIONAL DATA

	A	B
ARV13	13.13	3.85
BRV13	13.13	4.00
CRV13	13.13	4.00
NRV13	13.13	4.00
XRV13	13.13	4.00



5 Sutton Place• P.O. Box 2162 • Edison, NJ • 08818
P. 732.549.0056 F. 732.549.9737

Made in

Luminaire LED Incorporated products are manufactured in the USA with components purchased from USA suppliers, and meet the Buy American requirements under the ARRA.

www.luminaireled.net

Anyx 13

ARV13 NRV13
BRV13 XRV13
CRV13

Vandal Resistant
High Performance LED

Fixture Type **XC, RED LENS**

ORDERING INFORMATION

SERIES	LED	CCT	VOLTS	LENS	COLORS	OPTIONS	TX/SD (REQUIRED)

SERIES	LED	CCT	VOLTS	LENS	COLORS	OPTIONS
ARV13 BRV13 CRV13 NRV13 XRV13	25W HP	3500K 4000K	120 277	CP Clear Prismatic Optional OP Opal Standard	BLK - Black WHT - White BRZ - Bronze GRY - Gray CUST - Custom Color Consult Factory	DIM EMB23 EMB125R EMB375R SHCAB PC GLR

TRIM OPTIONS



OPTIONS

DIM	0-10V dimming driver.
EMB 23	450 lumen self contained 90 minute emergency battery pack. SHCAB option required and included. 0°C (32°F) to 50°C (122°F).
EMB 125R	Stand-alone inverter that will operate a 125W maximum load for 90 minutes. Select ceiling grid, recessed wall or surface mount. 20°C (68°F) to 30°C (86°F).
EMB 375R	Stand-alone inverter that will operate a 375W maximum load for 90 minutes. 20°C (68°F) to 30°C (86°F).
SHCAB	Low profile pressure die cast marine grade aluminum back box. Provided with (3) 1/2 " i.p.t. holes for conduit entry with threaded plugs. Chemically primed and finished with electrostatically applied polyester powder coat.
PC	Photoelectric switch. (requires SHCAB option).
GLR	Fuse and fuse holder.
TX/SD	TORX® head bit.

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Luminaire Led

www.luminaireled.net

Anyx 13

ARV13 NRV13
BRV13 XRV13
CRV13

Vandal Resistant
High Performance LED

Fixture Type **XC, RED LENS**

PHOTOMETRIC DATA

MODEL ARV13-25W HP-4000K-OP IES FILE: 101344396CRT-001
Light Output: 1688 Lumens Total Power: 24.86W
Testing was performed in accordance with IES LM-79-08.

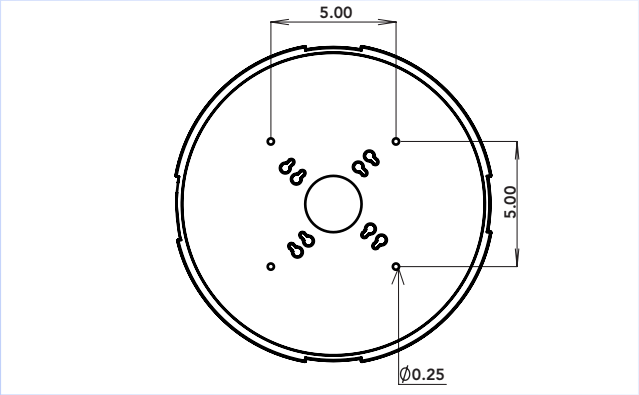


Lumen Output

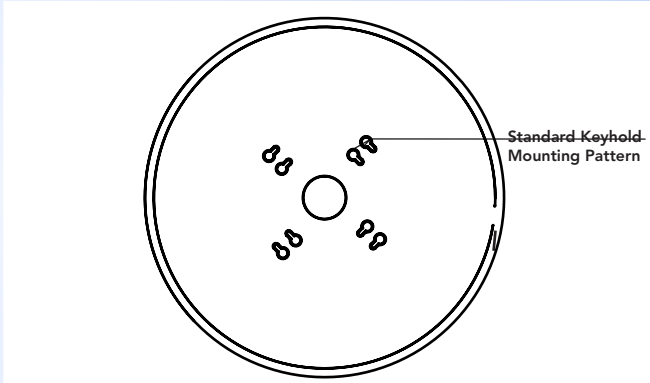
Wattage	Lumens
25W	1688
50W	3156

INSTALLATION DETAILS

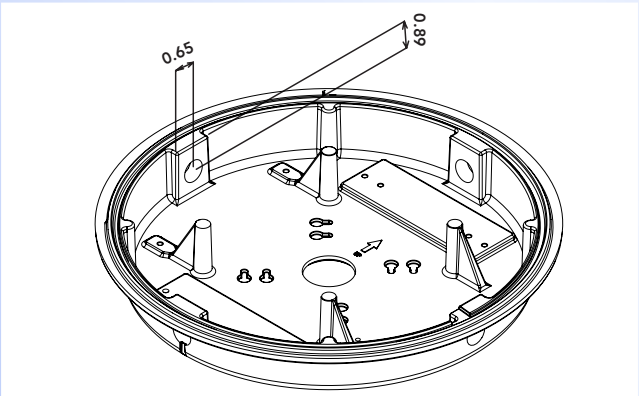
Base Plate

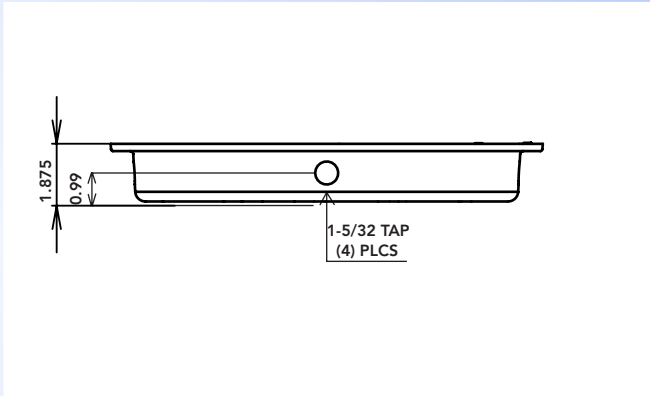


SHCAB



SHCAB KO DETAIL





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www.luminaireled.net

MILLENIUM™ ROUND

MR13 SERIES – DEEP PROFILE HOUSING

PROJECT INFORMATION

Job Name _____

Fixture Type XC WITH RED LED LIGHT SOURCE

Catalog Number _____

Approved by _____



FD



BD CD ED

PRODUCT FEATURES:

» Surface mount – ceiling or wall; 13"Dia.×6.5"D

» Peace of Mind Guarantee® against breakage

» Dust and water protected to IP64 standards

SPECIFICATIONS

HOUSING: Marine grade die-cast aluminum. Rib reinforced construction. Integral heat sinks. Housing flange interlocks and wraps around lens base producing maximum moisture deflection and resistance to prying. Housing provided with four-point mounting holes, one wireway hole and temporary junction box mounting drill points. Standard black, bronze or white exterior TGIC polyester powder coat – 5-step pre-treatment. See Ordering Information for optional finishes.

REFLECTOR: Compact Fluorescent and LED: Full reflector/wire cover – 90% reflectivity. HID: Full reflector/wire cover. High efficiency aluminum.

LENS: UV-stabilized, high impact resistant, virgin injection molded polycarbonate. High efficiency blondel fluted lens obscures lamp image and maximizes uniformity. Close tolerance push/turn/lock-in-place mating of injection molded lens and lens base. Lens and lens base secured with one concealed captive Torx® with center pin fastener.

LENS BASE: Lens base shields lamp from viewing angles. High impact resistant, injection molded opaque black, bronze or white polycarbonate. Optional Light Gray, Silver, Forest Green or Custom Color (see Ordering Information below) are chemically bonded, impact resistant finishes.

GASKETING: Die-cut, closed cell neoprene self adhesive gasket seals housing to mounting surface. Closed cell, silicone "O" ring gaskets positioned and friction secured in gasket channels of lens base and housing.

HARDWARE: One stainless steel Torx® with center pin fastener.

ELECTRICAL: Fluorescent magnetic ballasts – 120V/277V power factor corrected, fluorescent electronic 120/277/347 and dual voltage ballasts high power factor (<10% THD), HID ballasts high power factor. Metal halide lamps utilize pulse start technology. Shock absorbing, medium base lamp sockets provided for HID lamps. LED: Replaceable high-brightness ANSI 3500K (80 CRI min.), 4000K (70 CRI min.), or 5000K (70 CRI min.) white LED array. 120-277VAC, high power factor electronic driver. LED dimming capability controlled through compatible 0-10V dimmer (supplied by others); 10-100% dimming range. See options for higher CRI lamp availability.

INSTALLATION: For wall mount installation, mount lamp base up on all HID lamp sources.

PHOTOMETRICS: Photometry tested to the IESNA LM-79-08 standard by an ILAC/ISO17025 accredited laboratory. For additional photometric information, go to www.kenall.com.

WARRANTY: Standard four-point mounting and polycarbonate lens required for Peace of Mind Guarantee®. One (1) year warranty against defects in materials and workmanship. Five (5) year warranty on LED lamps and driver for defects resulting in a fixture lumen depreciation of 30% or greater.

PATENT: U.S. Patent No. 6,042,251.

LISTINGS: Luminaire is certified to UL Standards by either Underwriters Laboratory or Intertek Testing Laboratory for wet location (listing includes Emergency Battery Pack "EL" option). UL certified IP64 per IEC 60598.

LED | PEACE OF MIND Guarantee® | c UL us | c ETL us | IP64

ORDERING INFORMATION (Ex: MR13BD-PP-DB-50L40K-1-DV)

Model	Lens Type	Finish	Lamp Type	Lamp Qty	Voltage	Options	Accessories

Model

MR13BD	Bar
MR13CD	Cross
MR13ED	Eyelid
MR13FD	Full Face

Lens Type

PP	Pearlescent Polycarbonate
S	Clear Starburst Polycarbonate (n/a with LED)

Finish

DB	Dark Bronze
FG	Forest Green
LG	Light Gray
MB	Matte Black
MW	Matte White
SL	Silver
CC	Custom Color (Consult factory)

Lamp Type (Quantity/Ballast/Volt/Starting Temp)

50L35K▲	50 Watt 3500K LED (1/DCC/120-277V/-40°F)
50L40K▲	50 Watt 4000K LED (1/DCC/120-277V/-40°F)
50L50K▲	50 Watt 5000K LED (1/DCC/120-277V/-40°F)
7	7 Watt Twin (1,2/MB/120,277/0°F)
13	13 Watt Twin (1,2/MB/120,277/32°F)
13Q	13 Watt Quad (1,2/RS/120,277,347/0°F)
18Q	18 Watt Quad (1,2/RS/120,277,347/0°F)
26Q	26 Watt Quad (1,2/RS/120,277,DV,347/0°F)
32P	32 Watt PLT (1/RS/120,277,DV,347/0°F)
42P●	42 Watt PLT (1/RS/120,277,DV,347/0°F)
35S●	35 Watt HPS (1/HPF/120,277/-40°F)
50M†●	50 Watt MH (1/HPF/120,277,347/-20°F)
50S●	50 Watt HPS (1/HPF/120,277/-40°F)
70S●	70 Watt HPS (1/HPF/120,277,347/-20°F)

● n/a with PIA lens

▲ n/a with MR13ED

Lamp Quantity

See Lamp Type for availability

1	One Lamp
2	Two Lamps

Voltage

See Lamp Type for availability

120	120 Volts
277	277 Volts
347■	347 Volts
DV■	120-277 Volts electronic ballasts & LED driver only

Options

EL*	One-Lamp WL Emergency Pack (32°F) (max 32 total system watts)
BPC	Photo Control – Shielded Button Type (120 or 277V only, 277 Volt n/a with 70S)
10KV	IEEE C62.41.2 C High Surge Protector (LED only)
FS	Single Fuse & Holder
NAT	Natatorium Environment Option
QR	Quartz restrike system for maximum 75 Watt DC bayonet quartz lamp (see C-0796)
QRC	Hot/Cold Quartz restrike
QS	Quartz socket only
R80	Minimum 80 CRI (4000K LED only)

Accessories

C-0796	75 Watt DC Bay Quartz Lamp
9500	Torx® Screwdriver

† UV shielding lamp supplied

■ n/a with BPC

* 120-277 Volts only. n/a with LED lamp

KENALL®

www.kenall.com **P: 800-4-Kenall** **F: 847-360-1781** **1020 Lakeside Drive Gurnee, Illinois 60031**

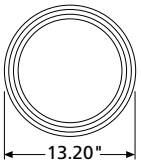
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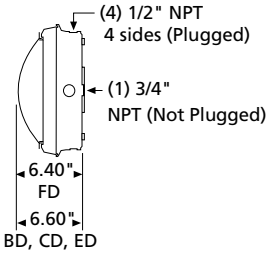
MILLENIUM™ ROUND

MR13 SERIES – DEEP PROFILE HOUSING

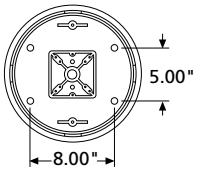
DIMENSIONAL DATA

CROSS SECTION





BACK VIEW



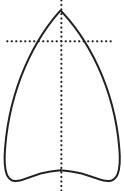
www.kenall.com P: 800-4-Kenall F: 847-360-1781 1020 Lakeside Drive Gurnee, Illinois 60031

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TYPE: XD
EXTERIOR DOWNLIGHT

Luminaire Type:
Catalog Number (autopopulated):





Gotham Architectural Downlighting
LED Downlights

6" Evo®
Open Reflector

Solid-State Lighting

ENERGY STAR

FEATURES

OPTICAL SYSTEM
- Self-flanged semi-specular, matte-diffuse or specular lower reflector
- Patented Bounding Ray™ optical design (U.S. Patent No. 5,800,050)
- 45° cutoff to source and source image
- Top-down flash characteristic

MECHANICAL SYSTEM
- 16-gauge galvanized steel construction; maximum 1-1/2" ceiling thickness
- Telescopic mounting bars maximum of 32" and minimum of 15", preinstalled, 4" vertical adjustment
- Toolless adjustments post installation
- Junction box capacity: 8 (4 in, 4 out) 12AWG rated for 90°C
- Light engine and driver accessible through aperture

ELECTRICAL SYSTEM
- Fully serviceable and upgradeable lensed LED light engine
- 70% lumen maintenance at 60,000 hours based on IESNA LM-79-2008
- 120-277VAC, 50/60hz power supply with 0-10V dimming (10-100%)
- Overload and short circuit protected
- LEDs tested under LM80

LISTINGS
- Fixtures are CSA certified to meet US and Canadian standards; wet location, covered ceiling

WARRANTY
- 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

ORDERING INFORMATION

EXAMPLE: EVO 35/10 6AR 120

Series	Color temperature	Nominal lumen values	Aperture/Trim color	Distribution	Finish	Voltage
EVO	**27/** 2700 K **30/** 3000 K **35/** 3500 K **41/** 4100 K	**10** 1000 lumens **14** 1400 lumens **18** 1800 lumens **22** 2200 lumens	**6AR** Clear **6PR** Pewter **6WTR** Wheat **6GR** Gold **6WR**[1] White	(blank) 1.0 s/mh **VND** Very narrow (0.5 s/mh) **ND** Narrow (0.6 s/mh) **MD** Medium (0.8 s/mh) **WD** Wide (1.2 s/mh)	(blank) Semi-specular **LD** Matte diffuse **LS** Specular	**MVOLT** **120** **277** **347**[2]

Driver		Options			
(blank)[3]	0-10V dimming driver. Minimum dimming level 10%	**SF**	Single fuse	**TRBL**	Black painted flange
ECOS2[4,5]	Lutron® Hi-Lume® 2-wire forward-phase dimming driver. Minimum dimming level 1%	**RRL__**	RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature.	**EL**[8,9]	Emergency battery pack with integral test switch
ECOS3[3,4]	Lutron® Hi-Lume® 3-wire or EcoSystem® dimming driver. Minimum dimming level 1%	**NEPP**[6]	Interface for Sensor Switch® nLight® network provided with integral power supply. Refer to TN-623-01.	**ELR**[8,9]	Emergency battery pack with remote test switch
		NSD[6]	Sensor Switch® nLight® one 5A relay with one 0-10 VDC dimming output; requires bus power, such as nPP16 power pack. Refer to nSP5-D.	**CP**[10]	Chicago plenum
		TRW[7]	White painted flange	**BGTD**	Bodine generator transfer device

ACCESSORIES order as separate catalog numbers (shipped separately)

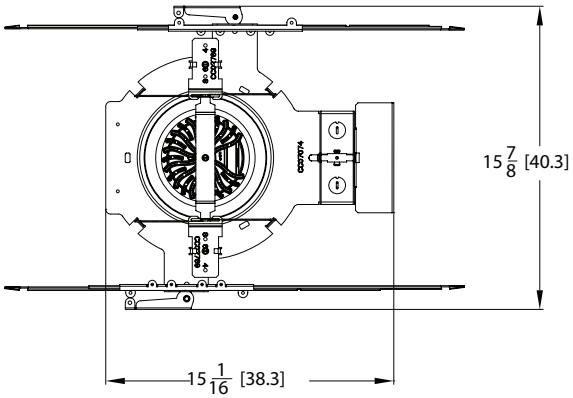
SCA6	Sloped ceiling adapter. Degree of slope must be specified (10D, 15D, 20D, 25D, 30D). Ex: SCA6 10D. Refer to TECH-190.
CTA4-8 YK	Ceiling thickness adapter (extends mounting frame to accommodate ceiling thickness up to 2").
GVRT	Vandal-resistant trim accessory. Refer to TECH-200.
ISD BC	0-10V wallbox dimmer. Refer to ISD-BC.
NSP5 D ER KIT	Sensor Switch nLight secondary relay and dimming pack device used to switch and dim luminaires powered via an emergency circuit. Refer to NSP5 D ER KIT.

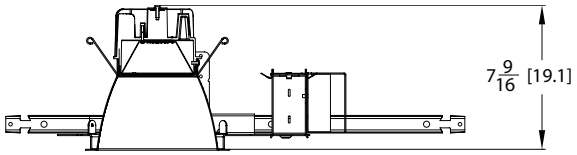
GOTHAM ARCHITECTURAL DOWNLIGHTING | 1400 Lester Road Conyers GA 30012 | P 800.315.4982 | gothamlighting.com

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DIMENSIONAL DATA

All dimensions are inches (centimeters) unless otherwise noted.





Aperture: 6-1/4 (15.9)
Ceiling Opening: 7-1/8 (18.1)
Overlap Trim: 7-1/2 (19.1)

ELECTRICAL

WATTAGE CONSUMPTION MATRIX		
LUMENS	**WATTAGE**	**LUMENS per WATT**
2200	32	67
1800	28	66
1400	25	63
1000	18	61

NOTES

ORDERING NOTES

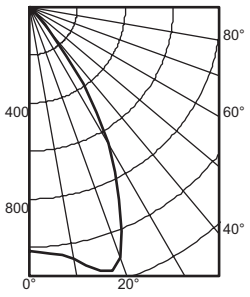
1. Not available with finishes.
2. Not valid with emergency options, i.e., EL and ELR.
3. Refer to TECH-240 for compatible dimmers.
4. Not available with NEPP option.
5. 120V only.
6. For Emergency generator/inverter applications order non-nLight-enabled fixture and NSP5 D ER KIT as an accessory. Refer to NSP5 D ER KIT.
7. Not available with white reflector.
8. For dimensional changes, refer to TECH-140. Not available with CP option. Not available with 347V.
9. Must specify 120 or 277V.
10. Not available with EL or ELR options.

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Distribution Curve	Distribution Data	Output Data	Coefficient of Utilization	Illuminance: Single Luminaire 30" Above Floor

EVO 35/10 6AR LS

INPUT WATTS: 18.4, DELIVERED LUMENS: 1113.4, LM/W=60.5, 1.1 S/MH, TEST NO. LTL21133



	Ave	Lumens
0	1017	
5	1029	99
15	1139	319
25	885	404
35	391	240
45	53	48
55	1	2
65	1	1
75	0	0
85	0	0
90	0	

Zone	Lumens	% Lamp
0° - 30°	822.0	73.8
0° - 40°	1062.1	95.4
0° - 60°	1112.7	99.9
0° - 90°	1113.4	100.0
90° - 180°	0.0	0.0
0° - 180°	1113.4	*100.0

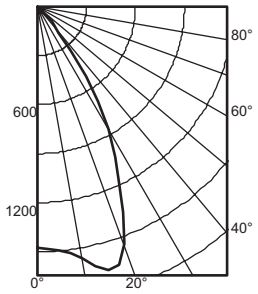
*Efficiency

pf / pc / pw	80% 50%	80% 30%	80% 10%	20% 70% 50%	20% 70% 30%	20% 70% 10%	20% 50% 50%	20% 50% 30%	20% 50% 10%
0	119	119	119	116	116	116	111	111	111
1	111	108	106	109	107	105	105	103	101
2	103	99	96	102	98	95	98	95	93
3	97	92	88	95	91	87	93	89	86
4	90	85	81	89	84	80	87	83	79
5	85	79	75	84	78	74	82	77	74
6	79	73	69	79	73	69	77	72	69
7	75	69	64	74	68	64	73	68	64
8	70	64	60	70	64	60	69	63	60
9	66	60	56	66	60	56	65	60	56
10	63	57	53	62	57	53	61	56	53

Mounting Height	Inital FC Center Beam	50% beam - 56.3° Diameter	50% beam - 56.3° FC	10% beam - 77.2° Diameter	10% beam - 77.2° FC
8.0	33.6	5.9	16.8	8.8	3.4
10.0	18.1	8.0	9.0	12.0	1.8
12.0	11.3	10.2	5.6	15.2	1.1
14.0	7.7	12.3	3.8	18.3	0.8
16.0	5.6	14.4	2.8	21.5	0.6

EVO 35/14 6AR LS

INPUT WATTS: 24.6, DELIVERED LUMENS: 1538.8, LM/W=62.6, 1.0 S/MH, TEST NO. LTL21127



	Ave	Lumens
0	1476	
5	1498	145
15	1673	462
25	1192	546
35	520	318
45	71	64
55	2	3
65	1	1
75	0	0
85	0	0
90	0	

Zone	Lumens	% Lamp
0° - 30°	1152.8	74.9
0° - 40°	1470.5	95.6
0° - 60°	1537.5	99.9
0° - 90°	1538.8	100.0
90° - 180°	0.0	0.0
0° - 180°	1538.8	*100.0

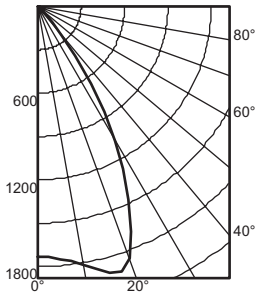
*Efficiency

pf / pc / pw	80% 50%	80% 30%	80% 10%	20% 70% 50%	20% 70% 30%	20% 70% 10%	20% 50% 50%	20% 50% 30%	20% 50% 10%
0	119	119	119	116	116	116	111	111	111
1	111	109	106	109	107	105	105	103	101
2	104	100	96	102	98	95	99	96	93
3	97	92	88	95	91	87	93	89	86
4	91	85	81	89	84	81	87	83	80
5	85	79	75	84	79	75	82	78	74
6	80	74	70	79	74	70	78	73	69
7	75	69	65	74	69	65	73	68	65
8	71	65	61	70	65	61	69	64	61
9	67	61	57	66	61	57	65	60	57
10	63	58	54	63	57	54	62	57	54

Mounting Height	Inital FC Center Beam	50% beam - 54.6° Diameter	50% beam - 54.6° FC	10% beam - 76.2° Diameter	10% beam - 76.2° FC
8.0	48.8	5.7	24.4	8.6	4.9
10.0	26.2	7.7	13.1	11.8	2.6
12.0	16.4	9.8	8.2	14.9	1.6
14.0	11.2	11.9	5.6	18.0	1.1
16.0	8.1	13.9	4.1	21.2	0.8

EVO 35/18 6AR LS

INPUT WATTS: 28.1, DELIVERED LUMENS: 1858.1, LM/W=66.1, 1.1 S/MH, TEST NO. LTL20947



	Ave	Lumens
0	1728	
5	1754	169
15	1912	535
25	1474	670
35	649	398
45	88	80
55	3	5
65	1	1
75	0	0
85	0	0
90	0	

Zone	Lumens	% Lamp
0° - 30°	1374.7	74.0
0° - 40°	1772.2	95.4
0° - 60°	1856.8	99.9
0° - 90°	1858.1	100.0
90° - 180°	0.0	0.0
0° - 180°	1858.1	*100.0

*Efficiency

pf / pc / pw	80% 50%	80% 30%	80% 10%	20% 70% 50%	20% 70% 30%	20% 70% 10%	20% 50% 50%	20% 50% 30%	20% 50% 10%
0	119	119	119	116	116	116	111	111	111
1	111	108	106	109	107	105	105	103	101
2	103	99	96	102	98	95	98	96	93
3	97	92	88	95	91	87	93	89	86
4	90	85	81	89	84	80	87	83	79
5	85	79	75	84	78	74	82	77	74
6	79	74	69	79	73	69	77	72	69
7	75	69	65	74	68	64	73	68	64
8	70	64	60	70	64	60	69	64	60
9	66	61	57	66	60	56	65	60	56
10	63	57	53	62	57	53	62	56	53

Mounting Height	Inital FC Center Beam	50% beam - 55.6° Diameter	50% beam - 55.6° FC	10% beam - 77.0° Diameter	10% beam - 77.0° FC
8.0	57.1	5.8	28.6	8.7	5.7
10.0	30.7	7.9	15.4	11.9	3.1
12.0	19.1	10.0	9.6	15.1	1.9
14.0	13.1	12.1	6.5	18.3	1.3
16.0	9.5	14.2	4.7	21.5	0.9

PHOTOMETRY NOTES

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- Actual performance may differ as a result of end-user environment and application.
- Actual wattage may differ by +/- 10% when operating between 120-277V +/- 10%.
- CRI: 83 typical.
- Consult factory or IES file for microgroove baffle, black cone or other photometric reports.

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TYPE XD1 EXTERIOR WALLWASHER

Luminaire Type:
Catalog Number (autopopulated):



Gotham Architectural Downlighting
LED Downlights

6" Evo®
Lensed Wallwash

Solid-State Lighting

FEATURES

OPTICAL SYSTEM
- Self-flanged semi-specular, matte-diffuse or specular lower reflector
- Proprietary mixing chamber delivers a uniform distribution of light to the wall
- For optimal uniformity, the recommended luminaire spacing is 3' from the wall and 3' centers

MECHANICAL SYSTEM
- 16-gauge galvanized steel construction; maximum 1-1/2" ceiling thickness
- Telescopic mounting bars maximum of 32" and minimum of 15", preinstalled, 4" vertical adjustment
- Toolless adjustments post installation
- Junction box capacity: 8 (4 in, 4 out) 12AWG rated for 90°C
- Light engine and driver accessible through aperture

ELECTRICAL SYSTEM
- Fully serviceable and upgradeable LED light engine
- 70% lumen maintenance at 60,000 hours based on IESNA LM-79-2008
- 120-277VAC, 50/60hz power supply with 0-10V dimming (10-100%); rated for 50,000-hour life
- Overload and short circuit protected

LISTINGS
- Fixtures are CSA certified to meet US and Canadian standards; wet location, covered ceiling

WARRANTY
- 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

ORDERING INFORMATION

EXAMPLE: EVO LW 35/10 6AR 120

Series	Type	Color temperature	Nominal lumen values	Aperture/Trim color	Finish	Voltage	Driver
EVO	**LW**	**27/** 2700 K **30/** 3000 K **35/** 3500 K **41/** 4100 K	**10** 1000 lumens **14** 1400 lumens **18** 1800 lumens **22** 2200 lumens	**6AR** Clear **6PR** Pewter **6WTR** Wheat **6GR** Gold **6WR**[1] White	(blank) Semi-specular **LD** Matte diffuse **LS** Specular	**120** **277** **347**	(blank)[2] 0-10V dimming driver. Minimum dimming level 10% **ECOS2**[3,4] Lutron® Hi-Lume® 2-wire forward-phase dimming driver. Minimum dimming level 1% **ECOS3**[2,3] Lutron® Hi-Lume® 3-wire or EcoSystem® dimming driver. Minimum dimming level 1%

Options

SF	Single fuse	**TRBL**	Black painted flange
RRL	RELOC®-ready luminaire. Provides compatibility with Lithonia RELOC system. Access above ceiling required.	**ELR**[6,8]	Emergency battery pack with remote test switch
NEPP	Interface for Sensor Switch® nLight® network with integral power supply. Refer to TN-623-01.	**CP**[7]	Chicago plenum
TRW[5]	White painted flange		
NSD	Sensor Switch® nLight® dimming relay. One 5A relay with one 0-10 VDC dimming output, shipped installed. Refer to nSP5-D.		

ACCESSORIES order as separate catalog numbers (shipped separately)

ISD BC	0-10V wallbox dimmer. Refer to ISD-BC.

NOTES

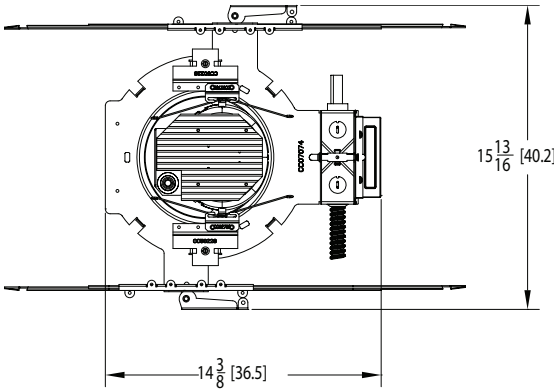
ORDERING NOTES

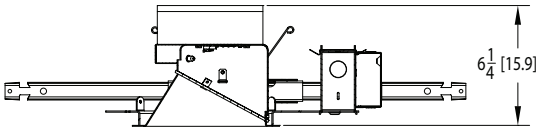
1. Not available with finishes.
2. Refer to TECH-240 for compatible dimmers.
3. Not available with NEPP option.
4. 120V only.
5. Not available with white reflector.
6. For dimensional changes, refer to TECH-140. Not available with CP option.
7. Not available with ELR options.
8. Must specify 120 or 277V.

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DIMENSIONAL DATA

All dimensions are inches (centimeters) unless otherwise noted.





Aperture: 6-1/4(15.9)
Ceiling Opening: 7-1/8 (18.1)
Overlap Trim: 7-1/2 (19.1)

ELECTRICAL

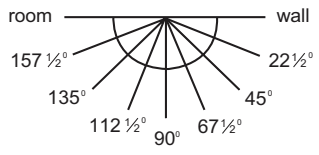
WATTAGE CONSUMPTION MATRIX			
NOMINAL LUMENS	**DELIVERED LUMENS**	**WATTAGE**	**LUMENS per WATT**
1000	793	21.5	36.9
1400	1117	27.6	40.5
1800	1342	32	41.9
2200*	1516	37	41.0

*Estimated values

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TECHNICAL INFORMATION

Footcandle values are initial and tables are based on minimum of six units. For fixture-to-wall distance other than those shown, use maximum of one-to-one spacing (distance between fixtures not more than distance to wall) for best results.



Candlepower Data — Footcandle values

EVO-LW 35/10 6AR

INPUT WATTS: 21.5, DELIVERED LUMENS: 793.4, LM/W=36.9, TEST NO. LTL20908

	Plane angle							
	Wall	22.5	45	67.5	90	112.5	135	157.5
0	602	602	602	602	602	602	602	602
5	595	590	590	588	585	581	576	573
15	490	485	492	497	493	481	465	453
25	404	404	411	412	397	369	334	306
35	356	353	350	334	297	242	189	155
45	286	274	259	226	172	116	76	57
55	184	172	152	114	70	38	21	12
65	114	104	82	48	23	9	2	2
75	53	42	27	12	4	1	1	1
85	6	3	2	1	1	0	0	0
90	0	0	0	0	0	0	0	0

Vertical Angle

	Wallwash Illuminance Study (fc) Illuminance on wall from 6 luminaires								
	Luminaire mounted 3 ft. from wall 3 ft. between luminaires			Luminaire mounted 3 ft. from wall 4 ft. between luminaires			Luminaire mounted 3 ft. from wall 5 ft. between luminaires		
ft. from ceiling	3	3.5	4	3	3.5	4	3	3.5	4
1	9	7	9	8	4	8	7	3	7
2	16	15	16	13	10	13	12	7	12
3	19	18	19	15	13	15	13	9	13
4	17	17	17	13	13	13	11	10	11
5	14	14	14	10	10	10	8	8	8
6	11	11	11	8	8	8	7	7	7
7	9	9	9	7	7	7	5	5	5
8	7	7	7	6	6	6	4	4	4
9	6	6	6	5	5	5	4	4	4
10	5	5	5	4	4	4	3	3	3

EVO-LW 35/14 6AR

INPUT WATTS: 27.6, DELIVERED LUMENS: 1116.5, LM/W=40.5, TEST NO. LTL20907

	Plane angle							
	Wall	22.5	45	67.5	90	112.5	135	157.5
0	844	844	844	844	844	844	844	844
5	834	827	828	828	823	817	810	805
15	696	690	702	709	701	681	655	636
25	576	576	585	587	564	521	473	432
35	507	501	495	472	421	343	270	221
45	398	382	361	315	241	165	110	82
55	252	237	210	158	98	54	30	17
65	155	140	110	66	32	12	4	2
75	71	57	36	17	6	1	1	1
85	7	4	3	1	1	1	0	0
90	0	0	0	0	0	0	0	0

Vertical Angle

	Wallwash Illuminance Study (fc) Illuminance on wall from 6 luminaires								
	Luminaire mounted 3 ft. from wall 3 ft. between luminaires			Luminaire mounted 3 ft. from wall 4 ft. between luminaires			Luminaire mounted 3 ft. from wall 5 ft. between luminaires		
ft. from ceiling	3	3.5	4	3	3.5	4	3	3.5	4
1	12	10	12	10	6	10	10	3	10
2	22	21	22	18	14	18	16	10	16
3	26	25	26	20	18	20	18	13	18
4	24	24	24	18	18	18	15	14	15
5	19	19	19	15	15	15	12	12	12
6	16	16	16	12	12	12	9	10	9
7	12	12	12	10	10	10	8	8	8
8	10	10	10	8	8	8	6	6	6
9	8	8	8	6	6	6	5	5	5
10	7	7	7	5	5	5	4	4	4

EVO-LW 35/18 6AR

INPUT WATTS: 32.0, DELIVERED LUMENS: 1341.8, LM/W=41.9, TEST NO. LTL21137

	Plane angle							
	Wall	22.5	45	67.5	90	112.5	135	157.5
0	1000	1000	1000	1000	1000	1000	1000	1000
5	995	994	993	988	980	968	954	947
15	844	843	852	852	834	804	768	741
25	695	697	705	701	670	613	549	499
35	609	605	597	565	501	404	312	254
45	484	467	440	383	290	194	128	95
55	310	294	260	196	119	64	34	20
65	193	176	139	83	39	15	5	3
75	91	74	48	22	8	1	1	1
85	10	6	4	1	1	1	1	0
90	0	0	0	0	0	0	0	0

Vertical Angle

	Wallwash Illuminance Study (fc) Illuminance on wall from 6 luminaires								
	Luminaire mounted 3 ft. from wall 3 ft. between luminaires			Luminaire mounted 3 ft. from wall 4 ft. between luminaires			Luminaire mounted 3 ft. from wall 5 ft. between luminaires		
ft. from ceiling	3	3.5	4	3	3.5	4	3	3.5	4
1	15	12	15	13	8	13	12	5	12
2	28	26	28	22	18	22	20	12	20
3	32	31	32	25	22	25	22	16	22
4	29	29	29	22	22	22	18	17	18
5	23	23	23	18	18	18	14	14	14
6	19	19	19	14	14	14	11	12	11
7	15	15	15	12	12	12	9	9	9
8	12	12	12	9	9	9	8	8	8
9	10	10	10	8	8	8	6	6	6
10	8	8	8	6	7	6	5	5	5

PHOTOMETRY NOTES

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- Actual performance may differ as a result of end-user environment and application.
- Actual wattage may differ by +/- 10% when operating between 120-277V +/- 10%.
- CRI: 83 typical.
- Consult factory or IES file for microgroove baffle, black cone or other photometric reports.

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TYPE XD2 EXTERIOR AREA LIGHT - GARAGE SOFFIT

gotham®

Luminaire Type:
Catalog Number (autopopulated):





Gotham Architectural Downlighting
LED Downlights

6" Incito®
Adjustable

Solid-State Lighting
(US and International Patents Pending)

FEATURES

OPTICAL SYSTEM
- Seven preset distribution patterns allow designers to achieve various objectives.
- Self-flanged semi-specular or matte-diffuse lower reflector utilized in combination with a highly transmissive lens.
- Patented Bounding Ray™ Optical Principle design (U.S. Patent No. 5,800,050) provides source before source image for a smooth transition from top of the reflector to bottom.

MECHANICAL SYSTEM
- Light engine and driver are accessible from above or below ceiling.
- 16-gauge black painted steel mounting frame with C-channel mounting bars included. Post-installation adjustment possible from above or below ceiling.
- Galvanized steel junction box with hinged access covers and spring latch. Three combination 1/2"-3/4" and one 1/2" knockout for straight-through conduit runs. Capacity: 8 (4in, 4out) No. 12 AWG conductors rated for 90°C.
- Accommodates up to 1½"-thick ceilings.
- Continuous vertical tilt from 0°–40°. Full horizontal rotation.

ELECTRICAL SYSTEM
- Solid-state LED light engine available in 2700 K, 3000 K, 3500 K or 4000 K color temperatures. CRI: 85 typical.
- eldoLED SOLOdrive 0-10V driver standard with <1% dimming level.
- eldoLED SOLOdrive DALI driver available with <1% dimming level.
- eldoLED POWERdrive DMX with RDM (remote device management) available with <1% dimming level.
- Rated system life of 50,000 hours at 70% output.
- Emergency battery pack with remote test switch available.

LISTINGS
- Fixtures are CSA certified to meet US and Canadian standards; damp location listed.

WARRANTY
- 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

ORDERING INFORMATION

EXAMPLE: ICO ADJ 30/50 6ACT00 20D 120 EZB

Series	Color temperature	Nominal lumen values[1]	Aperture/Trim color	Type	Finish	Beam	Voltage
ICO ADJ	**27/** 2700 K **30/** 3000 K **35/** 3500 K **40/** 4000 K	**20** 2000 lumens **25** 2500 lumens **30** 3000 lumens **35** 3500 lumens **40** 4000 lumens **45** 4500 lumens **50** 5000 lumens **55** 5500 lumens **60** 6000 lumens	**6AC** Clear **6PC** Pewter **6WTC** Wheat **6WC**[2] White **6BC**[2] Black	**T00** Cut for angles 0°-20° **T20** Cut for angles 20°-40°	(blank) Semi-specular **LD** Matte diffuse	**20D** 20° beam angle **25D** 25° beam angle **30D** 30° beam angle **35D** 35° beam angle **40D** 40° beam angle **45D** 45° beam angle **55D**[3] 55° beam angle	**120** **277** **347**

Driver		Options			
EZB	eldoLED SOLOdrive 0-10V dimming driver. Minimum dimming level <1%	**SF**	Single fuse	**RRL__**	RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature.
EDAB	eldoLED SOLOdrive DALI dimming driver. Minimum dimming level <1%	**TRW**[4]	White painted flange		
EDXB	eldoLED POWERdrive DMX with RDM (remote device management). Minimum dimming level <1%. Includes termination resistor.	**TRBL**[5]	Black painted flange		
		ELR[6]	Emergency battery pack with remote test switch		

NOTES

ORDERING NOTES

1. Nominal lumen values at 0° tilt, 30° beam.
2. Not available with finishes.
3. Maximum 4000 lumens.
4. Not required for WC reflector.
5. Not required for BC reflector.
6. Top access required.

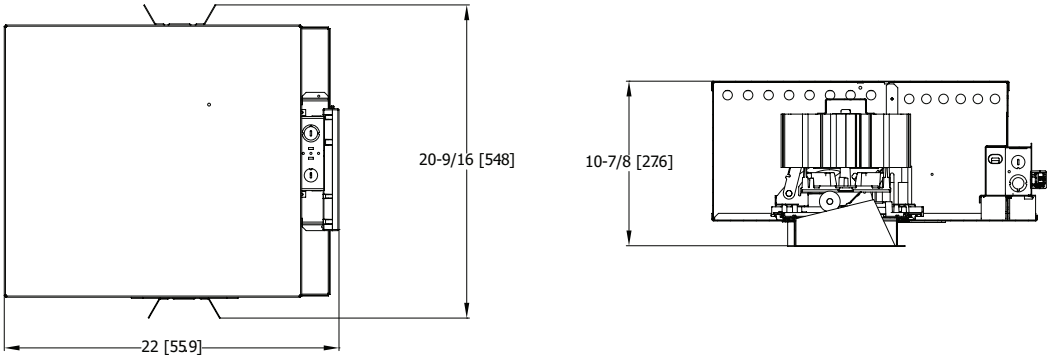
GOTHAM ARCHITECTURAL DOWNLIGHTING | 1400 Lester Road Conyers GA 30012 | P 800.315.4982 | gothamlighting.com

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gotham®

DIMENSIONAL DATA

All dimensions are inches (centimeters) unless otherwise noted.



Aperture: 6-1/4 [15.8]
Ceiling Opening: 6-15/16 [17.6]
Overlap Trim: 7-1/2 [19.1]

ELECTRICAL

EL/ELR AVAILABILITY / COMPATIBILITY – Initial Lumens

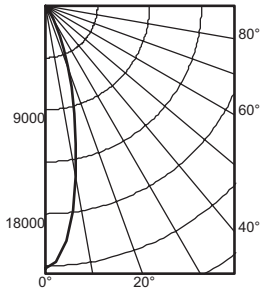
LED			Initial Lumens	
Product	**Lumens**	**Watts**	**EL/ ELR**	**ELRHL**
ICO 6”	2000-6500	28-101	580	N/A

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Distribution Curve	Distribution Data	Output Data	Coefficient of Utilization	Illuminance: Single Luminaire 30" Above Floor

ICO ADJ 35/60 6ACT00 30 120 (0 DEG TILT)

INPUT WATTS: 101.4, DELIVERED LUMENS: 6205.7, LM/W=61.2, 0.4 S/MH, TEST NO. LTL23300



	Ave	Lumens
0	22754	
5	20358	1759
15	9641	2653
25	2849	1357
35	552	377
45	53	50
55	8	6
65	3	3
75	0	1
85	0	0
90	0	

Zone	Lumens	% Lamp
0° - 30°	5768.5	93.0
0° - 40°	6145.7	99.0
0° - 60°	6201.9	99.9
0° - 90°	6205.6	100.0
90° - 180°	0.0	0.0
0° - 180°	6205.6	*100.0

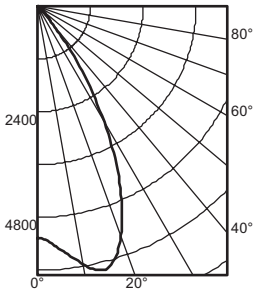
*Efficiency

pf	20%								
pc	80%			70%			50%		
pw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	113	111	109	110	109	107	106	105	104
2	107	104	101	105	102	100	102	100	98
3	102	98	95	101	97	94	98	95	93
4	97	93	90	96	92	89	94	91	88
5	93	89	86	92	88	85	91	87	85
6	90	85	82	89	85	82	88	84	81
7	86	82	79	86	81	78	85	81	78
8	83	79	76	83	79	76	82	78	75
9	80	76	73	80	76	73	79	75	73
10	78	73	71	77	73	70	77	73	70

		50% beam - 25.0°		10% beam - 49.3°	
Mounting Height	Inital FC Center Beam	Diameter	FC	Diameter	FC
8.0	752.2	2.4	376.1	5.0	75.2
10.0	404.5	3.3	202.3	6.9	40.5
12.0	252.1	4.2	126.1	8.7	25.2
14.0	172.1	5.1	86.0	10.5	17.2
16.0	124.9	6.0	62.4	12.4	12.5

ICO ADJ 35/60 6ACT20 30 120 (20 DEG TILT)

INPUT WATTS: 101.5, DELIVERED LUMENS: 5597.2, LM/W=55.1, 1.0 S/MH, TEST NO. LTL23302



	Ave	Lumens
0	5272	
5	5527	541
15	6166	1698
25	4415	1990
35	1673	1050
45	300	243
55	14	17
65	20	15
75	20	22
85	20	21
90	20	

Zone	Lumens	% Lamp
0° - 30°	4228.5	75.5
0° - 40°	5278.5	94.3
0° - 60°	5538.7	98.9
0° - 90°	5597.5	100.0
90° - 180°	0.0	0.0
0° - 180°	5597.5	*100.0

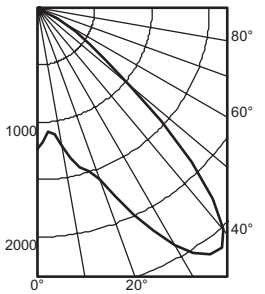
*Efficiency

pf	20%								
pc	80%			70%			50%		
pw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	111	108	106	109	106	104	104	103	101
2	103	99	96	101	98	95	98	95	93
3	96	91	88	95	90	87	92	89	85
4	90	85	81	89	84	80	87	83	79
5	85	79	75	84	78	74	82	77	74
6	80	74	70	79	73	69	77	72	69
7	75	69	65	74	69	65	73	68	64
8	71	65	61	70	65	61	69	64	60
9	67	61	57	66	61	57	65	60	57
10	63	58	54	63	57	54	62	57	54

		50% beam - 54.8°		10% beam - 75.2°	
Mounting Height	Inital FC Center Beam	Diameter	FC	Diameter	FC
8.0	174.3	5.7	87.2	8.5	17.4
10.0	93.7	7.8	46.9	11.5	9.4
12.0	58.4	9.9	29.2	14.6	5.8
14.0	39.9	11.9	19.9	17.7	4.0
16.0	28.9	14.0	14.5	20.8	2.9

ICO ADJ 35/60 6ACT20 30 120 (40 DEG TILT)

INPUT WATTS: 101.4, DELIVERED LUMENS: 5084.9 LM/W=50.1, 2.0 S/MH, TEST NO. LTL23304



	Ave	Lumens
0	1232	
5	1088	109
15	1438	408
25	1986	932
35	2618	1612
45	1896	1416
55	567	516
65	15	45
75	23	22
85	28	25
90	16	

Zone	Lumens	% Lamp
0° - 30°	1447.9	28.5
0° - 40°	3060.1	60.2
0° - 60°	4991.6	98.2
0° - 90°	5084.8	100.0
90° - 180°	0.0	0.0
0° - 180°	5084.8	*100.0

*Efficiency

pf	20%								
pc	80%			70%			50%		
pw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	108	105	102	106	103	100	101	99	97
2	97	91	87	95	90	86	92	88	84
3	87	80	75	85	79	74	83	77	73
4	78	71	65	77	70	64	74	68	64
5	70	62	57	69	62	56	67	61	56
6	63	55	50	62	55	49	61	54	49
7	57	49	44	57	49	43	55	48	43
8	52	44	39	51	44	39	50	43	38
9	47	40	34	47	39	34	46	39	34
10	43	36	31	43	36	31	42	35	31

		50% beam - 91.1°		10% beam - 108.6°	
Mounting Height	Inital FC Center Beam	Diameter	FC	Diameter	FC
8.0	40.7	11.2	20.4	15.3	4.1
10.0	21.9	15.3	11.0	20.9	2.2
12.0	13.7	19.4	6.8	26.4	1.4
14.0	9.3	23.5	4.7	32.0	0.9
16.0	6.8	27.5	3.4	37.5	0.7

PHOTOMETRY NOTES

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- Actual performance may differ as a result of end-user environment and application.
- Actual wattage may differ by +/- 10% when operating between 120-277V +/- 10%.
- CRI: 83 typical.
- Consult factory or IES file for other photometric reports.

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WSR LED
Architectural Wall Sconce

Catalog Number

Notes

Type

TYPE: XW BLDG MTD AREA LIGHTS

Hit the Tab key or mouse over the page to see all interactive elements.

Inverted available with WLU option only.

Introduction

The classic Architectural Wall Sconce is now available with the latest in LED technology. The result is a long-life, maintenance-free product with typical energy savings of 75% compared to metal halide versions. The integral battery backup option provides emergency egress lighting, without the use of a back-box or remote gear, so installations maintain their aesthetic integrity.

The WSR LED is ideal for replacing existing 50 – 175W metal halide wall-mounted products. The expected service life is 20+ years of nighttime use.

Specifications

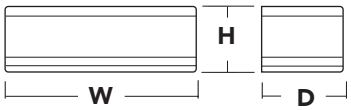
Luminaire

Height: 7-1/4" *(18.4 cm)*

Width: 18" *(45.7 cm)*

Depth: 9" *(22.8 cm)*

Weight: 17 lbs *(7.7 kg)*

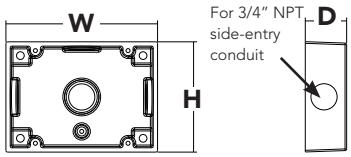


Optional Back Box (BBW)

Height: 4" *(10.2 cm)*

Width: 5-1/2" *(14.0 cm)*

Depth: 1-1/2" *(3.8 cm)*



Ordering Information

EXAMPLE: WSR LED 2 10A700/40K SR3 MVOLT DDBTXD

WSR LED							
Series	**Light Engines**	**Performance Package**	**Distribution**	**Voltage**	**Mounting**	**Options[3]**	**Finish *(required)***
WSR LED	1 One engine (10 LEDs) 2 Two engines (20 LEDs)	**700 mA options:** 10A700/30K 3000K 10A700/40K 4000K 10A700/50K 5000K	SR2 Type II SR3 Type III SR4 Type IV	MVOLT [1] 120 [1] 208 [1] 240 [1] 277 [1] 347 480	**Shipped included** (blank) Surface mount **Shipped separately [2]** BBW Surface-mounted back box UT5 Uptilt 5 degrees	**Shipped installed** PE Photoelectric cell, button type [4,5] SF Single fuse (120, 277, 347V) [4] DF Double fuse (208, 240, 480V) [4] DMG 0-10V dimming driver (no controls) ELCW Emergency battery backup [6] WLU Wet location door for up orientation [7] PIR Motion/ambient light sensor [8] **Shipped separately** VG Vandal guard WG Wire guard	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Emergency Battery Operation

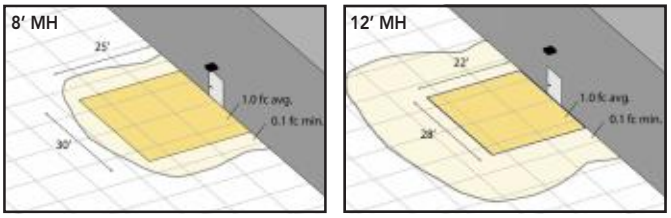
The emergency battery backup (ELCW option) is integral to the luminaire - no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

All ELCW configurations include an independent secondary driver with an integral relay to immediately detect AC power loss. Dual light engines are wired in parallel so both engines operate in emergency mode and provide additional component redundancy. These design features meet various interpretations of NFPA 70/NEC 2008 - 700.16

The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1006 and NFPA 101 Life Safety Code Section 7.9, provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples at right show illuminance of 1 fc average and 0.1 fc minimum of the single-engine Type IV product in emergency mode.

WST LED 1 10A700/40K SR4 MVOLT ELCW
10′ x 10′ Gridlines
8′ and 12′ Mounting Height



NOTES
1. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with photocell (PE option) or fusing (SF, DF options).
2. May also be ordered separately as an accessory. Ex: WSBBW DDBXD U. Must specify finish.
3. Must be ordered with fixture; cannot be field installed.
4. Not available with MVOLT option. Button photocell (PE) can be ordered with a dedicated voltage option. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
5. Not available with 480V option. Not available with motion/ambient light sensor (PIR).
6. Integral battery pack is rated for -20° to 60°C operating temperature. ELCW warranty is 3-year period. Not available with 347V or 480V. Not available with WLU.
7. WLU not available with PIR or ELCW.
8. Specifies the SensorSwitch SFD-7-ODP control (photocell included); see Motion Sensor Guide for details. Not available with "PE" option (button type photocell). Dimming driver standard. Not available with WLU, VG or WG.

LITHONIA LIGHTING
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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%. Actual performance may differ as a result of end-user environment and application.

Light Engines	Drive Current (mA)	Performance Package	System Watts (MVOLT[1])	Dist. Type	40K (4000K, 70 CRI)				
					Nominal Lumens	B	U	G	LPW
1 (10 LEDs)	700	10A700/--K	24W	SR2	2,005	1	0	1	84
				SR3	2,029	1	0	1	84
				SR4	1,959	1	0	1	82
2 (20 LEDs)	700	10A700/--K	47W	SR2	3,944	1	0	1	84
				SR3	4,028	1	0	1	86
				SR4	3,851	1	0	1	82

1 See electrical load chart for 347/480V system watts.

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.10
10°C	50°F	1.06
20°C	68°F	1.02
25°C	**77°F**	**1.00**
30°C	86°F	0.98
40°C	104°F	0.92

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **WSR LED 2 10A700** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.94	0.88	0.77

Electrical Load

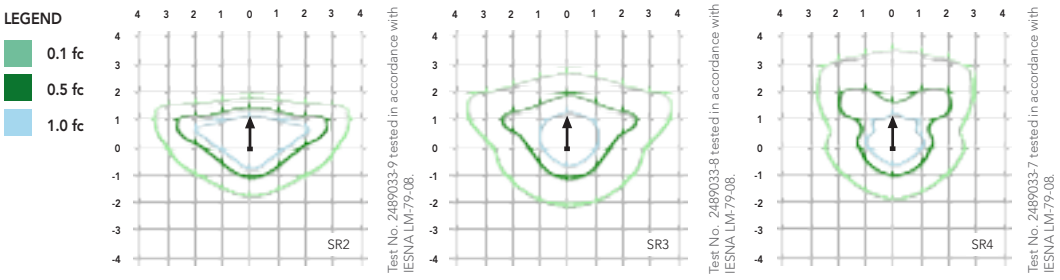
Light Engines	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
1	700	24W	0.24	0.14	0.12	0.1	-	-
		29W[1]	-	-	-	-	0.09	0.07
2	700	47W	0.44	0.27	0.23	0.20	-	-
		53W[1]	-	-	-	-	0.17	0.12

1 Higher wattage is due to electrical losses from step-down transformer.

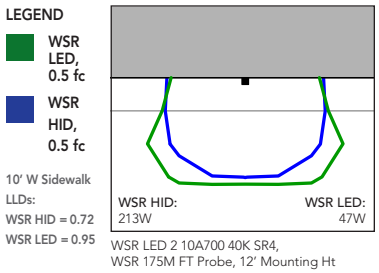
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's WSR LED homepage.

Isofootcandle plots for the WSR LED 2 10A700/40K SR2, SR3, and SR4. Distances are in units of mounting height (12').



Distribution overlay comparison to 175W metal halide.



WSR LED 2 10A700 40K SR4, WSR 175M FT Probe, 12' Mounting Ht

FEATURES & SPECIFICATIONS

INTENDED USE

The classic architectural shape of the WSR LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Precision-molded acrylic lenses are engineered for superior distribution, uniformity, and spacing in wall-mount applications. Light engines are 4000K (70 CRI). The WSR LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 25°C, L77). Class 2 electronic driver has a power factor >90%, THD <20%. Easily-serviceable surge protection device meets a minimum Category B (per ANSI/IEEE C62.41.2).

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The integral bubble level on the mounting plate provides assistance for level placement on every installation.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated and suitable for wet locations when mounted with the lenses down. WLU option offers wet location listing in "up" orientation. Rated for -30°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

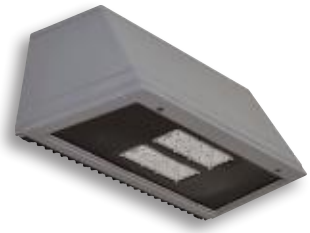
WARRANTY

Five year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Specifications subject to change without notice.

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WST LED
Architectural Wall Sconce





Inverted available with WLU option only.

Catalog Number

Notes

Type TYPE: XW BLDG MTD AREA LIGHTS

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The classic Architectural Wall Sconce is now available with the latest in LED technology. The result is a long-life, maintenance-free product with typical energy savings of 75% compared to metal halide versions. The integral battery backup option provides emergency egress lighting, without the use of a back-box or remote gear, so installations maintain their aesthetic integrity.

The WST LED is ideal for replacing existing 50 – 175W metal halide wall-mounted products. The expected service life is 20+ years of nighttime use.

Specifications

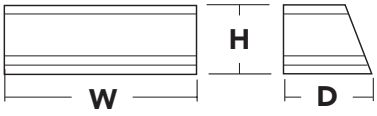
Luminaire

Height: 7-1/4" *(18.4 cm)*

Width: 16-1/4" *(41.3 cm)*

Depth: 9-1/8" *(23.2 cm)*

Weight: 17 lbs *(7.7 kg)*

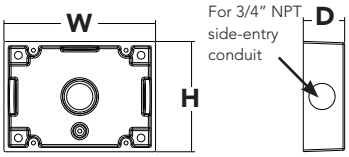


Optional Back Box (BBW)

Height: 4" *(10.2 cm)*

Width: 5-1/2" *(14.0 cm)*

Depth: 1-1/2" *(3.8 cm)*



Ordering Information

EXAMPLE: WST LED 2 10A700/40K SR3 MVOLT DDBTXD

WST LED							
Series	**Light Engines**	**Performance Package**	**Distribution**	**Voltage**	**Mounting**	**Options[3]**	**Finish *(required)***
WST LED	1 One engine (10 LEDs) 2 Two engines (20 LEDs)	**700 mA options:** 10A700/30K 3000K 10A700/40K 4000K 10A700/50K 5000K	SR2 Type II SR3 Type III SR4 Type IV	MVOLT [1] 120 [1] 208 [1] 240 [1] 277 [1] 347 480	**Shipped included** (blank) Surface mount **Shipped separately [2]** BBW Surface-mounted back box UT5 Uptilt 5 degrees	**Shipped installed** PE Photoelectric cell, button type [4,5] SF Single fuse (120, 277, 347V) [4] DF Double fuse (208, 240, 480V) [4] DMG 0-10V dimming driver (no controls) ELCW Emergency battery backup [6] WLU Wet location door for up orientation [7] PIR Motion/ambient light sensor [8] **Shipped separately** VG Vandal guard WG Wire guard	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Emergency Battery Operation

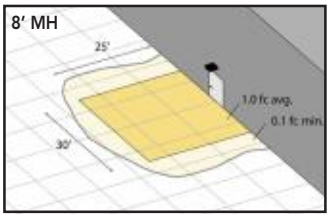
The emergency battery backup (ELCW option) is integral to the luminaire - no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

All ELCW configurations include an independent secondary driver with an integral relay to immediately detect AC power loss. Dual light engines are wired in parallel so both engines operate in emergency mode and provide additional component redundancy. These design features meet various interpretations of NFPA 70/NEC 2008 - 700.16

The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1006 and NFPA 101 Life Safety Code Section 7.9, provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples at right show illuminance of 1 fc average and 0.1 fc minimum of the single-engine Type IV product in emergency mode.

WST LED 1 10A700/40K SR4 MVOLT ELCW
10′ x 10′ Gridlines
8′ and 12′ Mounting Height





NOTES
1. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with photocell (PE option) or fusing (SF, DF options).
2. May also be ordered separately as an accessory. Ex: WSBBW DDBXD U. Must specify finish.
3. Must be ordered with fixture; cannot be field installed.
4. Not available with MVOLT option. Button photocell (PE) can be ordered with a dedicated voltage option. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
5. Not available with 480V option. Not available with motion/ambient light sensor (PIR).
6. Integral battery pack is rated for -20° to 60°C operating temperature. ELCW warranty is 3-year period. Not available with 347V or 480V. Not available with WLU.
7. WLU not available with PIR or ELCW.
8. Specifies the SensorSwitch SFOD-7-ODP control (photocell included); see Motion Sensor Guide for details. Not available with "PE" option (button type photocell). Dimming driver standard. Not available with WLU, VG or WG.

LITHONIA LIGHTING
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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%. Actual performance may differ as a result of end-user environment and application.

Light Engines	Drive Current (mA)	Performance Package	System Watts (MVOLT[1])	Dist. Type	40K (4000K, 70 CRI)				
					Nominal Lumens	B	U	G	LPW
1 (10 LEDs)	700	10A700/--K	24W	SR2	2,005	1	0	1	84
				SR3	2,029	1	0	1	84
				SR4	1,959	1	0	1	82
2 (20 LEDs)	700	10A700/--K	47W	SR2	3,944	1	0	1	84
				SR3	4,028	1	0	1	86
				SR4	3,851	1	0	1	82

1 See electrical load chart for 347/480V system watts.

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.10
10°C	50°F	1.06
20°C	68°F	1.02
25°C	**77°F**	**1.00**
30°C	86°F	0.98
40°C	104°F	0.92

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **WST LED 2 10A700** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.94	0.88	0.77

Electrical Load

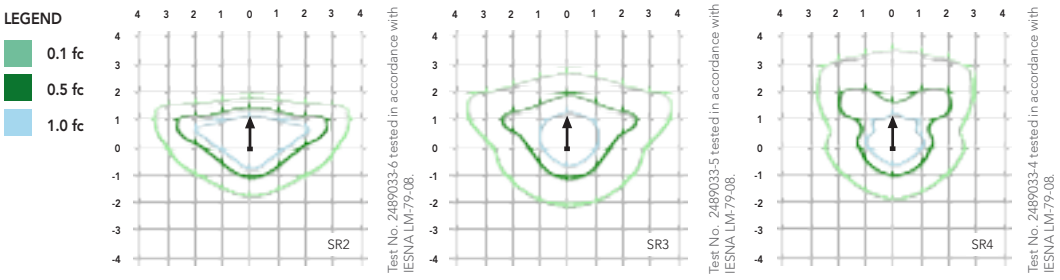
Light Engines	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
1	700	24W	0.24	0.14	0.12	0.1	-	-
		29W[1]	-	-	-	-	0.09	0.07
2	700	47W	0.44	0.27	0.23	0.20	-	-
		53W[1]	-	-	-	-	0.17	0.12

1 Higher wattage is due to electrical losses from step-down transformer.

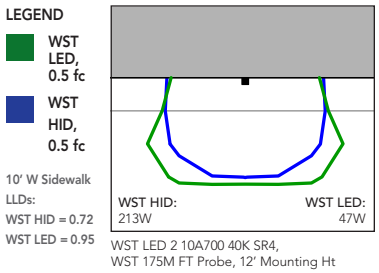
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's WST LED homepage.

Isofootcandle plots for the WST LED 2 10A700/40K SR2, SR3, and SR4. Distances are in units of mounting height (12').



Distribution overlay comparison to 175W metal halide.



WST LED 2 10A700 40K SR4, WST 175M FT Probe, 12' Mounting Ht

FEATURES & SPECIFICATIONS

INTENDED USE

The classic architectural shape of the WST LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Precision-molded acrylic lenses are engineered for superior distribution, uniformity, and spacing in wall-mount applications. Light engines are 4000K (70 CRI). The WST LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 25°C, L77). Class 2 electronic driver has a power factor >90%, THD <20%. Easily-serviceable surge protection device meets a minimum Category B (per ANSI/IEEE C62.41.2).

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The integral bubble level on the mounting plate provides assistance for level placement on every installation.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated and suitable for wet locations when mounted with the lenses down. WLU option offers wet location listing in "up" orientation. Rated for -30°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

Five year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Specifications subject to change without notice.

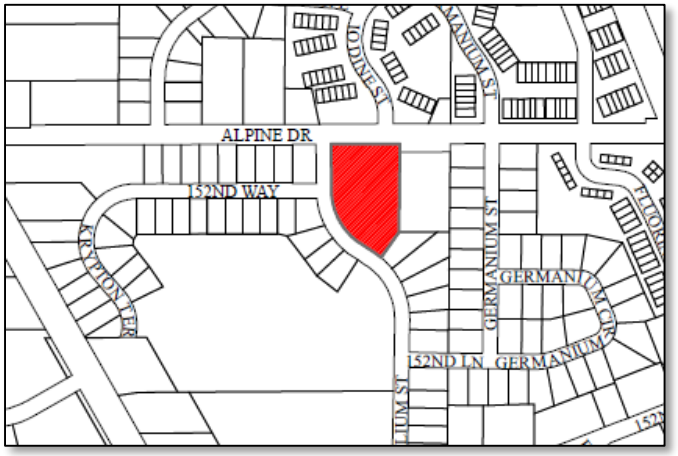
LITHONIA LIGHTING

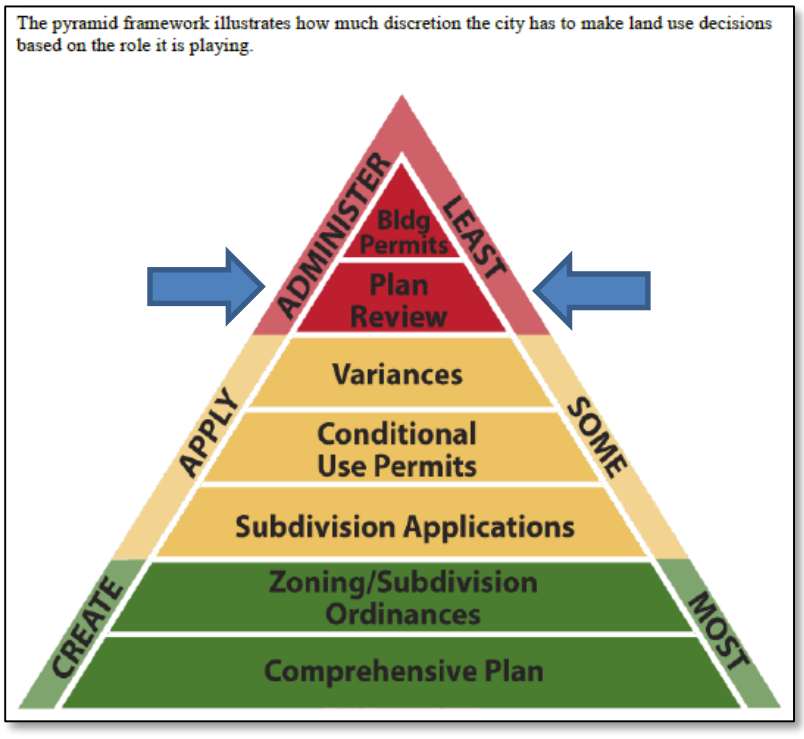
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Rev. 07/21/14

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	11/26/2014	**PROJECT ADDRESS**	5650 ALPINE DR NW
PROJECT. TITLE	FIRE STATION NO. 2: ALPINE DRIVE		
ESCROW #	N/A		
DEPARTMENT:	Community Development: Planning Division (Comprehensive Plan and Zoning Code)		
TECHNICAL REVIEWER:	Name: Tim Gladhill, Community Development Director Phone: 763-433-9826 Email: tgladhill@cityoframsey.com		

General: The purpose of this file is to provide site plan review for a planned 10,230 square foot Fire Station to replace the existing Fire Station No. 2, which is currently located at 15153 Nowthen Blvd NW. The new location for Fire Station No. 2 is to be located at 5650 Alpine Dr NW. The Project Management Team is led by the Economic Development Manager/Assistant City Administrator, the Fire Chief, and Chief #2. The architect of record is BKV Group. The Civil Engineer of record is Wenk Associates. This is the first of several steps in the process the City will consider in determining if a new Fire Station No. 2 will be constructed. If the Site Plan is approved by the City Council, the project will still require an Advertisement for Bids and award of a contract to follow. The City Council could choose at any of these steps whether or not to continue to move forward with the project.

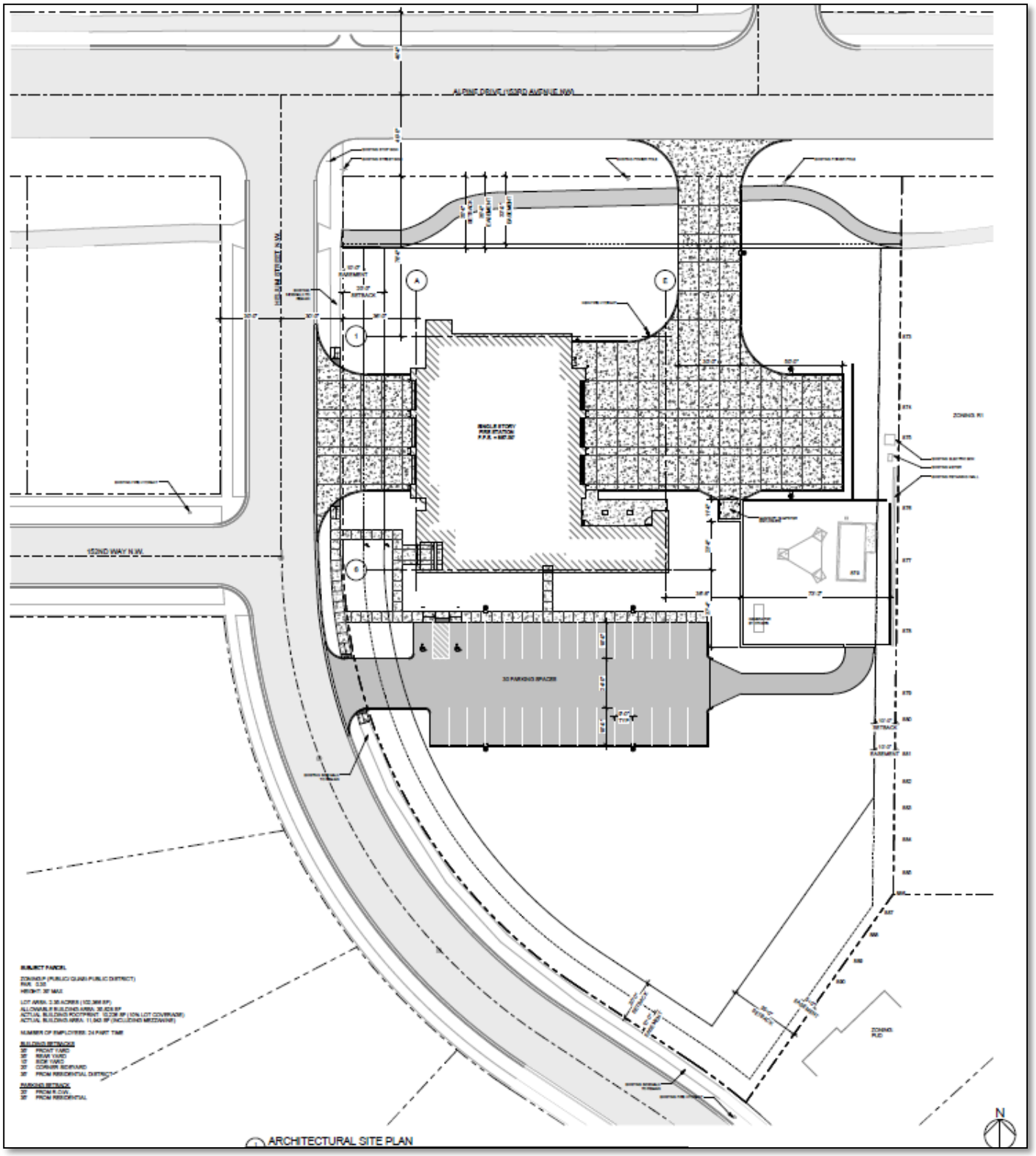




Site Plan: City Code Section 117-122 requires that any construction of buildings within the District will be subject to the site plan review process as outlined in City Code Section 117-54. The new Fire Station No. 2 is proposed to be approximately 10,230 square feet with office space, locker rooms, and apparatus bay. The City is acting in an administrative capacity for this review, applying existing standards to a proposed development.

The proposed building will be comprised of office space, locker rooms, apparatus bay, and miscellaneous storage and support space for the operation of the Fire Department. The proposed building will be multi-use, with space provided for remote office space for the Police Department, space for Allina Health Emergency Medical Services (ambulance), as well as a polling location for City elections. The proposed

building is designed for operation as a 'Paid On-Call' or Volunteer Fire Department. The proposed building is not designed to operate as a full-time department with overnight accommodations.



ARCHITECTURAL SITE PLAN

The site also is the location of an Anoka County Public Safety Communications Tower (800 MHz). An existing easement allows for ingress and egress, as well as siting of the tower. Based on the modified access, it is suggested that this easement be amended to reflect the new site plan and access.

Comprehensive Plan: The Property is designated as Public/Quasi-Public in the Comprehensive Plan. This category generally includes City offices, public works facilities, churches, school, other non-profit or government facilities, and bridges/major rights-of-way. The proposed use appears to be consistent with this designation.

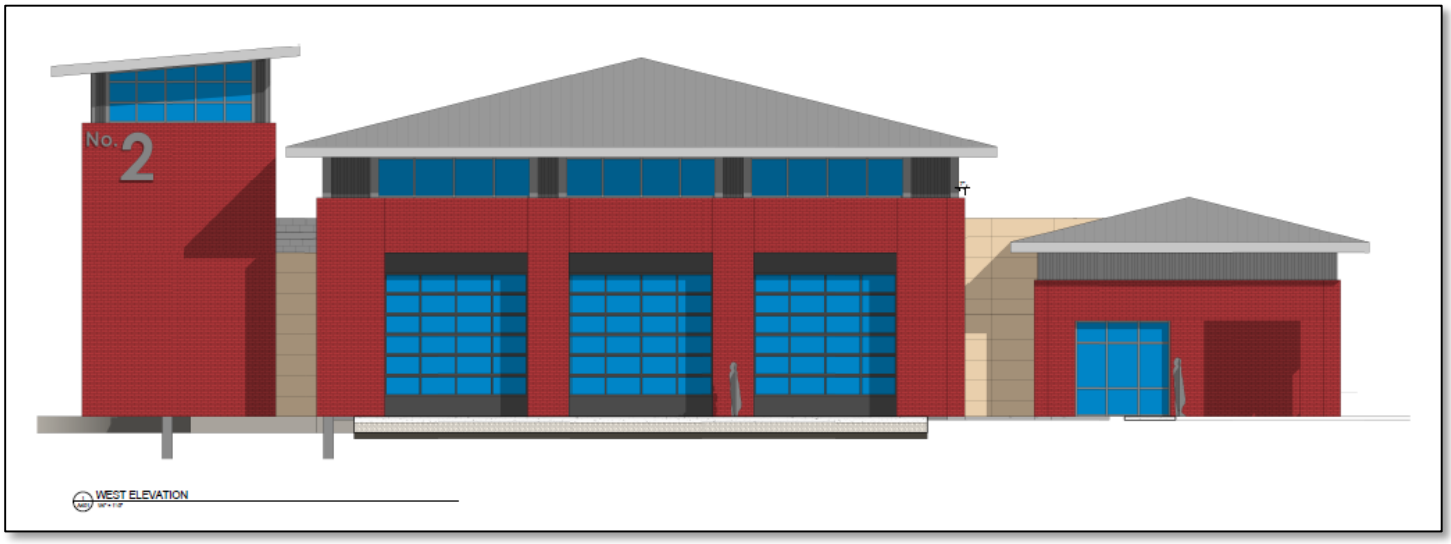
Zoning: The Property is located within the Public/Quasi-Public Zoning District, which is guided by City Code Section 117-122. The intent of the Public/Quasi-Public District is to provide for and regulate uses that are public or semi-public in nature and to provide community with area designated specifically for open spaces, community gather places, public and private recreational spaces, educational facilities, and government buildings. Government buildings and facilities are a permitted use within this District. The proposed use appears to be consistent with this District.

Dimensional Standards. While City Code Section 117-122 guides permitted and prohibited uses within the District, it does not contain specific dimensional and performance standards. It has been the City's practice and policy to review proposed developments located within the Public/Quasi-Public utilizing the B-1 General Business District dimensional standards found in City Code Section 117-114 when located adjacent to residential districts. For purposes of this review, the City will utilize the standards of the B-1 General Business District to review the proposed Fire Station. The proposed site plan appears to be consistent with the standards below.

Standard	Requirement	Proposed
Minimum Lot Area	0.5 acres	2.34 feet
Minimum Lot Width	100 feet	272 feet
Minimum Lot Depth	150 feet	350 feet
Maximum Building Height	35 feet	35 feet[1]
Maximum Structure Area	35%	10%
Minimum Front Yard Setback	35 feet	78 feet
Minimum Side Yard Setback	10 feet	36 feet
Minimum Side Yard Setback on Corner Lot	20 feet	36 feet
Minimum Rear Yard Setback	35 feet	36 feet
Major and minor arterials and State and County Roads	60 feet (centerline)	N/A
Minimum Service Road Setback	25 feet	N/A
Minimum Parking and Pavement Setback	20 feet	20 feet
Minimum Setback from Residential Districts	35 feet	36 feet

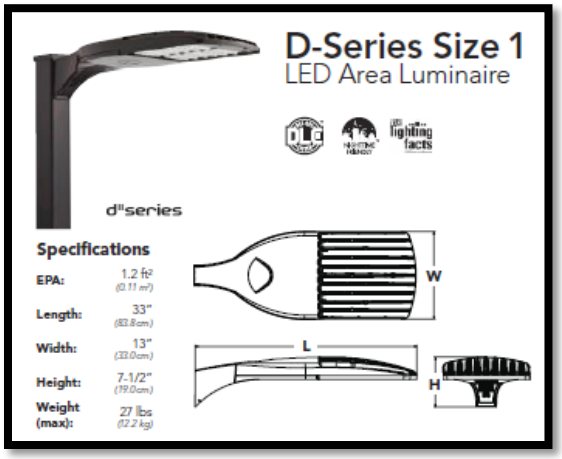
Architectural Standards. All exterior wall finishes shall be either face brick, stucco, glass, wood, natural stone, specifically designed pre-cast concrete units whose surfaces have been integrally treated with an applied decorative material or texture or other materials approved by the City. Combinations of these materials shall be permitted. The proposed building is predominately brick, with precast units, metal, and glass used for accent. The Project Management Team has chosen a pitched roof design, as opposed to a flat roof design, to better integrate with the adjacent residential development. The proposed renderings appear to be consistent with these standards.

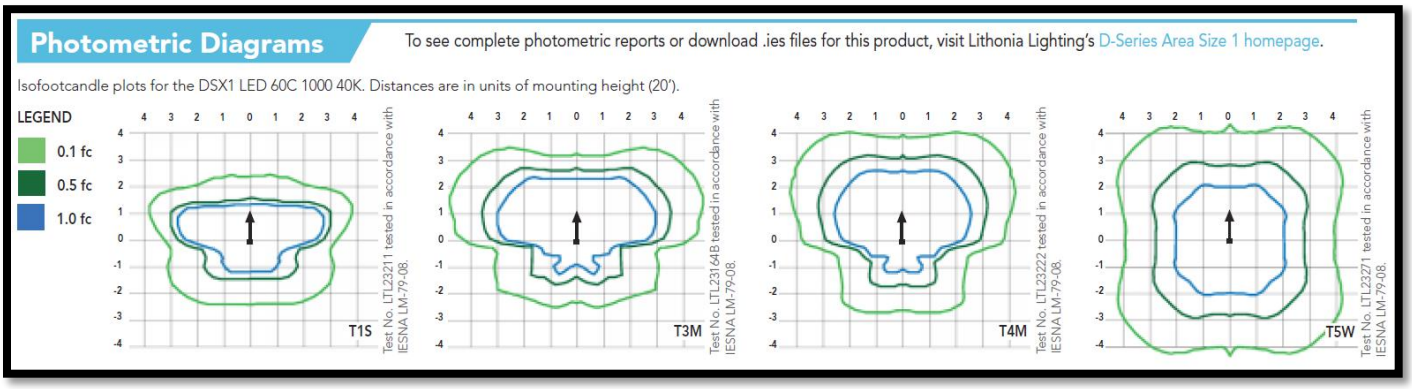
[1] The hose tower measures approximately thirty-seven (37) feet. City Code Section 117-358 (Permitted encroachments) exempts fire and hose towers from height limitations.



The Trash Enclosure is planned to be located on the exterior building on the east-facing façade. This trash enclosure will consist of materials to match the building on two (2) sides, with an opaque gate on the north facing side. A chain link fence that will pre-exist to secure the existing radio tower on the site will serve as the fourth wall. Staff finds this acceptable, as the existing radio tower and adjacent Connexus sub-station will provide more than adequate screening to any adjacent or otherwise visible areas.

Lighting Standards. Any lighting used to illuminate an off-street parking area, sign, or structure shall be arranged to deflect light away from an adjoining residential district or public street. Bulbs emitting an excess of 3,000 lumens (150 watts) shall be so directed that the bulb is not visible from off of the property where such light source is located. The site plan includes shop drawings of all proposed lighting. In addition, the Project Management Team continues to work on developing a Photometric Plan. It appears that the proposed Lighting Plan will be consistent with these standards.





Miscellaneous Standards. The proposed site plan appears to be consistent with Section 117-114 Subds. (3) through (13).

Parking: Staff has measured required parking based on one (1) space per 1,000 square feet of apparatus bay area and one (1) stall per 300 square feet of office space area as required by City Code Section 117-356 (Commercial and industrial off-street parking). The proposed site plan appears to be consistent with the standards below.

Standard	Required	Proposed
Office Parking Stalls	*10 stalls*	*15 stalls*
Stalls Required Based on Apparatus Bay	*6 stalls*	*15 stalls*
Total	**16 stalls**	**30 stalls**

Standard	Required	Proposed
Minimum Stall Width	9 feet	9 feet
Minimum Stall Depth	18 feet	18 feet
Minimum Aisle Width	24 feet	24 feet

Advisory Comments: Geotechnical Soils Report. The Site Plan does include a geotechnical soils analysis report. The BKV Group has reviewed the soils report with its applicable sub-contractor(s) and recommends that the number of soil borings and the results of the soil borings are adequate at this time. As a disclaimer, the geotechnical report is a **sample** of soil locations; it is possible that negative soil conditions could be found during construction. However, the report utilized industry standards and appears to be adequate to determine acceptable soil conditions for construction.

Recommendation. City Staff is recommending that the City Council adopt Resolution #14-12-250 approving the Site Plan for Fire Station No. 2, with amendments as outlined in this Staff Review File.

Next Steps. Following Planning Commission Review, the Site Plan will be forwarded to City Council for consideration. As noted previously, this Site Plan Review is separate from the competitive bidding process required for City projects. Approval of the site plan does not guarantee approval of the project itself. The Project Management Team will coordinate the bidding and final approval consideration following commencement of the Site Plan Review Process:

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

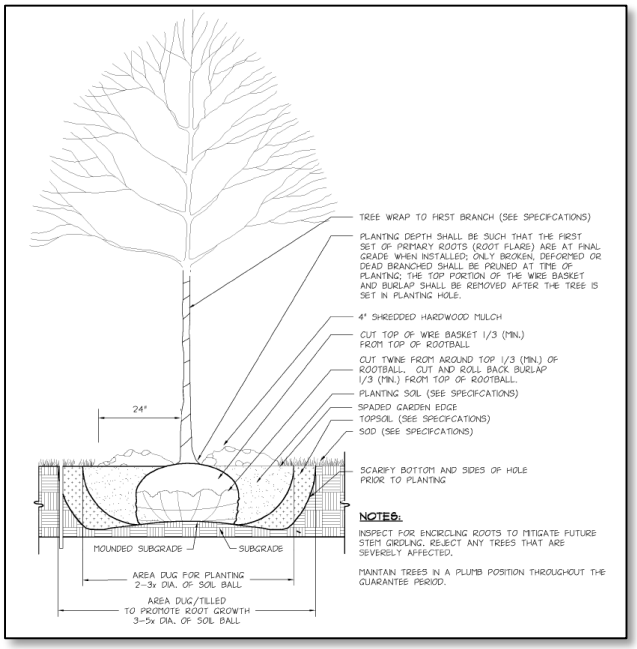
DATE	11/26/2014	**PROJECT ADDRESS**	5650 ALPINE DR NW
PROJECT. TITLE	FIRE STATION NO. 2: ALPINE DRIVE		
ESCROW #	N/A		
DEPARTMENT:	Community Development: Planning Division (Landscape Plan & Environmental Resources)		
TECHNICAL REVIEWER:	Name: Chris Anderson, City Planner Phone: 763-433-9817 Email: canderson@cityoframsey.com		

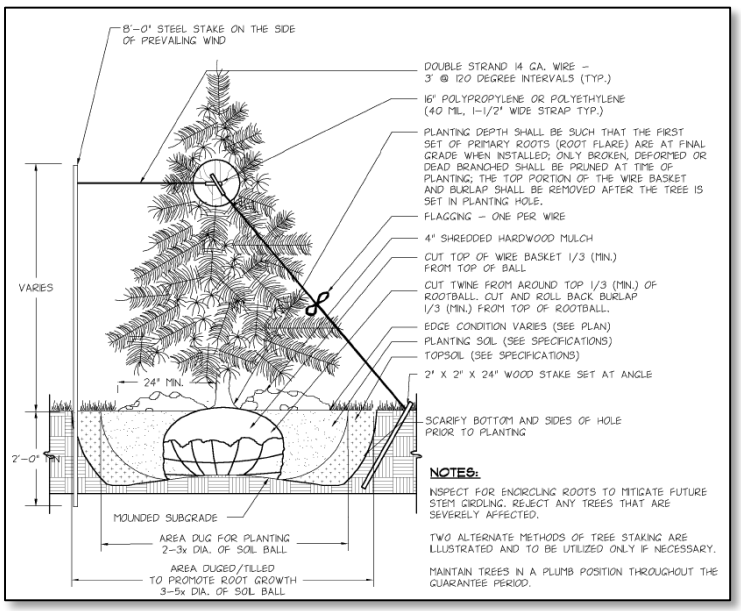
We offer the following comments regarding the Landscape Plan prepared by BKV Group and dated November 17, 2014:

Landscaping: One (1) tree per every fifty (50) lineal feet of site perimeter, plus one (1) tree per every ten (10) parking stalls is required. Additionally, one (1) shrub per every thirty (30) lineal feet of site perimeter is required. Deciduous overstory trees shall be a minimum of two and a half (2.5) inch caliper, ornamental trees shall be a minimum of one and a half (1.5) inch caliper, and evergreen trees shall be at least six (6) feet in height.

The Landscape Plan shall be updated as follows:

- A planting detail must be included. It shall either incorporate the City's tree planting detail or, at a minimum, include the following:
  - Planting depth shall be such that the 1st set of primary roots is at finished grade
  - Only prune out dead/broken/deformed branches at time of installation
  - Removal of upper portion of wire basket and burlap after being placed in planting hole if using B & B stock.
  - 2-4 inches of wood chip mulch shall be included around all trees. Mulch shall not be piled against the trunk of trees.





- Add a note to the Landscape Plan stating that all disturbed areas not otherwise improved with impervious surfacing shall be covered with four (4) inches of topsoil meeting MnDOT's specification for Premium Topsoil Borrow (3877.3).
- Shrub size at time of installation shall be at least twenty-four (24) inches.
- The four (4) Fall Fiesta Sugar Maples should be replaced with an alternative species, as they don't tolerate urban conditions well (heat, compacted soils, deicing salts, etc.).
- Three (3) Imperial Honeylocusts and four (4) Thornless Hawthorns along the reconstructed trail are shown within a transmission line easement. Written acknowledgement/acceptance of the proposed plantings from the easement holder should be obtained prior to installation of the trees. As an alternative, plantings should be relocated outside this easement to avoid conflict (future removal) with the purpose of the easement.
- Planting plan and schedule conflict regarding the prairie dropseed and little bluestem numbers. This should be reconciled.
- Trees/shrubs shall be warrantied for a minimum of two (2) years.
- Boulevard area along Helium Street shall be finished with topsoil and sod (if it is not already). This note should be added to sheet L100.
- The two (2) Princeton Elms south of the trail should be shifted to the east to ensure a clear site line for both pedestrians and motorist at the trail crossing.

Tree Preservation: At least thirty percent (30%) of the inches of existing significant tree DBH must be preserved on the overall site. Significant trees are defined as all evergreens and oaks that have a DBH of four (4) inches or greater and all other deciduous trees with a DBH of eight (8) inches or greater. If less than thirty percent (30%) of the inches of existing significant tree DBH are retained, restitution will be necessary. This could be either 1.25 inches (diameter) of newly planted trees for each one (1) inch removed in excess of the threshold or a payment of $125.00 for each one (1) inch removed in excess of the threshold, or some combination thereof. Note that required landscaping does count toward satisfy the replanting requirement.

A tree inventory must be submitted for all significant trees on the site. The inventory shall include the following:

- Species, size (DBH), and condition.
- Note whether a tree is being removed or saved (if it is being removed for installation of trail or stormwater pond, that should be noted as that does not count toward total removals).
- A tally of total DBH inches for the site and a tally of DBH inches of trees being removed.
- Prior to any removals occurring, the City shall have the opportunity to review and relocate any desirable trees.

Topsoil: The project is subject to the City's topsoil requirement, which states that all disturbed areas not otherwise improved with walkways, driveway, home and other impervious surfacing, shall receive four (4) inches of topsoil meeting the City's topsoil specification. A topsoil inspection is required prior to landscaping being installed and copies of the load tickets are required as well. This is reviewed at time of Building Permit Application and request for Certificate of Occupancy.

Bufferyard: Due to the residential lots adjacent to the project site in the southeast corner, a bufferyard shall be required. Within the bufferyard area, an additional twenty-five percent (25%) of the required plantings shall be installed. This requirement appears to be satisfied with the proposed plantings, which consist of a mixture of evergreen and deciduous trees as well as shrubs.

Best Management Practices (BMPs): The project provides an opportunity for the City to implement various BMPs as a demonstration available for other potential projects to observe and replicate. Staff will be discussing these ideas with the

City's Environmental Policy Board at their December meeting. A final determination will be made prior to the final plans being sent for advertisement for bid. The following concepts shall be explored further and implemented where feasible:

- In addition to rain sensors, the irrigation system should also be equipped with soil moisture sensors and evapotranspiration (ET) sensors. At the very least, these should be included as an add-alternate on the bid request.
- Expand the use of the seed mix and native plantings beyond the basin of the stormwater pond. A manicured strip of turf grass (about ten [10] wide or so) adjacent to the sidewalk and south edge of the parking is acceptable, but the majority of the stormwater pond area could be established with quality and aesthetically pleasing native grasses and perennials, which are more adaptable to drought conditions and require less input and maintenance in the long term.
- Consider alternate style curb along south edge of parking lot that would allow for Stormwater runoff to sheet flow toward the stormwater pond, rather than the traditional B6/12 curb and gutter with catch basins (see Engineering comments regarding civil plans for more detail). This curbing could also better assist with snow removal.
- The Preliminary Project Manual indicates a number of energy efficient systems, including mechanical and lighting. It would be Staff's desire that these energy efficient systems be retained as high priority as final design is completed, most notably highly visible LED lighting fixtures.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	NOVEMBER 24, 2014	**PROJECT ADDRESS**	ALPINE DRIVE AND HELIUM STREET
PROJECT. TITLE	FIRE STATION NO. 2 PRELIMINARY PLAN REVIEW		
ESCROW #			
DEPARTMENT:	Engineering		
TECHNICAL REVIEWER:	Name: Leonard Linton Phone: 763 433-9834 Email: llinton@ci.ramsey.mn.us		

We offer the following comments regarding updated plans dated November 17, 2014 prepared by Wenck in association with BKV Group.

Staff offers the following comments:

Sheet Certificate of Survey

1. City Code requires identifying all trees 4" and larger.
2. City Code requires extending the survey to 100 feet beyond the property lines on all sides of the project.

Sheet C102

1. Install signs indicating trail and sidewalk will be closed.
2. Add note: "Sawcut concrete curb full depth prior to removal."
3. Add note: "Sawcut concrete sidewalk full depth prior to removal.
4. Add note: "Sawcut bituminous pavement full depth prior to removal. Sawcut shall be 1 foot from face of curb. Mill existing wear course 1 foot wide prior to replacing pavement so that vertical joints are offset.
5. Remove sidewalk with curb removal for new driveways.

Sheet C103

1. Coordinate fence removal, construction of retaining wall and new fence to maintain security of tower site.

Sheet C201

1. All watermain shall be DIP. 8" and larger DIP shall be class 52. 6" and smaller DIP shall be Class 53.
2. Provide 6" gate valve in service line to building.
3. Change 9xx.xx to 8xx.xx for CBMH 3.
4. Label storm sewer pipes with length, size, and slope. Label storm sewer structures with rim elevation, invert elevation and structure size.

5. Consider placing EOF for dry pond in CBMH 3. Invert must be set above 100 year high water level.

Sheet C301

1. Plans for retaining wall must be signed by an engineer.
2. Topsoil must meet the Ramsey specifications.
3. The cross slope on sidewalks and trails at driveways must not exceed 2%.
4. Label slopes on paved surfaces.
5. It is recommended that the project provide a depressed area south of car parking lot for infiltration/ snow storage. Contours along south edge do not depict surmountable/ ribbon curb.

Sheet 401

1. Rock construction entrances are ineffective for removing Ramsey soils from tires. Add note to plan "Contractor shall have sweeper on site or available within 3 hours of notification by City that soils must be removed from adjacent streets.
2. Verify date of geotechnical report.

Sheet 501

1. Sediment Control Inlet Hat shall not be used in paved areas.
2. Concrete thrust blocks are not required. Mega-lugs are required on all joints.
3. Intent of biolog detail is not clear.

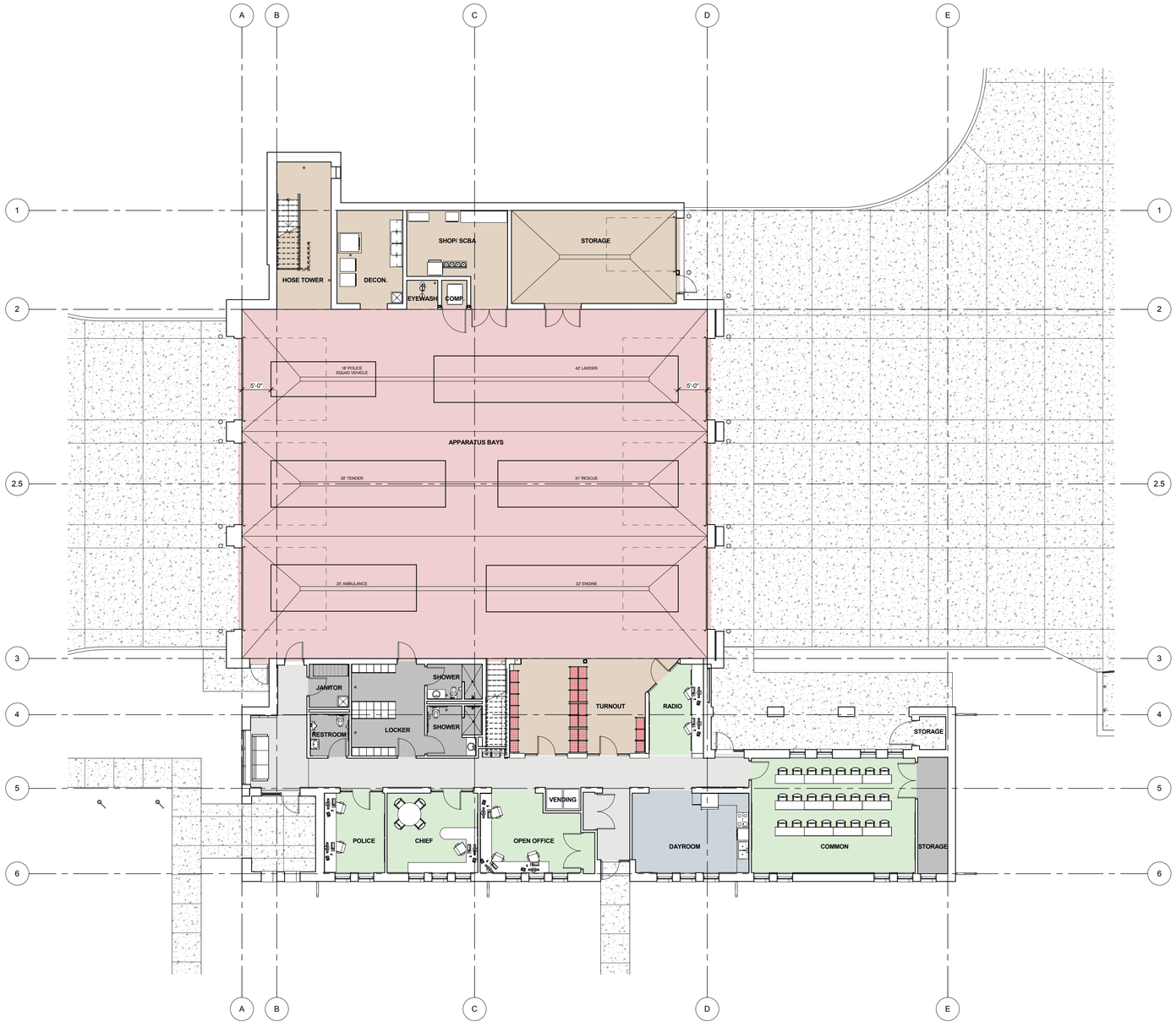


North

SITE PLAN

Ramsey Fire Station No. 2

Ramsey, MN *1-8-2015*

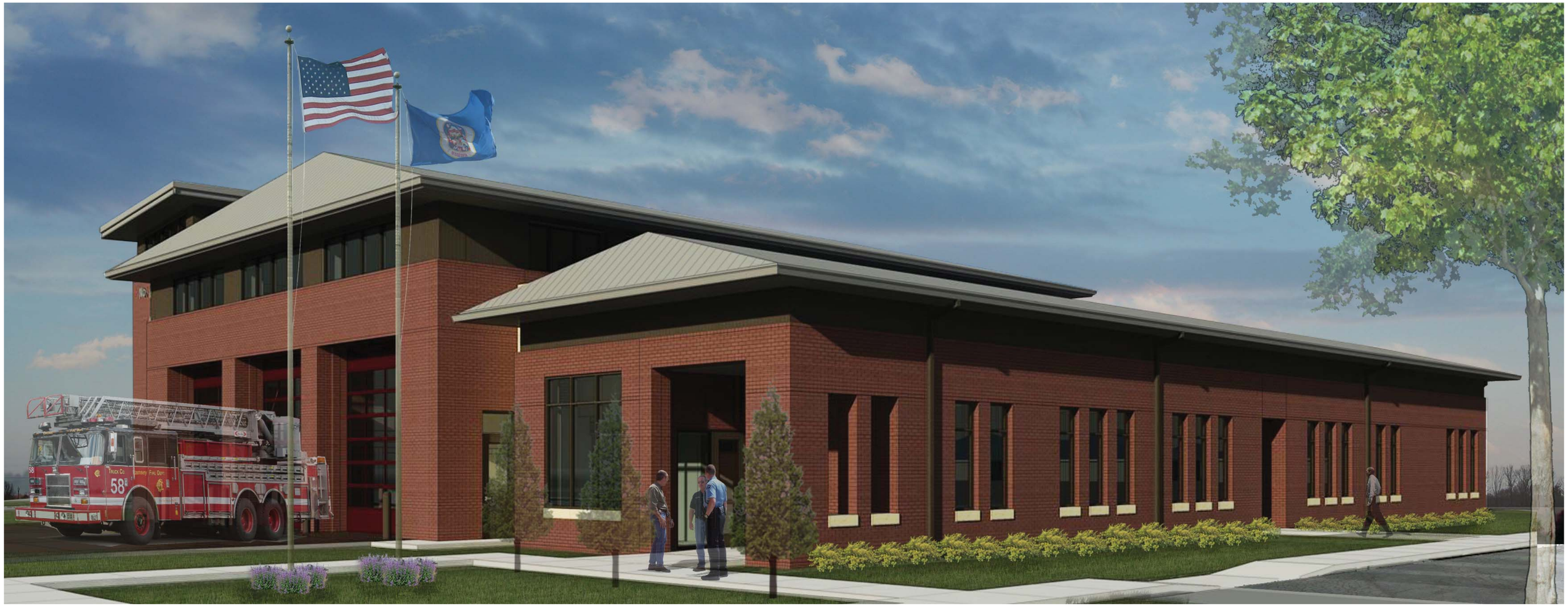


North

FLOOR PLAN

Ramsey Fire Station No. 2

Ramsey, MN *1-8-2015*



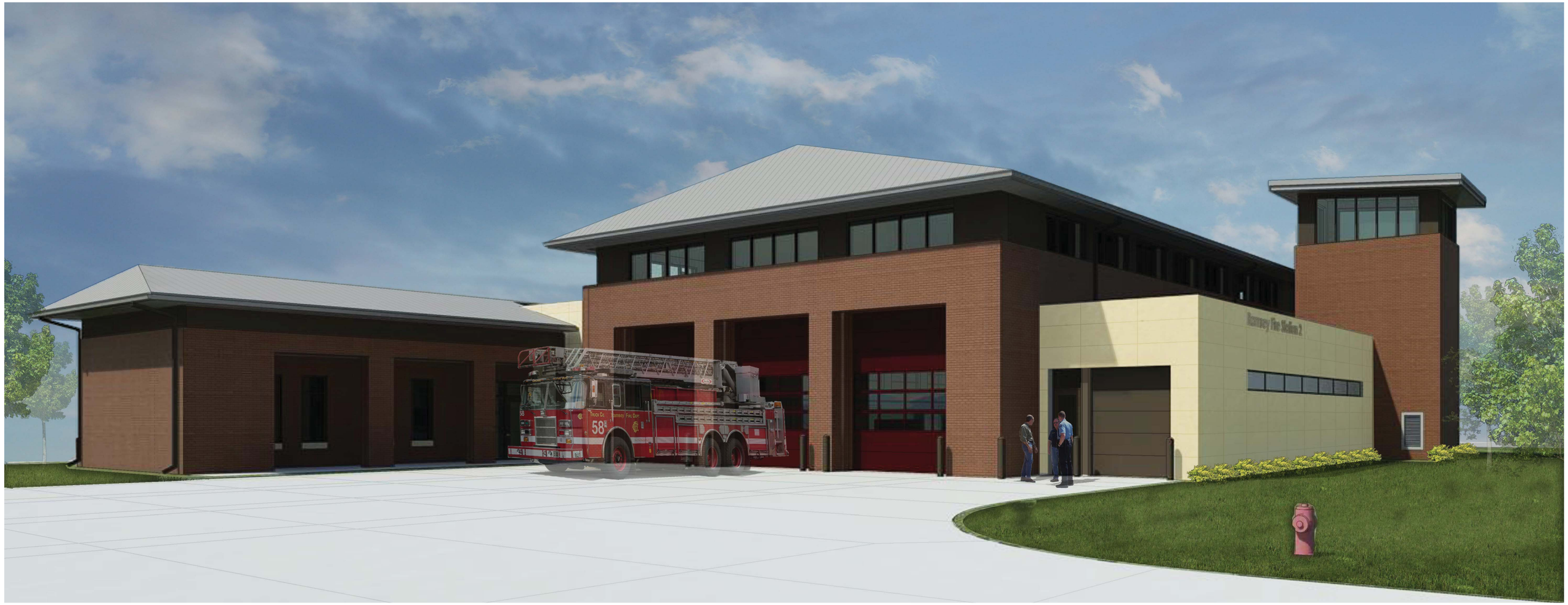
SOUTHWEST PERSPECTIVE

Ramsey Fire Station No. 2

Ramsey, MN *1-8-2015*

City of RAMSEY

BKV GROUP



NORTHEAST PERSPECTIVE

Ramsey Fire Station No. 2

Ramsey, MN *1-8-2015*

City of RAMSEY

BKV GROUP

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #15-01-002

RESOLUTION APPROVING SITE PLAN FOR FIRE STATION NO. 2 TO BE LOCATED AT 5650 ALPINE DR NW

WHEREAS, on August 11, 2014, the City Council authorized a contract with BKV Group to provide final design services for a new Fire Station No. 2; and

WHEREAS, on November 17, 2014, the City received plans from BKV Group for Site Plan Review for Fire Station No. 2; and

WHEREAS, on December 4, 2014, the Planning Commission reviewed the Site Plan, and recommended that the City Council approve said Site Plan; and

WHEREAS, on January 13, 2014, the City Council considered approval of the Site Plan for Fire Station No. 2; and

WHEREAS, Site Plan Review is one (1) of multiple steps in considering authorization to build a new Fire Station No. 2, and does not provide official authorization to begin construction; and

WHEREAS, the City Council will need to advertise for bids and award a contract at a future date if it decides to authorize construction of a new Fire Station No. 2.

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

1) That the City Council of the City of Ramsey does approve the Site Plan for Fire Station No. 2, acknowledging the requirement for Advertisement for Bid and Award of a Contract at a future meeting.

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 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 13th day of January, 2015.

Mayor

ATTEST:

City Clerk

Our Mission: To work together to resposibly grow our community, and to provide quality, cost-effective, and efficient government services.

CC Regular Session **7. 4.**

Meeting Date: 01/13/2015

Submitted For: Patrick Brama, Administrative Services

By: Patrick Brama, Administrative Services

Information

Title:

Consider Purchase Agreement between NIK Management Group and the City of Ramsey for the Former Municipal Center Site (PORTIONS MAY BE CLOSED)

Purpose/Background:

Purpose

Consider offer from NIK Management Group INC. to purchase City owned property.

Background (Site)

The City owns a 21.5 acre property located at 15153 Nowthen Boulevard. This site is currently located in the Public/Quasi Public Zoning District and is the temporary home of the City's Fire Station #2. The City is currently processing a Zoning Amendment for this property from the Public/Quasi Public District to the R-1 Residential (MUSA) District. Additionally, the City is in the process of designing a new, permanent, location for Fire Station #2. The City will consider taking action on a potential new Fire Station #2 in January/February 2015 (i.e. the Council will consider letting bids). The new location of Fire Station #2 is proposed for just northeast of this site.

This site is currently being listed by CBRE, the City's real estate broker. This property is currently listed at $40,000 per acre (about $820,000 total asking price). Development of this site for single family residential will require significant building demolition and site clean up costs (estimated at about $150,000).

Background (NIK Management)

This Purchase Agreement comes from NIK Management Group (management arm for Bridgeland Development INC). NIK Management Group would act as the developer. NIK Management Group would enter into a LLC Partnership with Rice Creek Building for this specific project. Rice Creek Building's web address is: ricecreekbuildingandremodeling.com. NIK Management Group has completed several projects in Minnesota, Wisconsin and the Dakotas. Attached is background information on NIK Management Group, and their previous projects.

Background (Offer)

The attached NIK Purchase Agreement includes a two-phased closing approach. The buyer would close a purchase on all developable land in April/May 2015 (about 14 acres of the 20.5 total acres); and close on a second purchase for the remaining land (about 7.5 acres) in May of 2016. The second closing requires the City to deliver "clean site" to the buyer; which means: removal of existing structures and improvements at the sole cost of the City (including capping wells, septic tanks, etc.). The City Attorney has reviewed the attached Purchase Agreement. The observations section of this case includes highlights.

Background (Case)

This case was reviewed by the City Council on Tuesday, December 09, 2014. At the time, the Council was considering two offers. General direction from the Council was to negotiate a Purchase Agreement with NIK Management; and to bring it back in January 2015 for consideration. The attached NIK Management Purchase Agreement was reviewed by the EDA on 01/08. The EDA did pass a motion to recommend the City Council approve this agreement. Below are comments made by the EDA:

- Staff should work with NIK Management to negotiate earnest money terms (i.e. amount and when it becomes hard). The EDA was especially concerned with the second closing. Staff will attempt to renegotiate this term before 01/13 (improve the City's position).
- The EDA did discuss an option to remove the second phase of this project from this particular PA. This alternative was considered by the EDA to allow the City time for "uncertainties" of the second phase to become clearer (i.e. access resolution and site clean-up costs to be finalized). After discussion, the EDA did not move forward with this alternative. Reasons included: existing NIK deal ties up phase two with a competitive offer price, both access and site clean up need to occur (now or in the future, may be a moot point), this deal will support the initiative for a new Fire Station #2, the PA includes protective language regarding phase two (in the event Fire Station #2 is not built).
- The EDA had questions regarding minimum architecture. The City's Community Development Director Mr. Gladhill indicated what minimum standards are in place today; and that minimum standards will result in a product similar to the surrounding neighborhood.
- The EDA had questions regarding internal traffic circulation, if phase two never occurred. The City's Community Development Director Mr. Gladhill indicated that a future development agreement with the buyer for phase one of the proposed development would require a contingency to address said issue (i.e. dollars to pay for cul-de-sacs).
- If available, minutes from the EDA meeting will be forwarded to the City Council before 01/13.

Background (Land Use)

From a land use perspective, the proposed project is set for review by the Ramsey Planning Commission on 01/08 (from a preliminary plan perspective). Results of said meeting will be disclosed during the presentation of this case; or may be viewed online at QCTV.org.

Important Note on Access from County Road 5

The existing access to the this site from Nowthen Boulevard will be a major topic to discuss/resolve before the second proposed closing. The existing Nothewn Boulevard access is not owned by the City of Ramsey. Said access has been granted via a temporary easement. When the old municipal center site develops, the City will lose this temporary access easement. Therefore, the City needs to identify a solution to this problem.

Attached to this case are access alternatives. This item will be discussed at a January 08 public open house and with the Planning Commission. Additionally, staff is working with affected property owners and Anoka County to validate alternatives. With proper public input, Planning Commission input, property owner input, and the feasibility of alternatives in-hand, Staff will bring this open item to the City Council for direction. This item does not need to be resolved before signing this agreement. It will need to be resolved before the second closing.

Notification:

NA

Observations/Alternatives:

Observations

Listed below are highlights of the proposed Purchase Agreement with NIK Management:

1. $929,000 total offer price ($41,500 per acre for phase one and $43,500 for phase two). NOTE: the total listing price for this property was $860,000 ($40,000 per acre).
2. The proposed deal includes a two-phased closing (first closing on 14 acres in June of 2015 and second closing on 7.5 acres in June of 2016).
3. The second closing requires the City to deliver a "construction-ready" site. Meaning, removal of existing structures, improvements (parking, driveways, etc.), capping wells, removal of septic tanks (if needed), etc.

This work is estimated to cost the City about $150,000-$200,000.

4. The second closing will require implementation of a "new/re-aligned" access to this site from Nowthen Boulevard. This will affect the City's NET Proceeds. See background section of this case or item 7 below for details.
5. $10,000 of earnest money will be put down on the project (1.07%). Earnest money is scheduled to be utilized 50% at closing one and 50% at closing two. $1,500 will become hard after 60 days.
6. Major contingencies include site plan, plat, development agreement, and financing approvals before closing.
7. NET PROCEEDS: depending on several unknowns, City staff is estimating NET Proceeds ranging from $101,887 to $301,887 for the proposed deal. Attached to this case is a feasibility analysis. *NOTE*: the City may be able to significantly improve NET Proceeds by utilizing County HRA dollars to offset required City redevelopment expenses. This item is discussed in the feasibility analysis.

Alternatives

Accept

Staff believes the proposed offer is fair for both parities and recommends the City Council consider accepting. The proposed offer meets the City's asking sale price. The proposed terms and timelines are reasonable to staff, CBRE and the City Attorney. The proposed project accomplishes multiple City goals: selling surplus city owned land, getting tax-exempt land back on the tax-rolls, attaining land proceeds to help offset the cost of Fire Station #2, and help perpetuate the initiative to relocate Fire Station #2.

Revise

The City Council may be interested in amending a number of terms included in this agreement before considering approval. Based on input from the City Attorney and CBRE, staff is not currently recommending any specific amendments (several amendments have been requested by staff and the attorney, and have been made). However, any number of terms and conditions could be renegotiated further (not uncommon to request).

Deny

Staff has not identified concerns or issues with the proposed Purchase Agreement that would result in a recommendation to deny. If the Council is in disagreement with any terms/conditions of the proposed agreement, staff would recommend renegotiating said terms/conditions rather than denying this agreement entirely.

Funding Source:

NA

Recommendation:

Staff recommends the City Council consider adopting the attached Purchase Agreement with NIK Management INC. Explanations are included in the "alternatives" section of this case.

Note: The draft EDA meeting minutes have been attached to this case as of 1/13/15.

Action:

Motion to (approve/amend/deny):
the attached Purchase Agreement between the City of Ramsey and NIK Management INC. for 21.5 acres of City owned land contingent upon final review and amendments from the City Attorney.

Attachments

NIK PA 010915

Access Alternatives

Ref Map of 2 Phase Deal

Feasibility Analysis 01072015

NIK Background

Draft January EDA Mts

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kathy Schmitz	01/02/2015 03:40 PM
Patrick Brama	Patrick Brama	01/05/2015 08:51 AM
Patrick Brama	Patrick Brama	01/07/2015 03:59 PM
Patrick Brama	Jason Fredrickson	01/08/2015 03:25 PM
Kurt Ulrich	Kurt Ulrich	01/08/2015 04:57 PM
Form Started By: Patrick Brama		Started On: 01/02/2015 08:43 AM
Final Approval Date: 01/08/2015		

REAL ESTATE PURCHASE AGREEMENT

This agreement is made by and between the City of Ramsey (the "Seller"), and NIK Management, Inc. a Minnesota corporation (the "Buyer"), its successors and/or assigns) effective as of the last date signed by all parties below (the "Effective Date").

In consideration of the parties' mutual covenants, undertakings and representations in this Agreement and for other good and valuable consideration, the receipt and sufficiency of which the parties acknowledge, the parties agree as follows:

1. Sale of Property.

a. Subject to paragraph 1(d) below, Seller agrees to sell to Buyer, and Buyer agrees to purchase from Seller, all of Seller's rights, title, and interest in the real property consisting of approximately 21.5 acres, located at 15240 Helium Street NW and 15153 Nowthen Boulevard NW, bearing PID Nos. 233225410035, 233225410019, 233225410018, the legal description of which is set forth in Exhibit 1 to this agreement (the "Property"), together with (a) all easements, privileges, and rights benefitting or appurtenant to the Property; and (b) without limiting the foregoing all water, mineral and all other rights held by Seller and/or which run with the land.

b. The Property shall be conveyed from Seller to Buyer in two parcels, the approximate areas of which are illustrated in Exhibit 2. Parcel A is the southerly parcel of approximately 14 acres. Parcel B is the northerly parcel of approximately 7.5 acres. Within 60 days after the Effective Date of this Agreement, Buyer shall obtain a survey at its expense depicting Parcel A and Parcel B and setting forth the legal description for both. The survey and legal descriptions shall be attached to and made part of this Agreement.

c. Parcel A and Parcel B shall be platted by Buyer at Buyer's expense as two separate plats. Buyer shall submit an application for preliminary plat approval of Parcel A within 60 days after receipt of the survey referenced above.

d. The sale of Parcel B is contingent upon Seller approving the construction of a new fire station by April 30, 2015. In the event the City Council does not approve of the new fire station project by that date, the sale of Parcel B shall be deemed null and void and not part of this Agreement.

2. Property Demolition. As of the Effective Date, the former city hall, an existing fire station, access roads, associated parking facilities, and a mound septic system exist on Parcel B ("Existing Improvements"). The fire station will remain in use until a new fire station is completed on a new site in 2016. Upon completion of the new fire station and removal of all equipment from the existing fire station, the Seller shall demolish the Existing Improvements at its expense and remove the resulting debris. The Seller is not responsible for any changes to the existing grade on the site or any other site improvements.

3. **Purchase Price and Manner of Payment.** The total purchase price ("Purchase Price") Buyer will pay to Seller for the Property is Nine Hundred Twenty Nine Thousand and no/100 Dollars ($929,000.00) payable as follows:

a. **Earnest Money.** (Ten Thousand Dollars ($10,000.00) as earnest money (the "Earnest Money") to be paid into escrow to Title-1, 7535 Sunwood Drive, Ramsey, MN 55303 ("Title Company") by Buyer, upon execution of this Agreement by both parties, to be held by the Title Company and released to Seller at Closing in reduction of the Purchase Price, or as otherwise provided herein. The Earnest Money shall be returned to the Buyer if this Agreement is terminated by the Buyer during the course of the Buyer's due diligence investigations and inspection period, or if the parties do not reach a mutually acceptable developer's agreement timely, or if the Buyer's project does not receive final plat approval timely, or upon Seller's breach. Notwithstanding any other terms in this Agreement, $1,500 of the Earnest Money shall become non-refundable and released to the Seller by the Title Company 61 days after the Effective Date of this Agreement.

b. **Closing Payments.**

1. Buyer will purchase Parcel A for $581,000.00. Closing on Parcel A shall occur within 30 days after final plat approval of Parcel A and execution of a mutually acceptable developer's agreement, or by June 30, 2015, whichever is earlier. $3,000 of the Earnest Money remaining as of the date of closing shall be applied in reduction of the purchase price.

2. Buyer will purchase Parcel B for $326,250.00. Closing on Parcel B shall occur within 30 days after the Seller provides written notice to Buyer that demolition of Existing Improvements, as described in Section 2 above, is completed. The Earnest Money remaining as of the date of closing shall be applied in reduction of the purchase price.

(c) **Adjustment to the Purchase Price.** The Property is bordered on the west by Krypton Terrace N.W., which currently intersects with, and terminates at, the west driveway entrance to the existing city hall site. Seller intends to eliminate the west driveway entrance during demolition and construct an extension of Krypton Terrace N.W. so as to align it with the Nowthen Blvd. / 151st Lane N.W. intersection ("Street Option 1"). In the event that Street Option 1 cannot be constructed, as determined by Seller, Krypton Terrace will be extended by Buyer east/southeast into the Property and aligned with the right-of-way dedicated to Seller on Buyer's plat(s) ("Street Option 2"). If Street Option 2 is utilized, the Purchase Price shall be adjusted downward to reflect the cost of construction of the road and the loss of approximately one (1) acre of buildable land. Those costs are estimated to be One Hundred Forty Five Thousand Dollars ($145,000.00). The parties shall negotiate in good faith, using their best efforts, to reach agreement on the amount of the price adjustment. If the parties cannot reach agreement on this issue, they agree to submit the matter to binding arbitration.

4. Contingencies. Buyer's obligations under this Agreement are expressly contingent upon satisfaction or waiver of each of the following conditions:

a. **Title.** Title will have been found acceptable to Buyer, or been made acceptable, in accordance with this Agreement's requirements and terms.

b. **Performance of Seller's Obligations.** Seller will have performed all of its obligations required under this Agreement, as and when required by this Agreement.

c. **Representations and Warranties.** All of Seller's representations and warranties contained in this Agreement are true and correct as of the Closing Date.

d. **Inspections and Feasibility and Due Diligence Investigations.** Buyer's satisfaction with the results of and matters disclosed by such inspections, investigations and testing of the Property (the "Inspections"), including without limitation, surveys, soil tests, environmental reports, Phase I reports, and all other tests and inspections of the Property, which Buyer deems necessary or appropriate to determine the suitability and feasibility of the Property for Buyer's intended use of the Property (including without limitation, the successful application for rezoning and plat approval) and Buyer shall have determined, that the Property meets with Buyer's approval, including other assessments such as utilities and environmental suitability and riparian or other water rights. Seller shall allow Buyer, and Buyer's agents, physical access to the Property without charge at all reasonable times for the purpose of Buyer's Inspections. Buyer's Inspections will be conducted in a manner not unreasonably disruptive to the Property. Buyer shall further repair and restore any damage to the Property caused by or occurring during Buyer's Inspections and return the Property to substantially the same condition as existed prior to such entry.

e. **Due Diligence Documents.** Buyer shall be satisfied with Buyer's review and analysis of all of the following Due Diligence Documents previously provided by Seller and the information contained therein:

i) ALTA Survey by Kakanson Anderson dated December 19, 2012.

ii) Title Commitment from First American Title Insurance Company dated October 31, 2012, Commitment Number T12-11033.

iii) Phase I Environmental Assessment

iv) Phase II Environmental Assessment

v) Limited Site Investigation

vi) Response Action Plan

vii) MPCA Petroleum Tank Release Site File Closure

viii) Geotechnical Soils Evaluation

ix) Hazardous Materials Survey

x) Aerial Photo

xi) Lidar Contours Map

xii) Street Map

xiii) Sewer and Water Map

xiv) Official Zoning Map

xv) Development Concept Maps

xvi) Consumer Confidence Report (water)

f. **Inspection and Due Diligence Investigation Period.** Buyer shall be afforded a period of sixty (60) days from the Effective Date (the" Due Diligence Period") to complete its inspections and due diligence investigations. If Buyer's inspections and due diligence investigations are not completed within the Due Diligence Period for no fault of Buyer, Buyer may request and Seller shall grant one (1) thirty (30) day extension of the inspection and due diligence period.

g. **Financing.** The Buyer's obligations under this agreement are contingent upon the Buyer obtaining a reasonably satisfactory financing commitment within One Hundred Twenty (120) days after the signing of this agreement.

h. If any contingency has not been satisfied or waived by Buyer, in its sole discretion, on or before the Closing Date, then Buyer may at its option terminate this Agreement by written notice to the Seller at any time on or before the Closing Date. Upon termination of this Agreement pursuant to this Section 3 (and except as otherwise provided herein), all of the Earnest Money, and any interest accrued thereon, shall be immediately released to Buyer, and upon such return this Agreement shall terminate and neither party shall have any further rights or obligations regarding this Agreement or the Property. All of the contingencies set forth in this Agreement are specifically for Buyer's exclusive benefit, and Buyer shall have the right to unilaterally waive any of Buyer's contingencies contained in this Agreement. Notwithstanding the foregoing, nothing contained in this Section 3 will waive or diminish any right or remedy Buyer may have for Seller's default or breach of this Agreement.

5. **Seller's Cooperation.** Seller shall fully cooperate with Buyer's feasibility and due diligence investigations. Seller hereby authorizes Buyer and Buyer's representatives, agents, employees, contractors and experts to enter upon the Property during the Due Diligence

Period in order to complete Buyer's feasibility and due diligence investigations and thereafter until Closing to enable Buyer to prepare for taking possession as of Closing. This license to enter the Property excludes entry into any existing structures on the Property. Seller authorizes Buyer to apply for rezoning and final plat approval and for all other development approvals, rights and authorities, and Seller shall attend any meetings or communicate with such public officials and other third parties, as Buyer may reasonably request, in order to facilitate Buyers feasibility and due diligence investigations and Closing.

6. Title Examination. Except for the Permitted Encumbrances, Seller will satisfy all liens or encumbrances against the Property and Buyer will receive the Property free and clear of any and all liens or encumbrances. The title examination for the Property will be conducted as follows:

a. Seller's Title Evidence. Seller shall, as promptly as possible, and in any event within twenty (20) days after the Effective Date, furnish to Buyer all of the following title evidence (the "Title Evidence"):

(1) Title Commitment. A title commitment (the "Title Commitment") to issue an owner's title insurance policy (the "Title Policy") issued by Title Company or other mutually and reasonably acceptable title insurer. The Title Commitment will be issued on a current ALTA form, including complete and legible copies of all documents of record encumbering or affecting the Property and relevant tax lien, special assessment, judgment and bankruptcy searches, insuring title to the Property, deleting standard exceptions and in the full amount of the Purchase Price. The Title Commitment will commit the Title Company to insure that Buyer will have good and marketable title to the Property and its appurtenances on the Closing Date free and clear of all liens, mortgages and encumbrances, except the Permitted Encumbrances, and shall be updated prior to Closing and insuring the boundaries of the Property and of each parcel comprising the Property. The Title Commitment must include a contiguity endorsement for all parcels that make up the Property.

(2)

b. Title Objections. Within thirty (30) days after Buyer's receipt of the Title Commitment and the Survey, Buyer will make written objections ("Objections") to the form and/or contents of the Title Commitment and the Survey and the status of title as shown on the Title Commitment and the Survey. Buyer's failure to make Objections within such time period will constitute a waiver of objections. If an update to the Title Commitment reveals any encumbrance that did not appear in the original Title Commitment, Buyer shall have the right to make Objections to such encumbrance and the provisions of this Section 5 (b) shall again apply to such Objections. Seller shall use its best efforts to correct all Objections within 30 days after receiving the Objections (the "Cure Period"), during which period the Closing will be postponed as necessary. Seller further agrees to use all reasonable efforts and to expend such sums as may be reasonably necessary to make such title marketable in the event a defect is disclosed. To the

extent an Objection can be satisfied by the payment of money, Buyer will at its option have the right to apply a portion of the Purchase Price payable to Seller at the Closing to satisfy such Objections and the amount so applied will reduce the amount of the Purchase Price payable to Seller. If the Objections are not cured within the Cure Period, Buyer will have the option to do any of the following:

(1) Terminate this Agreement without any liability and receive a refund of all Earnest Money and accrued interest; or

(2) Withhold from the Purchase Price an amount which, in the Title Company's reasonable judgment, is sufficient to assure cure of the Objections. Any amount so withheld will be placed in escrow with the Title Company, pending such cure. If Seller does not cure such Objections within 30 days after such escrow is established, Buyer may then cure such Objections and charge the costs of such cure (including reasonable attorneys' fees) against the escrowed amount. If such escrow is established, the parties agree to execute and deliver such documents as may be reasonably required by the Title Company, and Seller agrees to pay the charges of the Title Company to create and administer the escrow; or

(3) Waive the Objections and proceed to close; provided that Buyer shall have the option, at Closing, to pay directly any liens, mortgages, charges or similar encumbrances against the Property that are liquidated in amount and to which an Objection has been made by Buyer, and Buyer may deduct the amount so paid from the Purchase Price. Waived Objections shall become "Permitted Encumbrances."

c. **Title Policy.** Buyer will obtain, at the Closing, a Title Policy issued by the Title Company, or a suitably marked up commitment initiated by the Title Company undertaking to issue such a Title Policy as approved by Buyer.

7. **Seller's Closing Documents.** On the Closing Date, Seller will execute and deliver to Buyer the following documents ("Seller's Closing Documents"):

(1) **Warranty Deed.** A Warranty Deed in a recordable form acceptable to Buyer conveying marketable fee title to the Property to Buyer free and clear of all encumbrances, except the Permitted Encumbrances (the "Deed").

(2) **Seller's Affidavit.** An Affidavit of Title by Seller indicating that on the Closing Date there are no outstanding, unsatisfied judgments, fixture filings, tax liens or bankruptcies against or involving Seller or the Property; that there has been no skill, labor or material furnished to the Property for which payment has not been made or for which mechanics' liens could be filed; and that there are no other known unrecorded interests in the Property, together with whatever standard owner's affidavit and/or, indemnity (ALTA Form) which may be reasonably required by the Title Company to issue the Title Policy.

(3) Other Documents. Any required federal income tax reporting forms, well certificates or septic system disclosures required by law or the Title Company, and all other documents required by the Title Company or Buyer which are reasonably necessary to transfer the Property to Buyer under this Agreement and record the Deed and other closing documents.

8. Buyer's Closing Documents. On the Closing Date, Buyer will execute and deliver to Seller the following ("Buyer's Closing Documents"):

(1) Closing Payment. The Closing Payment.

(2) Title Documents. Such affidavits of Buyer, Certificates of Value or other documents as may be reasonably required by the Title Company to record the Seller's Closing Documents and issue the Title Policy.

9. Proration. Seller and Buyer agree to the following proration and allocation of costs regarding this Agreement:

a. Title Insurance, Closing Fee, Deed Tax, Recording Fees. Seller will pay all costs of the Title Commitment. Buyer will pay all premiums required for the issuance of an Owner's Title Policy and any mortgagee's title insurance policy. Seller and Buyer will each pay one-half (½) of any reasonable and customary closing fee or charge imposed by the Title Company and any escrow fee charged by the Escrow Agent (except that to the extent Escrow Agent fees are required as a result of title defects or Seller's inability to close then Seller shall pay such costs). Seller will pay all transfer taxes and state deed tax regarding the Deed to be delivered by Seller under this Agreement. Buyer will pay the costs of recording all required documents related to this transaction.

b. Real Estate Taxes and Special Assessments. Seller and Buyer shall prorate as of the date of Closing all general real estate taxes, and installments of assessments and special assessments payable in the year of Closing. Seller shall pay all general real estate taxes and installments of special assessments payable therewith in all years prior to Closing. Seller will pay in full, on or before the Closing Date, all special assessments levied, pending, certified or constituting a lien against the Property as of the Closing Date, including without limitation any installments of special assessments including interest payable with general real estate taxes in the year of Closing. Seller shall pay all deferred real estate taxes or special assessments which may become payable as a result of the sale contemplated by this Agreement. Seller shall pay all delinquent real estate taxes and special assessments, together with all penalties, interest, and costs payable in the year of Closing and all prior years. Buyer shall pay all real estate taxes and special assessments payable therewith in all years after the Closing.

c. Attorneys' Fees. A party defaulting under this Agreement or any closing document will pay the reasonable attorneys' fees and court costs incurred by the non-defaulting party to enforce its rights regarding such default.

10. Operations Before Closing. During the period from the Effective Date to the Closing Date, Seller will not enter into or consent to any agreement or obligation regarding the Property which is not terminable before Closing without Buyer's prior written consent.

11. Seller's Representations and Warranties. Seller represents and warrants to Buyer now and as of the Closing Date as follows:

a. Title to Property. Seller owns the Property, and on the Closing Date,(which may be in connection with and as a result of the Closing) the Property will be free and clear of all liens and encumbrances, except the Permitted Encumbrances.

b. Roads and Utilities. The Property has full and complete legal access from an adjoining public road. Electric, water, sanitary sewer, and natural gas utilities are available to the improvements on the Property. Seller has no knowledge of and has received no notice of actual or threatened reduction or curtailment of any roadway access or utility service now supplied, or to be supplied, to the Property.

c. Assessments. Seller has no knowledge of and has not received any notice of actual or threatened special assessments or reassessments of the Property, or any hearing notice of a new public improvement project from any governmental assessing authority, the costs of which may be assessed against the Property. Seller will promptly provide Buyer with any notices it receives regarding any special assessments or other charges against the Property.

d. Rights of Others to Purchase Property. Seller has not entered into any other contracts for the sale of the Property, nor are there any rights of first refusal, options to purchase, rights to build, leases or any other agreements regarding the Property, or any other rights of others that might prevent this Agreement's consummation or Buyer's purchase of the Property in any way.

e. Construction Liens. No materials have been delivered nor any work or labor performed on the Property under contracts with Seller during the last 120 days which have not been fully paid for, and no person or entity presently has any lien, or right of lien, against the Property for labor or materials. Seller will indemnify Buyer for all amounts that Buyer may be compelled to pay in discharging or settling any mechanics lien filed for record against the Property and relating to such labor and/or materials.

f. Wells, Septic Systems, Tanks. There is a well located on the Property. Prior to Closing, Seller shall cap the well, at Seller's cost, and in compliance with all applicable ordinances and codes.

g. Compliance With Law. To Seller's best knowledge, the Property is in compliance with, and shall be in compliance with on the Closing Date, all applicable zoning ordinances and other applicable federal, state and local laws and regulations with respect to the Property.

h. **Proceedings.** There is no action, litigation, investigation, condemnation or proceeding of any kind pending or, to Seller's knowledge, threatened against Seller or any portion of the Property except as disclosed to Buyer in writing as of the date of this Agreement.

i. **Environmental Issues.** To Seller's best knowledge, the Property does not contain any hazardous waste or materials and is in compliance with all applicable environmental laws, and Seller has obtained all permits required under the federal state and local environmental laws in connection with the Property's ownership and operation. Seller has not received, nor is aware of, any notice of any past, present, or anticipated future events, conditions, activities, investigations, plans, studies or proposals, which: (a) would interfere with or prevent compliance by Seller with any environmental law; or (b) may give rise to any common law or statutory liability or otherwise form the basis of a claim, action, suit, proceeding, investigation or hearing, involving Seller or the Property and related in any way to hazardous substances or environmental laws. To Seller's knowledge, no investigation, administrative order, consent order and agreement or litigation and settlement with respect to solid waste or hazardous materials is in existence or threatened or anticipated with respect to the Property. Seller shall indemnify and hold Buyer harmless from and defend Buyer against any and all claims for violations of the federal, state or local environmental laws (including without limitation, claims arising out of any discharge of hazardous wastes) that occurred prior to the Closing. This indemnification shall include the right of the Buyer to recover and be paid any and all legal fees and costs incurred by Buyer (whether or not an action was started) in enforcing this indemnification or otherwise incurred as a result of Seller's breach. This duty of indemnification shall survive the Closing.

j. **Methamphetamine Disclosure.** Seller is not aware of any methamphetamine production that has occurred on the Property.

k. **Authorization.** Seller has the requisite power and authority to enter into this Agreement and the Seller's Closing Documents signed by Seller. Seller's execution, delivery and performance of this Agreement and Seller's Closing Documents does not conflict with or result in violation of any contract or agreement, or any judgment, order or decree of any court or arbiter to which Seller is a party. This Agreement and Seller's Closing Documents are Seller's valid and binding obligations, and are enforceable in accordance with their terms.

Except as specifically provided in this Agreement, Seller makes no other express or implied warranties or representations of any kind regarding the Property, including without limitation, the Property's condition, merchantability or fitness for a particular purpose. Seller will indemnify Buyer, its successors and assigns, against, and will hold Buyer, its successors and assigns, harmless from, any expenses or damages, including reasonable attorneys' fees, that Buyer incurs because of the breach of any of the above representations and warranties, whether such breach is discovered before or after Closing. Each of the representations and warranties contained in this Agreement shall survive the Closing and delivery of the Deed. Consummation

of this Agreement by Buyer with knowledge of any such breach by Seller will not constitute a waiver or release by Buyer of any claims due to such breach. These warranties and the duty of indemnification shall survive Closing.

12. Buyer's Representations and Warranties. Buyer represents and warrants to Seller that Buyer has the requisite power and authority to enter into this Agreement and the Buyer's Closing Documents signed by Buyer. This Agreement and Buyer's Closing Documents will have been duly authorized by all necessary action on Buyer's part and will have been duly executed and delivered. Buyer's execution, delivery and performance of this Agreement and Buyer's Closing Documents does not conflict with or result in violation of any contract or agreement, or any judgment, order or decree of any court or arbiter to which Buyer is a party. This Agreement and Buyer's Closing Documents are Buyer's valid and binding obligations, and are enforceable in accordance with their terms. These warranties will survive Closing.

13. Condemnation. If, before the Closing Date, eminent domain proceedings are commenced against all or any part of the Property, Seller will immediately give notice to Buyer of such fact, together with a legal description of the property being taken, and Buyer shall have the right at its option to terminate this Agreement by giving notice to Seller within 30 days after receiving Seller's notice or to purchase any remaining part of the Property which has not been so taken by condemnation or eminent domain, with a pro rata reduction in the Purchase Price based on the number of square feet taken. Upon termination of this Agreement pursuant to this Section, the Earnest Money shall be returned to Buyer and neither party will have further obligations under this Agreement. If this Agreement is not terminated under this Section, any awards from such condemnation or eminent domain proceedings shall belong to Seller. Before the Closing Date, Seller will not designate counsel, appear in, or otherwise act with respect to the condemnation proceedings without Buyer's prior written consent, which shall not be unreasonably withheld.

14. Mutual Indemnification. To the extent allowed by law, Seller and Buyer agree to indemnify each other against, and hold each other harmless from, all liabilities (including reasonable attorneys' fees in defending against claims) arising out of the ownership, operation or maintenance of the Property for their respective periods of ownership. Such rights to indemnification will not arise to the extent that: (a) the party seeking indemnification actually receives insurance proceeds or other cash payments directly attributable to the liability in question (net of the cost of collection, including reasonable attorneys' fees); or (b) the claim for indemnification arises out of the act or neglect of the party seeking indemnification. If and to the extent that the indemnified party has insurance coverage, or the right to make claim against any third party for any amount to be indemnified against as set forth above, the indemnified party will, upon full performance by the indemnifying party of its indemnification obligations, assign such rights to the indemnifying party or, if such rights are not assignable, the indemnified party will diligently pursue such rights by appropriate legal action or proceeding and assign the recovery and/or right of recovery to the indemnifying party to the extent of the indemnification payment made by such party.

15. Broker's Commission. Seller and Buyer represent and warrant to each other that they have dealt with no brokers, real estate agents, finders or the like in connection with this transaction other than CBRE, Inc. ("Seller's Broker"), which represents Seller. Seller shall pay

Seller's Broker as required by their specific agreement. To the extent allowed by law, Seller and Buyer agree to indemnify and hold each other harmless against all claims, damages, costs or expenses of or for any broker's fees or commissions resulting from their actions or agreements regarding the execution or performance of this Agreement, other than the fees payable to Seller's Broker as set forth above, and will pay all costs of defending any action or lawsuit brought to recover any such fees or commissions incurred by the other party, including reasonable attorney's fees.

16. Notices. Any notice required or permitted to be given by any party upon the other is given in accordance with this Agreement when it is: (a) delivered personally to the party or an officer of a party; (b) deposited in a sealed wrapper in the United States mail, postage prepaid; (c) deposited cost paid with a nationally recognized, reputable overnight courier; or (d) faxed or emailed, provided an original is personally delivered or deposited as provided herein, properly addressed as follows:

If to Seller: Kurt Ulrich
City Administrator
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

If to Buyer: Neal Kzryzaniak
NIK Management, Inc.
11736 177th Street West
Lakeville, MN 55044
Email: nealkay@live.com

Notices will be deemed effective on the earlier of the date of receipt or the date of deposit as aforesaid; provided, however, that if notice is given by deposit the time for response to any notice by the other party will commence to run one business day after any such deposit. Any party may change its address for the service of notice by giving written notice of such change to the other party, in any manner above specified, five (5) days prior to the effective date of such change.

17. Captions. The paragraph headings or captions appearing in this Agreement are for convenience only, are not a part of this Agreement and are not to be considered in interpreting this Agreement.

18. Entire Agreement; Modification. This written Agreement constitutes the complete agreement between the parties and supersedes any prior oral or written Agreements between the parties regarding the Property. There are no oral or side agreements that change this Agreement and no waiver of any of its terms will be effective unless in writing executed by the parties.

19. Binding Effect. This Agreement binds and benefits the parties and their respective successors and assigns.

20. Controlling Law. Minnesota law will govern this Agreement.

21. Time of the Essence. Time is of the essence with respect to all matters in this Agreement.

22. Remedies. If Buyer defaults under this Agreement, Seller shall have the right to terminate this Agreement by giving 30 days written notice to Buyer. If Buyer fails to cure the default within 30 days of service of the notice, this Agreement will terminate, and upon the termination, Seller will retain the Earnest Money. Upon Seller's default, Buyer shall have the right to receive all Earnest Money. In addition to and not in limitation of the foregoing, if prior to Closing, Seller defaults on any of the warranties, covenants or agreements in this Agreement or if any representation shall be untrue, then Buyer may at its option terminate this Agreement without liability to Buyer and all Earnest Money shall be refunded to Buyer.

23. Counterparts. This Agreement may be executed in any number of counterparts, all of which together shall constitute the Agreement. Facsimile and emailed signatures shall be sufficient for all purposes.

SELLER:

City of Ramsey

Dated: _____, 2015

_____

_____

_____

_____

BUYER:

NIK Management, Inc.

Dated:_____, 2015 **By:_____**

Its:_____

Alternative A



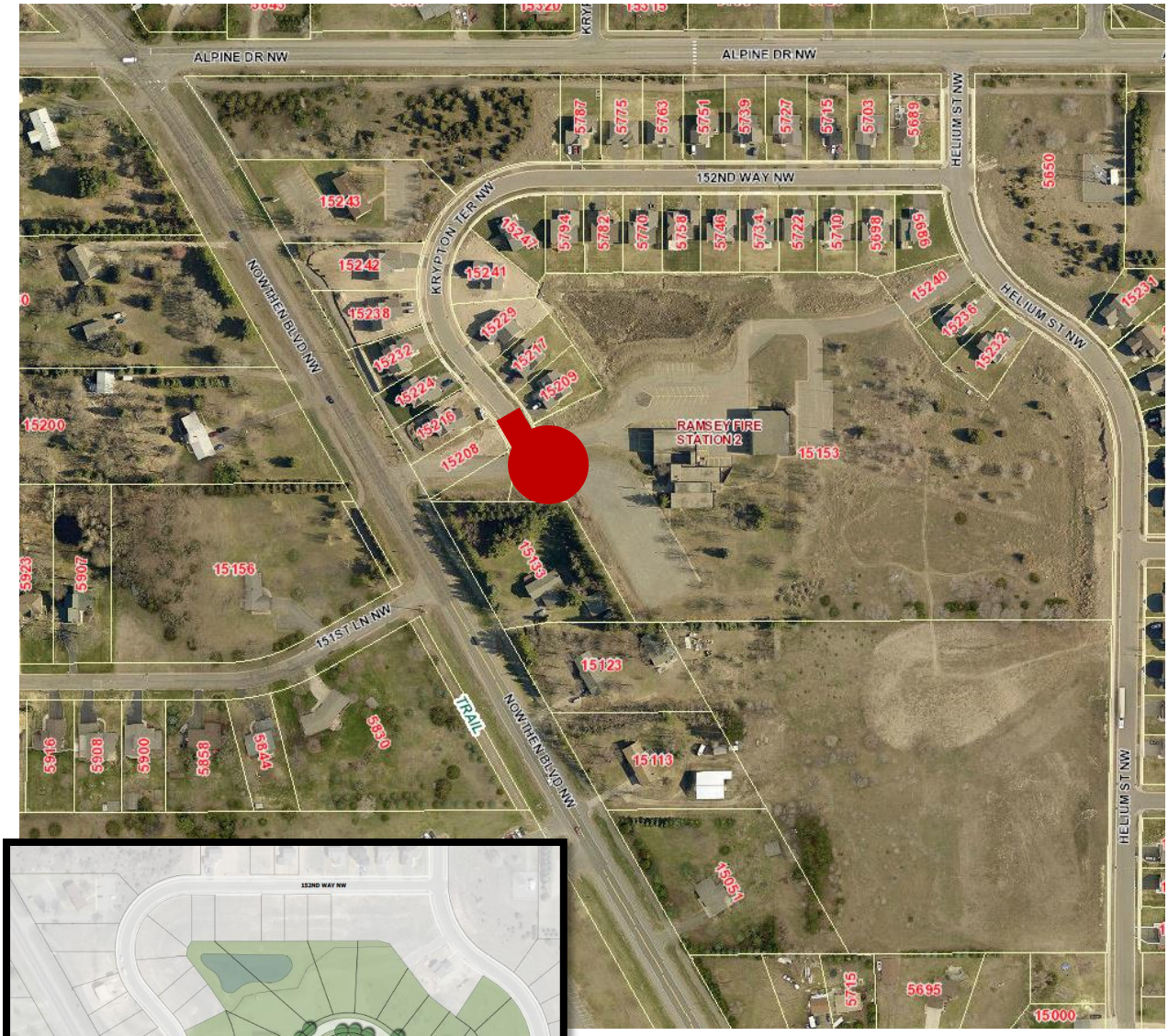
Unofficial Draft/Concept (not scaled or engineered, for discussion purposes only)

Alternative B



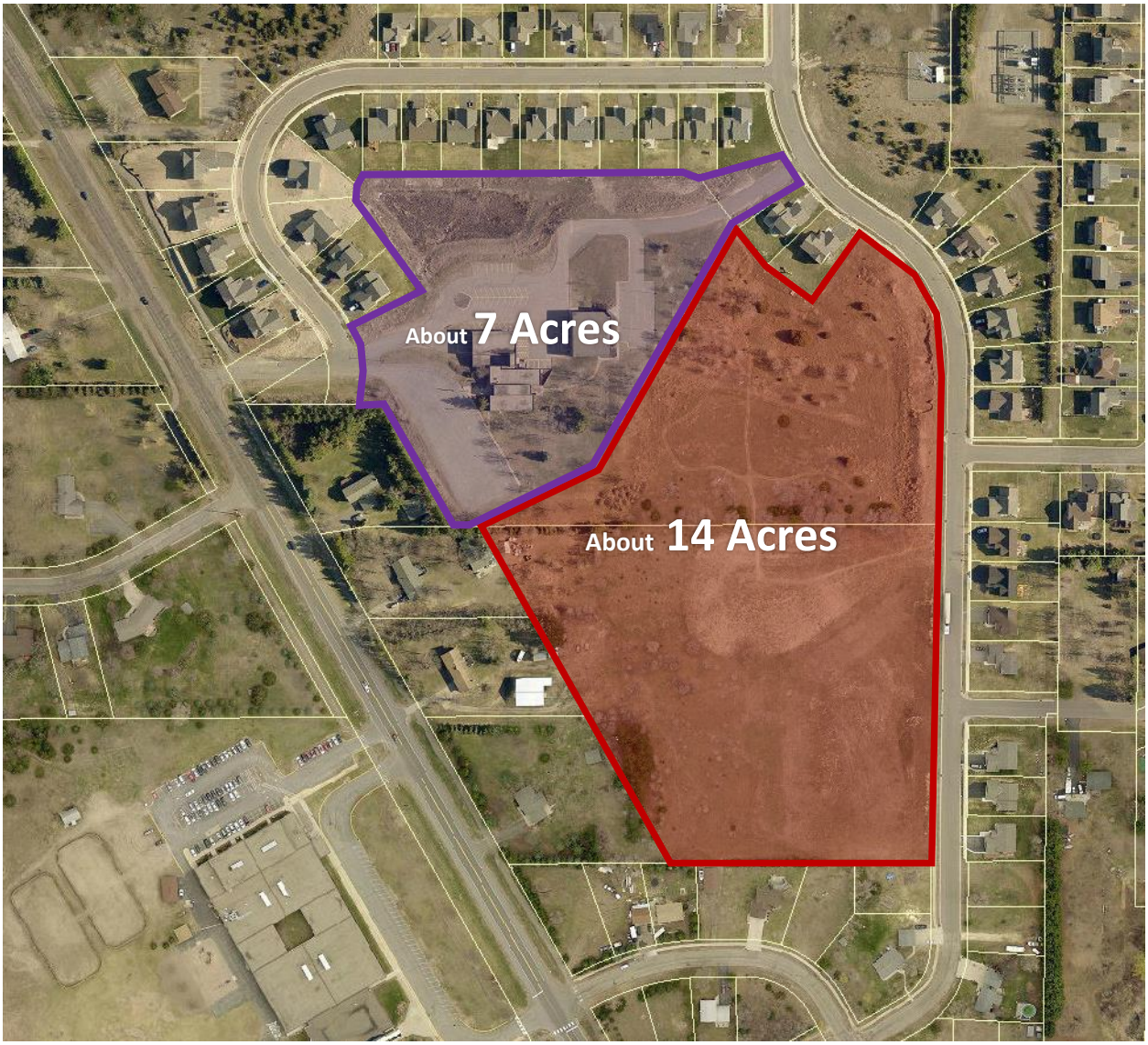
Unofficial Draft/Concept (not scaled or engineered, for discussion purposes only)

Alternative C





Unofficial Draft/Concept (not scaled or engineered, for discussion purposes only)


About 7 Acres
About 14 Acres

Feasibility Analysis

Revenues

		Price Per A	Acres		
Phase 1	$	41,500.00	14	$	581,000.00
Phase 2	$	43,500.00	7.5	$	326,250.00
			GROSS Revenues:	$	907,250.00

Expenses

CBRE (5% commission)	$	45,362.50
Site Clean Up Costs (150K-200K)	$	200,000.00
(A*) Internal Road (175K road, 85K utilities, 50K land proceeds loss)	$	310,000.00
(B)** External Road (XX Road, XX Utilities, XX Acquistion)	$	510,000.00
Contingency	$	50,000.00
GROSS Expenses **A**:	$	605,362.50
GROSS Expenses **B**:	$	805,362.50

NET Proceeds***

A:	$	301,887.50
(will be higher) B:**	$	101,887.50

County HRA Dollars: generally speaking, staff will recommend all applicable City costs associated with this project be considered for funding by the Anoka County HRA. If the City chose to utlize this funding source, multiple expenses shown in this feasibility report would become additional revenue available to apply to Fire Station #2 (i.e. site clean-up costs, Alternative B, etc.). If this contract is executed, staff will work with the EDA to draft a preliminary applicaiton to the County HRA.

A* NIK Management construct an internal connection to their site. If this internal connection was required by the City, it would result in three connections to the NIK project. This would result in additional costs to the developer. Therefore, the developer would require to be compensated on the purchase price. This would be negotiated with phase-two closing. However, staff and NIK have identified about $200,000 for starters.

B** City construct a connection across Nowthen Boulevard to 151st LN NW. The City would need to purchase a private property to accomplish this alternative. Staff is currently working with said property owner. NOTE: this alternative would result in additional land proceeds down the road ($100,000-$175,000)--said proceeds are not included in the above analysis due to timing and unknowns. If reasonably achievable, this alternative is preferred by City staff.

***Property Tax Proceeds. It is estimated, at full build out, over $130,000 in annual property taxes would be collected from the proposed development. The City would receive about 35% of total property taxes (about $49,000).

RAMSEY 21 ACRE'S
SINGLE FAMILY RESIDENTIAL HOUSING

SUBMITTED BY:

NIK MANAGEMENT INC

11736 177TH STREET WEST
LAKEVILLE MN 55044
OFFICE 952-236-9424
CELL 612-709-1893
EMAIL NEALKAY@LIVE.COM

Pat,

Here is a history on NIK Management INC
NIK has been the management arm for Bridgeland Development INC
for approximately 20 years.

Bridgeland has developed around 30 subdivisions through out the Twin Cities
Arizona ,and Wisconsin [see marketing brochures attached]

NIK has recently completed a transaction in Williston N,D for 144 apartment units
[see attached]

NIK has partnered with Rice Creek Builders on this site to be the building arm
[see attached for info on Rice Creek]

The plan is to build split levels homes , multilevel homes , 2 story homes , and ramblers to fit into the surrounding neighborhoods that are already there.

Funding for this development has been offered to us from a # of sources

Thank you
Neal K

SUBDIVISIONS
Completed and Current

LAKE VILLA GOLF ESTATES
# of Lots: 80 Single Family-Lakeville
Price Range: $180,000 - $350,000
Date: 1988-Builder & Developer

LAKE VILLA ESTATES-Woodbury
# of Lots: 80 Single Family
Price Range: From $175,000
Date: 1992-1997 Developer

FOX RUN OF WOODBURY
# of Lots: 155 - Single Family
Price Range: From $145,000
Date: 1992-199 Developer

PINE VALLEY EST. - I G Hts.
# of Lots: 26 Single Family
Price Range: From $150,000
Date: 1993-1998

AUTUMN WOODS –I G Hts.
# of Lots: 31 Single Family
Price Range: From $110,000
Date: 1992-1995

DIAMOND PATH -Apple Valley
# of Units: 46 Townhome
Price Range: $75,000+
Date: 1994 Developer

EAGLE RIDGE ESTATES
# of Lots: 13 Sgl Fam-Independence
Price Range: From $250,000
Date: 1998 – 2001. Developer.

WOODHAVEN PONDS
# of Lots: 52 Sgl Fam-Inv Grv Hts
Lot Prices: From $68,300 - $84,900
Date: 1999 – 2002. Developer.

ST. CROIX ESTATES
# of Lots: 42 Sgl Fam-Hudson, WI
Price Range: $225 -$500,000
Date: 1995 Developer

PINE RIDGE ESTATES
# of Lots: 18 Sm acrg-Big Lake
Price Range: From $130,000
Date: 1997 Developer

ST. BONIFACIUS ESTATES
# of Lots: 96-Sgl Fam-St.Boni
Price Range: $125 - $200,000
Date: 1996 - 2000 Developer

RIVER OAKS-ROCKFORD
# of Lots: 74-Sgl Fam-Rockford
Price Range: $130 to $180k
Date: 1998 – 2001 Developer

EMERALD HILLS New Mkt
# of Lots: 13 Sm. Acreage Lts
Price Range: $250,-$500,000
Date: 1997 Developer

WESTON RIDGE
# of Lots: 41 Sgl Fam-Chaska
Price Range: $375,000+
Date: 1998 Developer

PRESERVE EST -Elk River
# of Lots: 27 Sgl Fam Acrg
Price Range: $300 -- $400,000
Date: 1999-2003. Developer.

CHASKA POINTS WEST
61 Town Home Sites. Site Wk in 2001/02. CENTEX bought the site in Sept, 2001.

PRAIRIE VIEW of BUFFALO
of Lots: 57 Single Family
1999 Completed Site Development.
SOLD to Keyland Homes in 1999.

HILLSTROM GARDENS
of Lots: 8 Sgl Fm – Independence
Lot Prices: $159,900 - $261,200
Date: 2001 – present. Developer.

PRAIRIE VIEW 2 & 3 - BUFFALO
of Lots: 27 & 2 Sgl Fam Sites.
2002 Completed Site Development.
SOLD to Keyland Homes in 2002.

GRASS LAKE FARM – Winsted
of Phase I Lots: 37 S F
Initial Site Development in Fall, 2002.
Home closings July, 2003.

RIVER WOODS–St. Paul Park
of T H Lots: 91
Site Development: August, 2003.
Sold development to CENTEX.

RIDGEVIEW–Red Wing, MN
of T H Lots: 127
Site Development: Summer, 2004.
Development to be sold to CENTEX.

ROLLING MEADOWS-Montrose
of Phase 2 Lots: 31 S F
Site Development in 2004/5.
Lot Sales: Summer 2005.

LIBERTY GLEN – St. Cloud
of Lots: 114 Townhome
Site Development in 2004/5.
Sold Townhome lots in 2005.

DIAMOND VALLEY EST
of Lots: 14 Sgl Fam in A.V.
Completed Site Work 2001/02.
SOLD to Ryan Real Estate.

FAIRWAY WOODS
of Lots: 14 Sgl Fm–Credit Rvr
Lots: $119,900-$189,900
Dev & Sold: 2001 – Jan-2004.

CARRIAGE HM-MPL HILLS
of Lots: 100 T H Lots.
Completed Site Development
Work & SOLD to CENTEX (02)

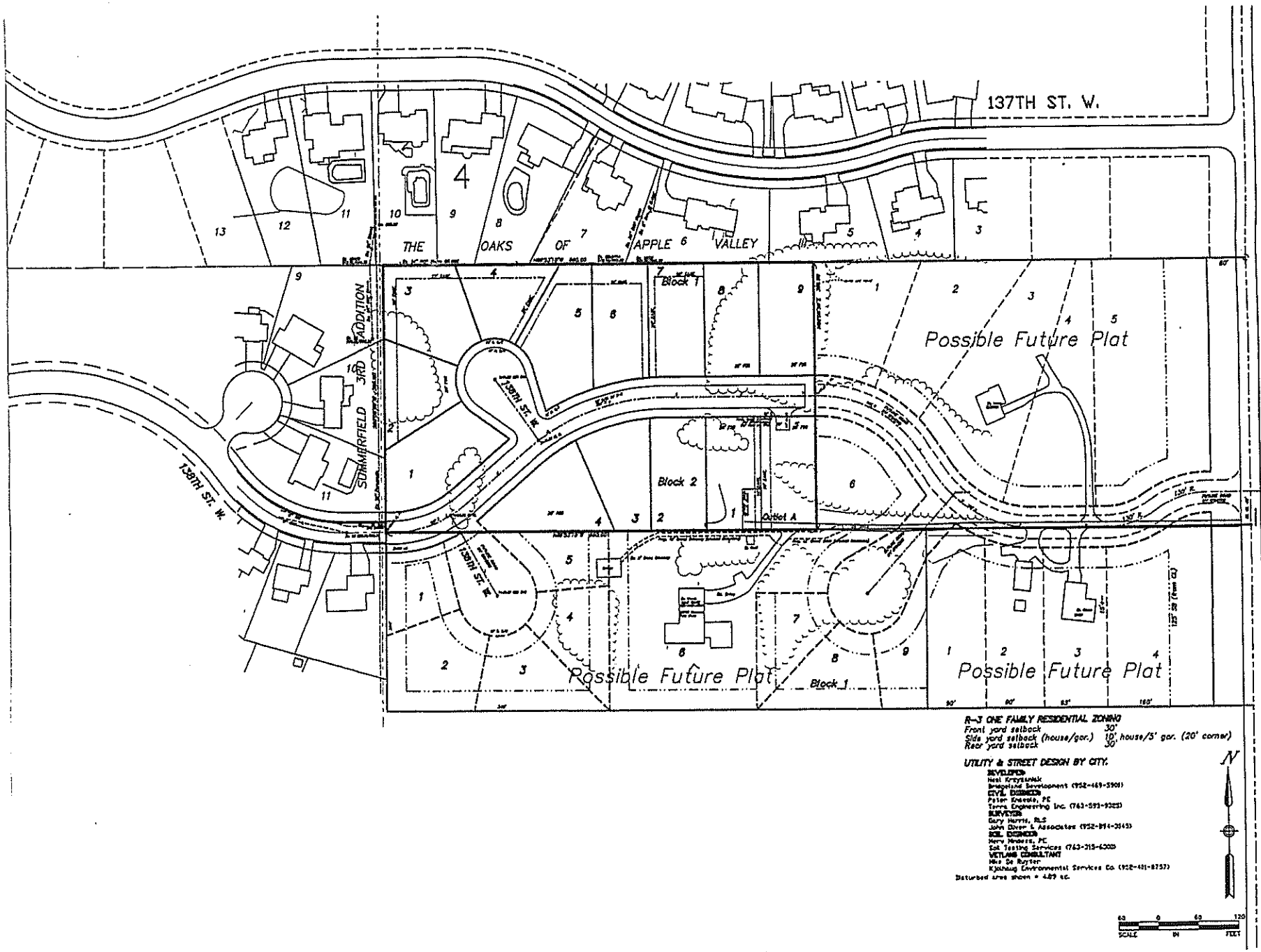
ROLLING MDWS-Montrose
of Lots In Phase I: 36 S F
Site developed in 2003.
Final Lot Sale: Sept. 2005.

MAPLE RIDGE - Cambridge
of T H Lots/ Phase I: 46
Site development: 2003.
Completed site to Wold.

RIVER OAKS EST/VILLAS
Becker, MN Multi/SF: 96
Site Devel in 2004. Multi,
Twin, Villa sold to 3 bldrs.
S Family Lots (14): 2004-

OAK MEADOWS -Cmbrdge
of TH Pads in Ph 1: 69.
Site Development: 2005.
Sold to local builder- 2005.

FRANCONIA MEADOWS
of Lots - Ph 1: 12.
Lot Prices: $121-$167 k
Dev & Lot Sales: 2005.



R-3 ONE FAMILY RESIDENTIAL ZONING
Front yard setback 30'
Side yard setback (house/gar.) 10' house/5' gar. (20' corner)
Rear yard setback 30'

UTILITY & STREET DESIGN BY CITY.

DEVELOPER
Neal Krzyzaniak
Bridgeland Development (952-469-5901)
CIVIL ENGINEER
Peter Knevels, PE
Terra Engineering Inc. (763-593-9353)
SURVEYOR
Gary Harth, RLS
John Olver & Associates (952-894-2645)
SOIL ENGINEER
Harry Hindrex, PE
Soil Testing Services (763-315-6000)
WETLAND CONSULTANT
Hal De Ryster
Kjolhaug Environmental Services Co. (952-431-8757)

Disturbed area shown = 489 sc.

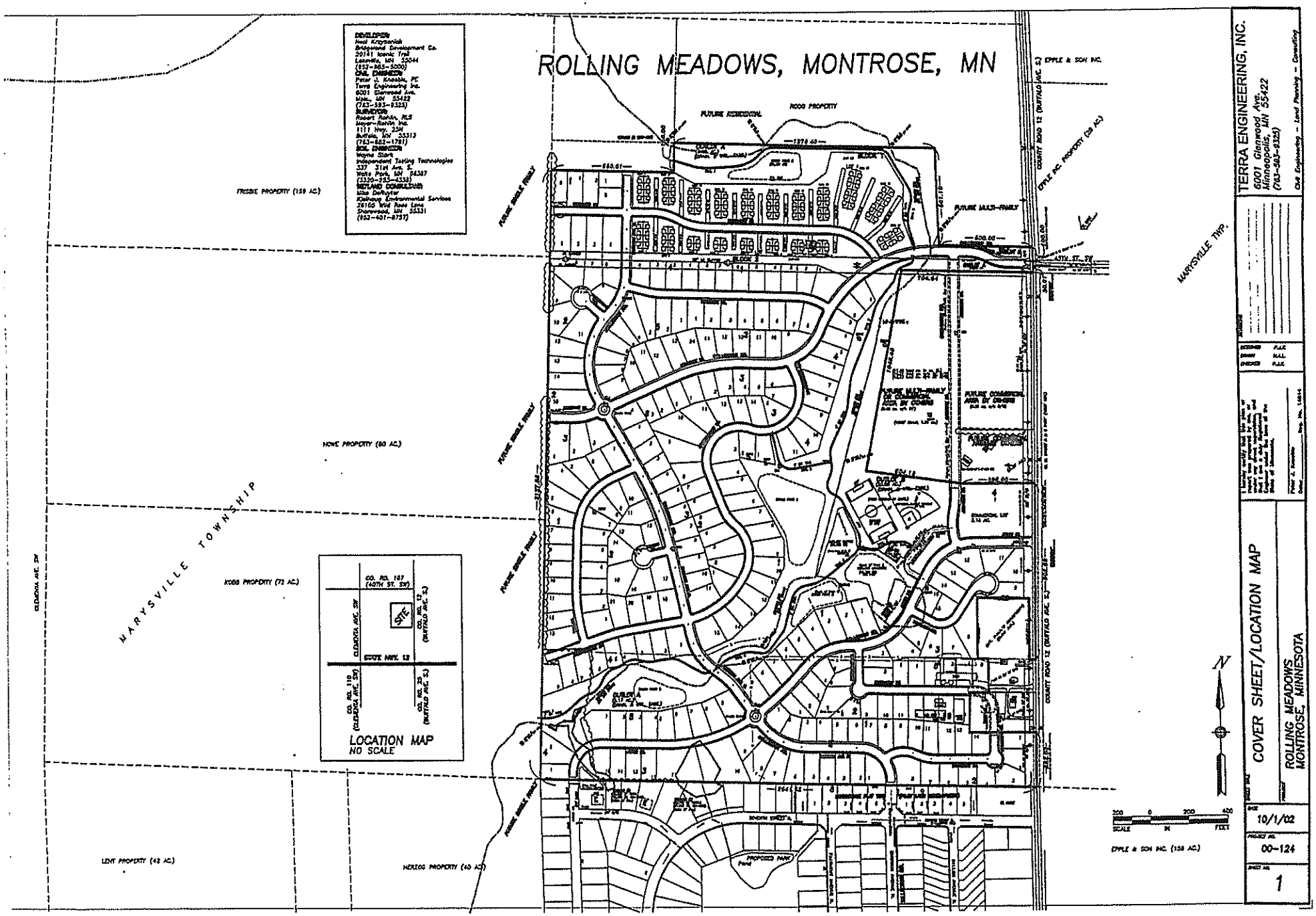
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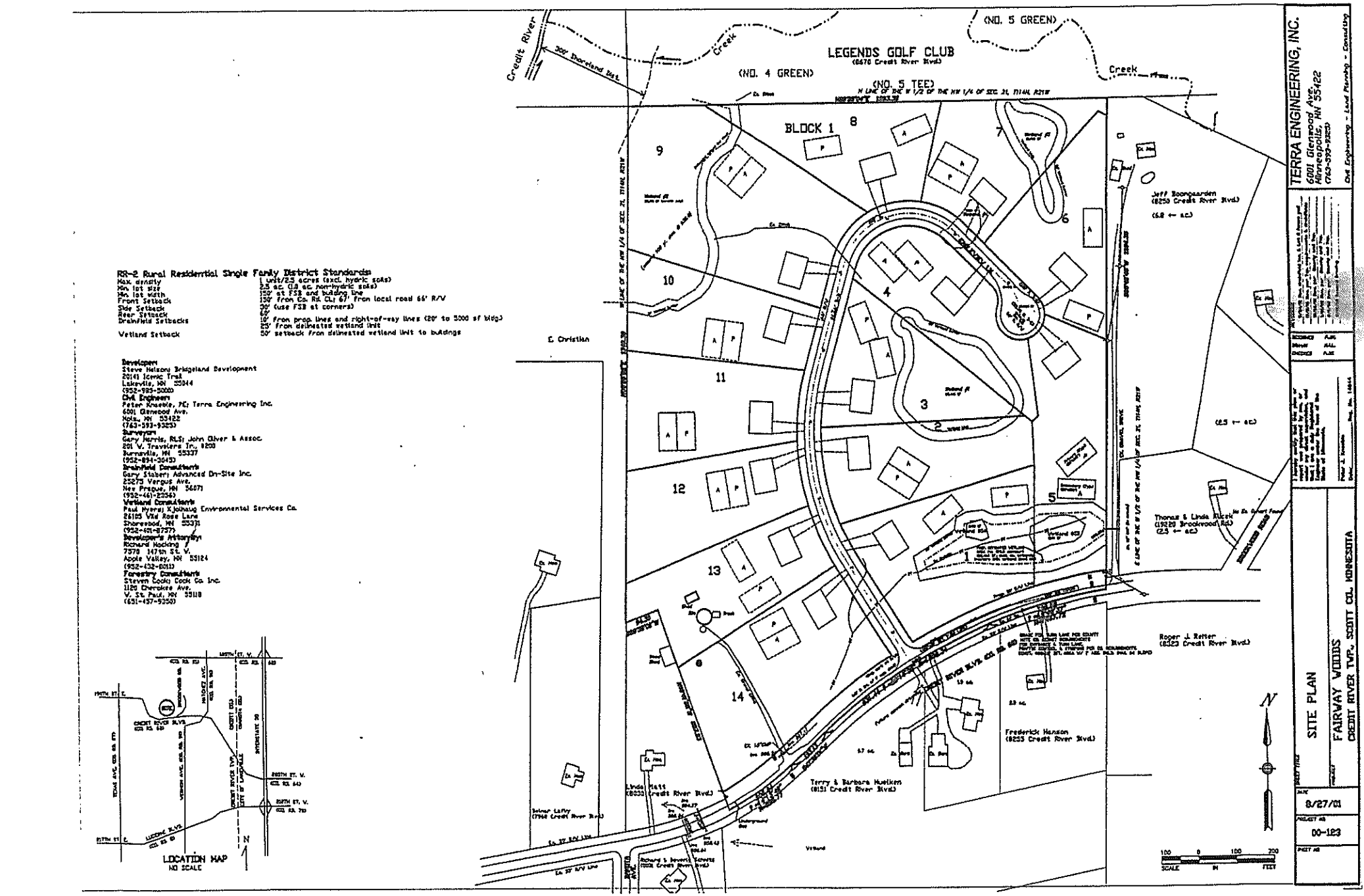
SCALE 1" = 60' (60 0 60 120 FEET)

TERRA ENGINEERING, INC.
6001 Glenwood Ave.
Minneapolis, MN 55422
(763-593-9353)
Civil Engineering - Land Planning - Consulting

SHEET TITLE: SITE PLAN
PROJECT: DIAMOND VALLEY ESTATES
APPLE VALLEY, MINNESOTA

DATE: 6/5/01
PROJECT NO: 00-125
SHEET NO:


ROLLING MEADOWS, MONTROSE, MN
DEVELOPER
Neal Kropowski
Bridgewood Development Co.
20141 Iconic Trail
Lakeville, MN 55044
(952-463-5000)
CIVIL ENGINEER
Peter J. Knetsch, PE
Terra Engineering Inc.
6001 Glenwood Ave.
Min., MN 55422
(763-593-8325)
SURVEYOR
Robert Rohlin, RLS
Meyer-Rohlin Inc.
1117 Hwy. 25N
Buffalo, MN 55313
(763-682-1781)
SOIL ENGINEER
Wayne Stark
Independent Testing Technologies
1337 31st Ave. S.
Waite Park, MN 56387
(320-253-4334)
WETLAND CONSULTANT
Mike Derbyshire
Hallberg Environmental Services
26160 Wild Rose Lane
Shorewood, MN 55331
(952-401-8757)
FRISBIE PROPERTY (159 AC.)
HOWE PROPERTY (60 AC.)
KOSS PROPERTY (72 AC.)
LOHT PROPERTY (42 AC.)
HERZOG PROPERTY (40 AC.)
EPPLE & SON INC. (158 AC.)
EPPLE INC. PROPERTY (28 AC.)
KOSS PROPERTY
FUTURE RESIDENTIAL
FUTURE MULTI-FAMILY
FUTURE SINGLE FAMILY
PROPOSED PARK
MARYSVILLE TOWNSHIP
MARYSVILLE TOWNSHIP
CLEMENTA AVE. SW
COUNTY ROAD 12 (BUFFALO AVE. S.)
437TH ST. SW
CO. RD. 107 (437TH ST. SW)
CLEMENTA AVE. SW
CO. RD. 12 (BUFFALO AVE. S.)
STATE HWY. 12
CO. RD. 110 (CLEMENTA AVE. SW)
CO. RD. 12 (BUFFALO AVE. S.)
SITE
LOCATION MAP
NO SCALE
N
200 0 200 400
SCALE IN FEET
TERRA ENGINEERING, INC.
6001 Glenwood Ave.
Minneapolis, MN 55422
(763-593-8325)
Civil Engineering - Land Planning - Consulting
COVER SHEET/LOCATION MAP
ROLLING MEADOWS
MONTROSE, MINNESOTA
DATE
10/1/02
PROJECT NO.
00-124
SHEET NO.
1



RR-2 Rural Residential Single Family District Standards

Max. density	1 unit/2.5 acres (excl. hydric soils)
Min. lot size	2.5 ac. (1.0 ac. non-hydric soils)
Min. lot width	150' at FSB and building line
Front Setback	150' from Co. Rd. CL; 67' from local road 66' R/W
Side Setback	50' (use FSB at corners)
Rear Setback	50'
Drainfield Setbacks	10' from prop. lines and right-of-way lines (20' to 5000 sf bldg.)
	25' from delineated wetland limit
Wetland Setback	50' setback from delineated wetland limit to buildings

Developer
Steve Nelson; Bridgeland Development
20141 Iconic Trail
Lakeville, MN 55044
(952-985-5000)
Civil Engineers
Peter Knaeble, PE; Terra Engineering Inc.
6001 Glenwood Ave.
Mpls., MN 55422
(763-593-9253)
Surveyors
Gary Ferris, RLS; John Oliver & Assoc.
881 W. Travelers Tr., #200
Burnsville, MN 55337
(952-894-3045)
Drainfield Consultants
Gary Stabert; Advanced On-Site Inc.
25875 Vargas Ave.
New Prague, MN 56071
(952-461-2056)
Wetland Consultants
Paul Myrvaj & Joshua; Environmental Services Co.
25105 Via Rose Lane
Shorewood, MN 55331
(952-401-8757)
Developer's Attorneys
Richard Hocking
7979 147th St. W.
Apple Valley, MN 55124
(952-432-8013)
Forestry Consultants
Steven Cook; Cook Co. Inc.
1120 Cherokee Ave.
W. St. Paul, MN 55118
(651-457-9350)

TERRA ENGINEERING, INC.
6001 Glenwood Ave.
Minneapolis, MN 55422
(763-593-9253)
Civil Engineering - Land Planning - Consulting

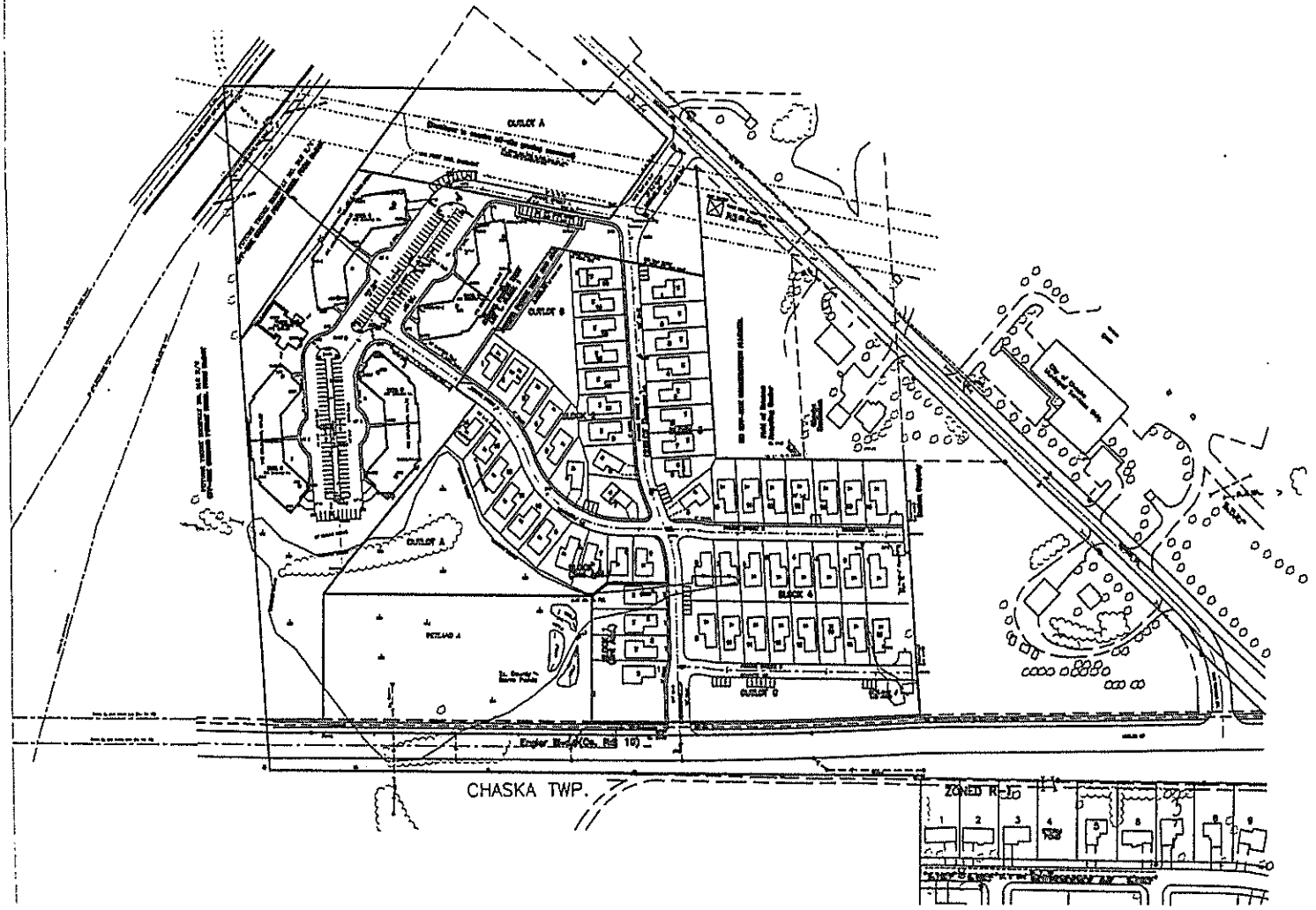
SITE PLAN

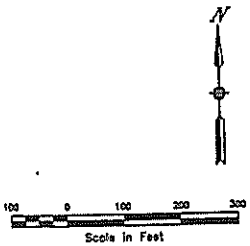
FAIRWAY WOODS
CREDIT RIVER TWP., SCOTT CO., MINNESOTA

8/27/01

00-123

CHASKA POINTS WEST





TERRA ENGINEERING, INC.
6001 Glenwood Ave.
Minneapolis, MN 55422
(612-593-8332)
Civil Engineering - Land Planning - Consulting

COVER SHEET

CHASKA POINTS WEST
Chaska, Minnesota

7/10/00

00-107

1

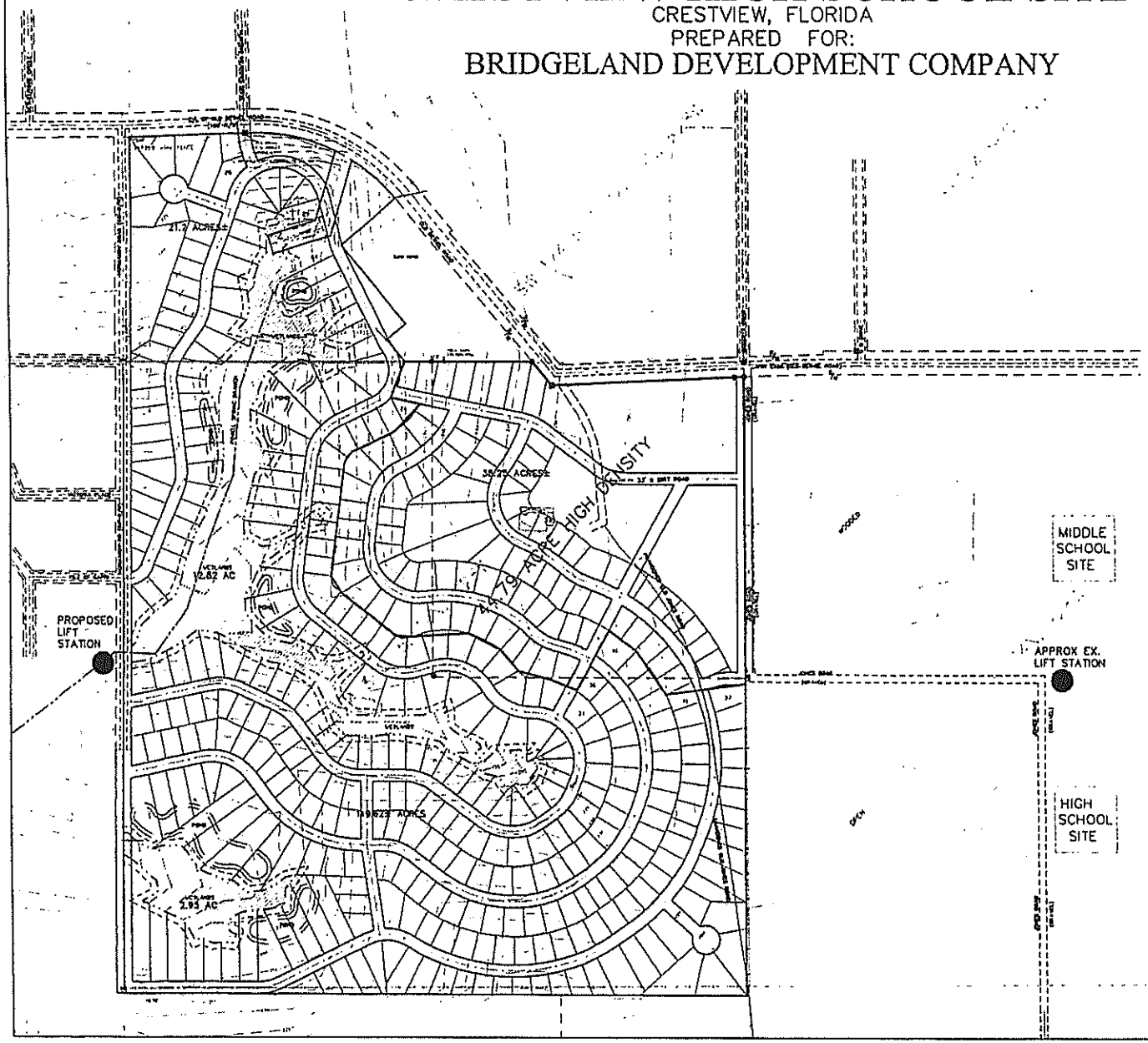
CONCEPT PLAN

CRESTVIEW HIGH SCHOOL SITE

CRESTVIEW, FLORIDA

PREPARED FOR:

BRIDGELAND DEVELOPMENT COMPANY



T:\05-111 CRESTVIEW HIGH SCHOOL SITE, FLORIDA\MAP.bmp



LAKE KENNEDY

LOCATION MAP
NO SCALE

SITE DATA
TOTAL EXISTING SITE ±180.73 ACRES
338 SINGLE FAMILY LOTS SHOWN (EXCL. 44.79 AC HIGH DENSITY)

CRESTVIEW FLORIDA (R-1 SINGLE FAMILY DISTRICT)

	R1A	R1
MAX. BUILDING HEIGHT	45'	45'
MIN. LOT SIZE	8000' SF	6000 SF
MIN. WIDTH (@ BLDG LINE)	75'	50'
FRONT SETBACK	30'	25'
REAR SETBACK	25'	25'
SIDE SETBACK	10' (25' CORNER)	7.5' (25' CORNER)
MAX. LOT COVERAGE (EXCL. DECKS)	40%	40%

STREET DESIGN

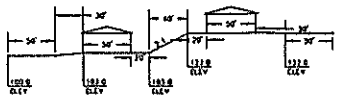
STREET TYPE	RIGHT-OF-WAY	PAVEMENT	MAX. GRADE	CURB
MAJOR	80'	28'	7%	18"
COLLECTOR	60'	26'	8%	18"
MINOR (>600')	56'	24'	10%	12"
MINOR (<600')	45'	22'	10%	12"
CUL-DE-SAC	50' (50' RAD. ROW)	22' (30' BT. RAD) (25' RETURN RAD.)	10%	

CLEAR VISIBILITY TRIANGLE (FROM CENTERLINE)
ARTERIAL = 200'
COLLECTOR = 150'
DRIVEWAY/RESIDENTIAL STREET = 100'

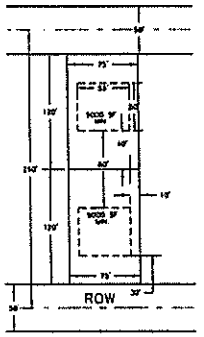
WETLAND INFORMATION
WETLANDS DELINEATED BY BOSSA, OCHSZAU, & RINOF INC (850) 310-1047
25' VEGETATION BUFFER REQUIRED (PER CITY OF CRESTVIEW)
TOTAL WETLAND AREA = 15.77 ACRES

DEVELOPER
Neal Krzyzaniak, Steve Nelson
Bridgeland Development (952-985-5000)
10857 165TH ST. W.
LAKEVILLE, MN 55044

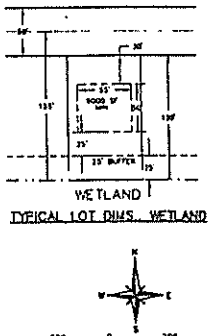
CIVIL ENGINEER
Peter Knoeble, PE
Matt Pavek, EIT
Terra Engineering (763-593-9325)



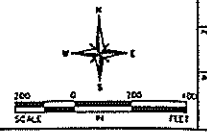
TYPICAL CROSS SECTION



TYPICAL LOT DIMENSIONS, BACK TO BACK LOTS



TYPICAL LOT DIMS. WETLAND



TERRA ENGINEERING, INC.
6001 Glenwood Ave
Minneapolis, MN 55422
(763-593-9325)
Civil Engineering - Land Planning - Consulting

REVISIONS | PLANNING
DRAWN | MRS
CHECKED | PJP

I hereby certify that this plan or report was prepared by me or under my direct supervision, and that I am a duly registered professional engineer under the laws of the State of Minnesota.

Peter J. Knoeble PE
Date _____ Reg. No. 19811

SHEET TITLE: CONCEPT PLAN

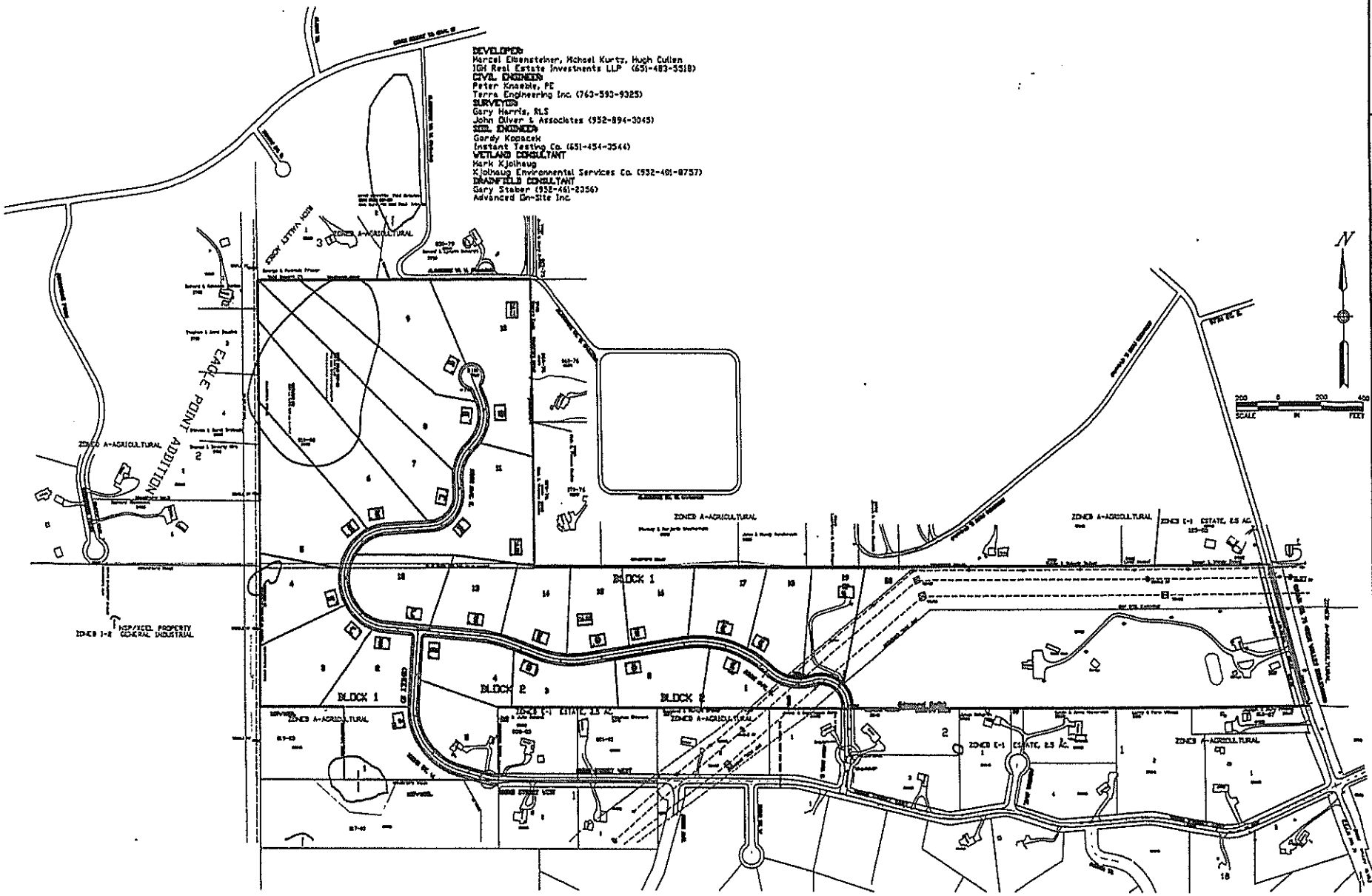
PROJECT: CRESTVIEW HIGH SCHOOL SITE
CRESTVIEW, FLORIDA (OKALOOSA COUNTY)

DATE: 6/6/05

PROJECT NO: 05-111

SHEET NO: 1

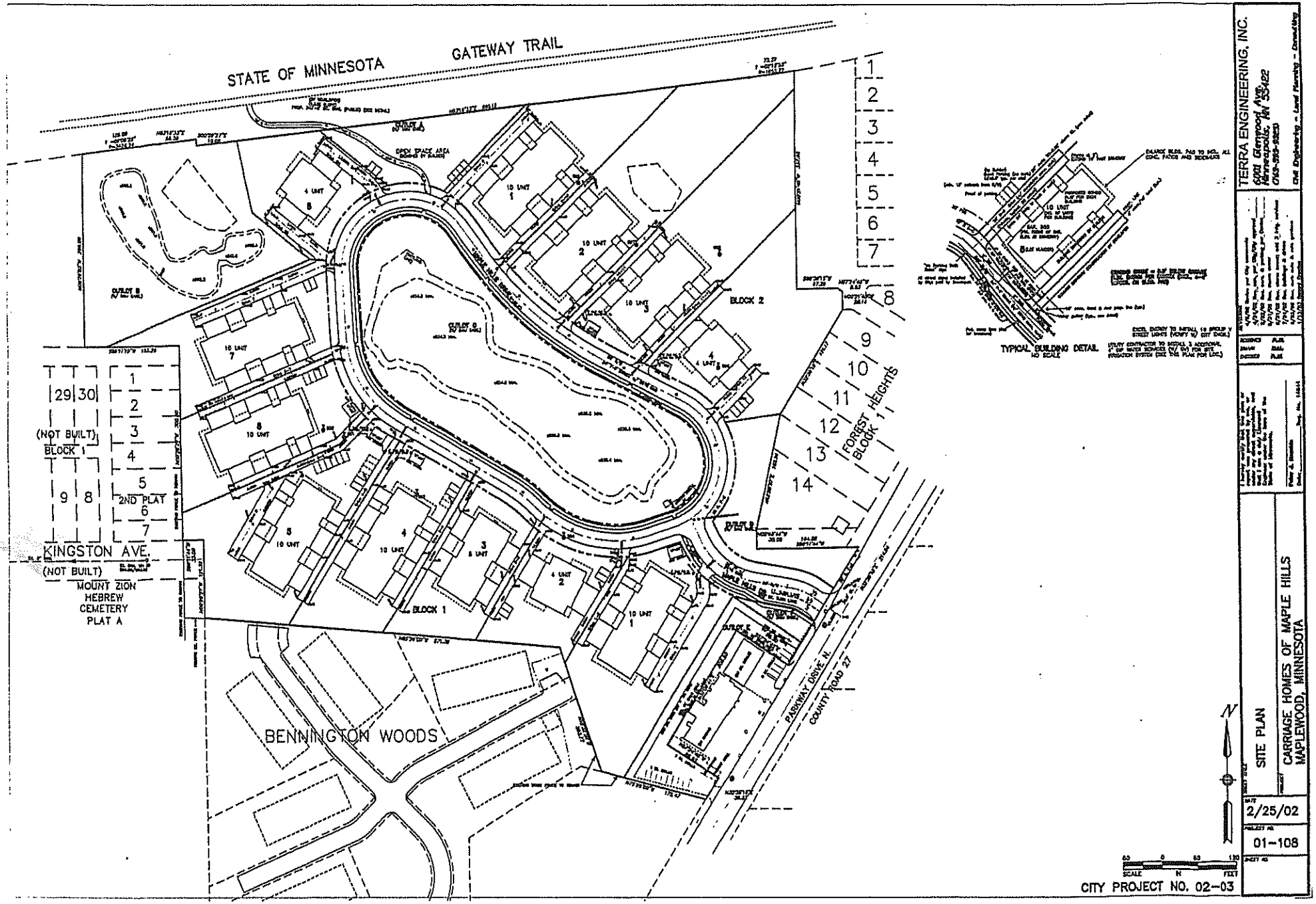
FOREST RIDGE, INVER GROVE HEIGHTS, MN



TERRA ENGINEERING, INC.
6901 Glenwood Ave.
Minneapolis, MN 55422
(763) 593-9325
Civil Engineering - Land Planning - Consulting

COVER SHEET
FOREST RIDGE
INVER GROVE HEIGHTS, MN

DATE 8/15/02
PROJECT NO. 01-112
SHEET NO. 1



TERRA ENGINEERING, INC.
6901 Glenwood Ave.
Minneapolis, MN 55422
(763) 593-8823
Civil Engineering • Land Planning • Consulting

SITE PLAN
CARRIAGE HOMES OF MAPLE HILLS
MAPLEWOOD, MINNESOTA

DATE 2/25/02
PROJECT NO. 01-108

PRAIRIE RIDGE DEVELOPMENT

INVESTMENT OPPORTUNITY

AN 11 ACRE, 144 UNIT APARTMENT COMPLEX

SERVING THE BAKKEN OILFIELD WORKFORCE | WILLISTON, ND





Table of Contents

- Executive Summary
- Investment Overview
    - Property Location
    - Property Overview
    - Financial Projections
-

N.I.K. Management Inc.

11736 177th Street West • Lakeville, MN 55044

Cell: 612-709-1893 • Office: 952-236-9424
Email: nealkay@live.com

Neal Kryzaniak

Forward Looking Statements Disclosure:
This information packet contains certain forward looking statements that are based on current expectations (but which are not based on any prior operating history). The benefits shown are based on numerous assumptions, and no assurances are made regarding whether or not investors realize a positive return on their investment.

In some cases, forward-looking statements can be identified by the use of words such as "may", "will", "should", "could", "expects", "plans", "intends", "anticipates", "believes", "estimates", "predicts", "potential" and other comparable terminology. Although the company believes that the expectations reflected in the forward-looking statements are reasonable, the company cannot guarantee future results, performance or achievements. The Company undertakes no obligation to update any of the forward-looking statements after the date of this information packet.

In light of the numerous factors that can materially affect results, including those set forth in this information packet, the inclusion of any such forward looking information herein should not be regarded as a representation by the Company that the Company's objectives will be achieved.

RICE CREEK
BUILDING & REMODELING

Lic# BC652302
6626 East Shadow Lake Court Lino Lakes, MN 55014

"First Class Quality at an Affordable Price"

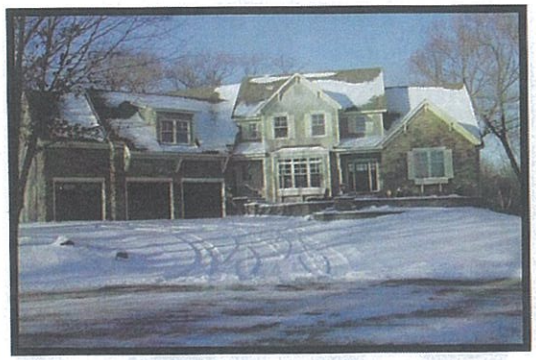
HISTORY:

Joe and Kathy Kouba have been involved in the building industry for over 35 years. Joe started out working in northern Minnesota as a framing contractor. After moving to the Twin Cities area in 1986, he wanted to continue with his passion and started a remodeling business. Soon after, Joe and his wife Kathy decided to venture into single family homes. Kathy had worked in the financial end of the construction industry, doing bookkeeping and credit and collections for major suppliers in the area and assisting in showroom start-ups. With their combined experience, they wanted to make people's dreams a reality without any hassle so people would love their experience of building a new home. A team of the best subcontractors was assembled in the early years, along with the best consultants in the industry resulting in 24 years in the new construction industry. Bringing additional expertise to the company, Rice Creek has added Rick Elsen, a consultant with a background extending three generations in the industry. He has completed many new developments from the ground up and built over a thousand new homes; giving Rice Creek additional knowledge in all aspects of the building and remodeling industry. Rice Creek pride themselves with maintaining the same subcontractors and tradesman along the years and continue to produce what their philosophy is: "first class quality at an affordable price".

Number of homes built since 1990: 418
Yearly average: 18-20
Average Cost: 280,000- 450,000
Primary building area: Lino Lakes, Hugo, Forest Lake, Centerville, Ramsey, Blaine, Bloomington, Wayzata, Brooklyn Park, Champlin

New Homes

Custom Homes



Your Plan or Ours



Your Site or Ours



RICE CREEK
BUILDING & REMODELING
612.751.4646
RiceCreekBuildingandRemodeling.com

HOW WELL DO YOU KNOW YOUR BUILDER -REMODELER???

The questions below can be answered at the web site for the Department of Labor & Industry www.doli.state.mn.us/ click on license lookup.

Is the builder a licensed contractor?
How long has the builder been licensed? (licensing for builders started in 1992)
Has there been any enforcement action against the builder?
Is the builder the qualifying person for the company?

The questions below can be answered at the web site for Builders Association of the Twin Cities
www.batconline.org

Is the builder a member of the Builders Association?
How long has the builder been a member?
Has the builder been in the Parade of Homes? How many years? How many homes?
Is the builder in good standings with the Builders Assoc.?

The questions below can be answered at the web site for the Better Business Bureau of Minnesota
http://minnesota.bbb.org/

Is the builder a member of the Better Business Bureau?
Is the builder in good standing with the Better Business Bureau?
Have there been any unresolved complaints?

Other questions: Can the builder supply you with 10 references? How long has the builder been in business? Is the builder GREEN & LEAD certified? Can the builder put on a tool belt and build YOUR new home???

Remodeling

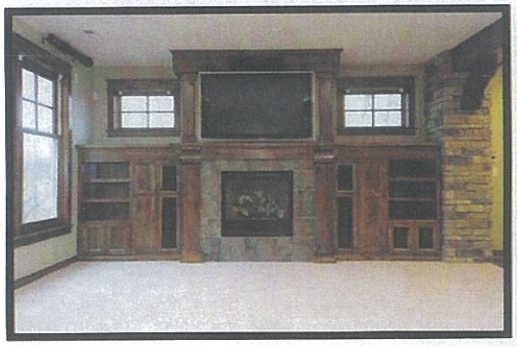
Attention to Detail



Attention To Family



Attention To Design

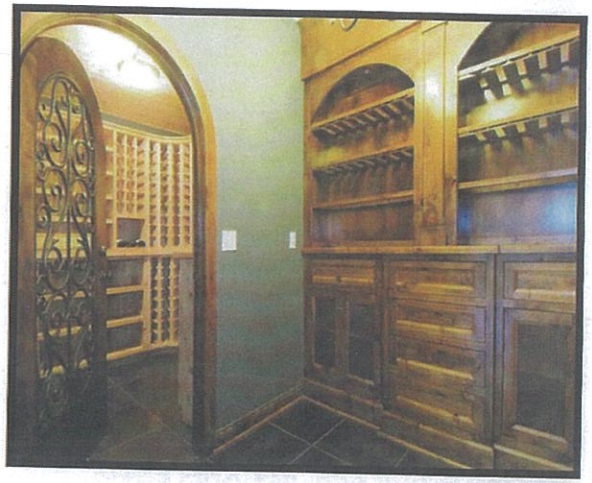


Welcome To Rice Creek Building And Remodeling Inc.

Founders Joe & Kathy Kouba, Licensed professional builders have a simple philosophy: "First class quality at an affordable price". Professional team members Rick Elsen and Tom Hagen individually bring more then 35 years of personal professional experience and knowledge in the construction industry to Rice Creek Building and Remodeling Inc. This team of experts has experience in both residential and commercial projects. Their residential portfolio contains thousands of new custom built homes along with multitudes of remodeling projects: while their commercial portfolio showcases medical facilities, Strip malls, grocery stores, and restaurants.

We look forward to working with you to make your dreams a reality.

Joe and Kathy Kouba, Rick Elsen, Tom Hagen





Rice Creek Building and Remodeling Inc.

6625 East Shadow Lake Court

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2325 # 2-STORY

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NOTE:
Jerry Huffine (plan preparer) has made every effort to be accurate and complete in this project but cannot guarantee against unforeseen complications. If complications arise, plan preparer, contractor and owner shall try to resolve to what is best suitable to conditions, with owner bearing costs to re-design and prepare drawings as necessary. Contractor to verify all dimensions and conditions before and during construction and notify plan preparer of any discrepancies in new or existing construction. It is assumed that Contractor takes responsibility upon securing building permit. Written dimensions have priority over scaled dimensions.

jerry huffine
residential design & drafting services
phone/fax: 763-560-6771

sheet of 7 1

plan no. 0649

designed for:
MARK & LEAH NELSON
BY: NORTH COUNTRY BUILDERS



PLAN 0649

OPTIONAL FRONT - NO BONUS ROOM

ECONOMIC DEVELOPMENT AUTHORITY
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The City of Ramsey Economic Development Authority (EDA) conducted a regular meeting on Thursday, January 8, 2015, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Jim Steffen
Member Philip Brunt
Member Glen Hardin
Member John LeTourneau
Member Chris Riley (arrived at 7:33 a.m.)
Member Wayne Skaff
Member Kristine Williams

Members Absent: None

Also Present: Patrick Brama, Econ. Dev. Manager/Assistant City Administrator
Tim Gladhill, Development Services Manager

1. CALL TO ORDER

Chairperson Steffen called the Economic Development Authority meeting to order at 7:30 a.m.

2. APPROVE AGENDA

There were no changes.

Motion by Member Skaff, seconded by Member Hardin, to approve the agenda.

Motion carried. Voting Yes: Chairperson Steffen, Members Skaff, Hardin, Brunt, LeTourneau, and Williams. Voting No: None. Absent: Member Riley.

3. APPROVE MINUTES

3.01(1): Approve Meeting Minutes Dated September 11, 2014
Approve Meeting Minutes Dated October 9, 2014
Approve Meeting Minutes Dated December 11, 2014

Motion by Member Skaff, seconded by Member Hardin, to approve the September 11, 2014, minutes as presented.

Motion carried. Voting Yes: Chairperson Steffen, Members Skaff, Hardin, Brunt, LeTourneau, and Williams. Voting No: None. Absent: Member Riley.

Member Riley arrived at 7:33 a.m.

4. EDA BUSINESS

4.01: Consider Purchase Agreement with PSD LLC

Economic Development Manager/Assistant City Administrator Brama presented the staff report.

Member Skaff asked if City Staff and the Planning Commission were happy with the site plan and position of the garages.

Development Services Manager Gladhill stated there were some concerns but they have reserved their recommendations until the architectural rendering is seen.

Chairperson Steffen asked what the cost of the road would be.

Economic Development Manager/Assistant City Administrator Brama stated the original negotiation for the property yielded a higher per square foot price and the amount was deducted from that.

Member LeTourneau thought there was a preferred price range per square foot that was inside their guidelines and he wondered if the current price fell within that range.

Economic Development Manager/Assistant City Administrator Brama indicated it was well within the range and would be considered to be in the mid to upper range.

Chairperson Steffen wondered if negotiations are done as far as staff is concerned.

Economic Development Manager/Assistant City Administrator Brama stated the only open item is the earnest money.

Member LeTourneau stated they are done negotiating because they have a purchase agreement but he did not think they were closed to negotiating if the Board sees something else that should be reviewed and negotiated.

Chairperson Steffen indicated he did not see any additional items that needed to be negotiated.

Motion by Member Skaff, seconded by Member Brunt, to recommend to the City Council approval of the purchase agreement with PSD, LLC for $13.97 acres of City owned land located within The COR.

Further discussion: Member Hardin indicated he liked the fact they had the earnest money.

Motion carried. Voting Yes: Chairperson Steffen, Members Skaff, Brunt, Hardin, LeTourneau, Riley, and Williams. Voting No: None. Absent: None.

4.02: Consider Purchase Agreement between NIK Management Group and the City of Ramsey for the Former Municipal Center Site

Economic Development Manager/Assistant City Administrator Brama presented the staff report.

Member Skaff asked if NIK has given any indication on the size or price of homes they want to build.

Development Services Manager Gladhill stated NIK would be looking at other subdivisions in the area for comparables and he thought the price range would be between $170,000 and $200,000.

Chairperson Steffen asked if staff will influence the size of the lots or is that up to NIK to decide.

Development Services Manager Gladhill stated the City Zoning Code will dictate a lot of that but the City can go through a Planned Unit Development process and can negotiate those terms. Staff will go through a concept design phase with the Planning Commission at their next meeting to get some feedback.

Chairperson Steffen asked why NIK was offering a price above the listing price.

Economic Development Manager/Assistant City Administrator Brama stated they had a separate offer from TR Horton that came in significantly lower.

Chairperson Steffen asked if NIK has the capital to start to construct spec homes in May or will they have to wait until the lots are purchased.

Economic Development Manager/Assistant City Administrator Brama stated NIK does have a contingency in place as part of the purchase agreement to get their financing secure before close. Verbally Nik has indicated they have reached agreements with First Minnesota Bank but it is not confirmed at this time.

Chairperson Steffen asked what contingencies they have in place regarding the closing in May 2016.

Economic Development Manager/Assistant City Administrator Brama stated there are a number of generic contingencies in place, which are entitlements to the property, site plan approval, and plat and are also requiring a number of predevelopment documents and information. He stated the financing has been taken care of as part of Phase One. The big item is going to be the City clearing the site in time for June opening.

Member Hardin stated if this was always intended to be a two-phase closing because of the Fire Station.

DRAFT

Economic Development Manager/Assistant City Administrator Brama indicated it was. He stated NIK is very interested in the site and entire project and want to have the second portion of the second phase locked up and ready to go.

Chairperson Steffen did not think that five thousand earnest money seemed like a lot of money for a deal that is going to close in sixteen months. He felt the amount was low and did not want to see the City list the property again in sixteen months because NIK walked away from the deal.

Member Riley agreed and stated the second phase of the closing is at the City's convenience because they can't sell it now. NIK is not asking the City to hold the property for them, the City is asking not to have to sell the property at this time which puts a twist on it. He did feel five thousand was not a lot of money to hold a parcel of land for. He asked staff was the earnest amount would be if the new policy was in place.

Economic Development Manager/Assistant City Administrator Brama asked the Board for a minute while he calculated the amount.

Chairperson Steffen asked if there was going to be an access on Alternative A on the North /South Street on the right side of the plans.

Development Services Manager Gladhill reviewed the site plan with the Board.

Economic Development Manager/Assistant City Administrator Brama stated based off the new policy, they would be at a little over $17,000 in earnest money. They could increase the money in Phase Two and have some earnest money in Phase Two go hard after a certain date.

Member Williams asked if there is a concern that the City would not want to move forward with Phase Two. She wondered if part of this is to protect the City's interest as well.

Economic Development Manager/Assistant City Administrator Brama stated in working with the City Attorney, they did revise the PA to give the City strength or positioning in case they did not want to be liable or exposed to damages from the buyer before they move forward with the second phase. They also include a provision regarding moving forward with Fire Station Two.

Member Williams asked what is the timeline for determining if the fire station will move forward.

Economic Development Manager/Assistant City Administrator Brama stated Fire Station Two will be reviewed by the City Council on Tuesday, January 13, 2015 and a contract could be awarded to a general contractor in March.

Member Williams asked if that changed the Planning Commissions review of Parcel A on the proposed design of those lots. If there is a possibility of not moving forward with the second phase of the acquisition, would there end up being two cul-de-sacs.

DRAFT

Development Services Manager Gladhill stated it does not change the preliminary plat for both phases and the final plat will come through with only Phase One lots. There will be two terminating streets and they will try to be flexible and creative in utilizing both parking lots as a temporary turn around provision. They have also talked about holding some sort of surety to construct a more permanent cul-de-sac if Phase Two did not occur or was delayed.

Chairperson Steffen asked if it was ever discussed not to sell the second phase at this time.

Economic Development Manager/Assistant City Administrator Brama stated that is an option but NIK does not want to do that. He stated there is a risk on both sides of that because if they delay this it is possible for NIK to come back at a later time with a lower purchase price so it is best to lock them in at the current price.

Member Skaff stated the driving force to build the new fire station is because they would have the dollars or have a PA for that property. He thought the timing of the fire station may be further down the road without the PA.

Chairperson Steffen did not think there would be a substantial amount of the money involved that would build the fire station so he did not think the City was relying on the cash from the sale of this property to build it.

Economic Development Manager/Assistant City Administrator Brama stated that was correct and would be supplemental.

Chairperson Steffen thought the first phase of the project will go well and the homes will sell quickly and if that happens, the price of the second piece of land will probably go up. He thought they either need more earnest money to guarantee that closing or they should consider selling one piece of land at a time.

Member LeTourneau thought that was a good point and wondered if they should go into a closed session and have a discussion for that.

Economic Development Manager/Assistant City Administrator Brama stated as long as they are talking about earnest money there is no need for a closed session. A closed session is to be used only for purchase price discussion and he did not feel the Board was at that point.

Chairperson Steffen asked what the preference of the group was.

Member Riley stated if they do not sell parcel two, they do not need a new fire station. He was not certain that was an EDA issue but a good question. He was not sure if they can approve or disapprove a purchase agreement before them.

Member LeTourneau did not think that Fire Station 2 came about because they were planning on selling this parcel of land. He thought they decided the current fire station was not adequate for the growth of the community and it was decided the City needed a second new fire station, which

would happen regardless and they would use the proceeds from the sale of this to supplement the cost of the fire station.

Member Hardin asked if the fire station is moving forward because it is needed or because of this project.

Member Riley stated there is a need that is being moved up because of the sale of the land.

Member LeTourneau disagreed and stated they need to look at the timeline and the things that have occurred in the last six to twelve months. He felt the Fire Station 2 project has been on a progressive track over the last six to twelve months and escalated in 2014. He indicated there is a cost to this and NIK has given the City an offer and they have structured what it is worth to them. He stated they could trade one for the other and if the City asks for more earnest money, he thought NIK may offer the City less money per acre and they would probably end up with the same deal in the end.

Chairperson Steffen indicated he would make the trade of less money and more earnest money.

Economic Development Manager/Assistant City Administrator Brama stated this could still be open for negotiation and he did not feel it would hurt to ask NIK for more earnest money and see what their response would be.

Member Riley stated if they are concerned about Phase Two, that is a $326,000 purchase so $5,000 is getting closer to their proposed policy. He thought a lot of the contingencies about not closing are on the City's end.

Motion by Member LeTourneau, seconded by Member Skaff, to recommend to City Council consider adopting the Purchase Agreement with NIK Management, Inc. with the flexibility of having staff continue to work with NIK to increase the earnest money aspect.

Further discussion: Member Riley stated they should also indicated that Option C with the cul-de-sac should be removed and also indicate the type of housing should be the same as what is on either side of this parcel. Development Services Manager Gladhill stated if they are comfortable with what is there their base zoning code will take care of that. If they start asking for that to be a little bit more, it might impact the price range because lots tend to change hands and if they do not deliver what was promised as part of the discussion residents may come back to the planners with their expectations. Chairperson Steffen asked if there was architectural language in the Purchase Agreement. Economic Development Manager/Assistant City Administrator Brama indicated there was not. Development Services Manager Gladhill stated he would prefer no language be included in the Purchase agreement.

Motion carried. Voting Yes: Chairperson Steffen, Members LeTourneau, Skaff, Brunt, Hardin, Riley, and Williams. Voting No: None. Absent: None.

4.03: Consider Forwarding New Policy for the Sale of City Owned Land to the City Council

Economic Development Manager/Assistant City Administrator Brama presented the staff report.

Chairperson Steffen stated as written earnest money becomes hard only if they request for an extension.

Economic Development Manager/Assistant City Administrator Brama indicated that was correct.

Member Riley indicated when he read the second paragraph, it looked like the earnest money would become hard upon a second extension so there would be one free extension. He wondered if CBRE had input on this.

Economic Development Manager/Assistant City Administrator Brama stated CBRE did review this policy and did provide a lot of recommendations in the policy. He stated the CBRE is motivated to close deals and would support some sort of hard money up front at some level but are very cautious of not going over the top because they are afraid it would scare away some deals.

Chairperson Steffen thought the word "second" could be removed from the paragraph.

The Board agreed.

Member Williams did not know if $1,000 or $1,500 is going to incent someone to close on a property and she thought it was on the low end for earnest money. She did not think it would kill a deal and she would support Councilmember Riley's suggestion to keep a hard earnest money at the first request for due diligence extension because that is pretty standard and happens all of the time. She also suggested removing the second extension wording.

Member Hardin stated he was always concerned about putting too much detail into a policy because they need some flexibility. He stated every deal is different and the amount of earnest money needed per project is different and might depend on many different factors.

Member Riley asked if they wanted to change the earnest money amount in the policy because it was indicated it was low by a few members.

Economic Development Manager/Assistant City Administrator Brama stated CBRE along with his research indicated the earnest money could be anywhere from 1.5% to 3%.

Member Williams stated in her experience earnest money is an art not a science and it has a lot to do with who is holding the most risk and who is the most interested in seeing certain things happen. She stated they need to find a balance.

Member Hardin asked if they should remove the dollar amounts and have a blanket statement indicating the City will require earnest money contingent upon the size and scope of the project. He thought this would allow the City to be more flexible.

Member Riley stated he liked that idea. This would indicate there needed to be earnest money with direction given. He indicated they need to make sure that both sides have something so they need to be flexible but also protect their interests.

Economic Development Manager/Assistant City Administrator Brama summarized the changes that were made in the discussion indicating that the earnest money amount will be turned into a blanket statement with a range of two to three percent. He thought this will allow a greater strength in their negotiations.

4.04: Consider Forwarding the 2015 EDA Workplan to the City Council

Economic Development Manager/Assistant City Administrator Brama presented the staff report.

Motion by Member Steffen, seconded by Member Brunt, to recommend to City Council the EDA Workplan as outlined.

Motion carried. Voting Yes: Chairperson Steffen, Members Brunt, Skaff, Hardin, LeTourneau, Riley, and Williams. Voting No: None. Absent: None.

4.05: Review Draft Closed Landfill Use Plan; Case of Minnesota Pollution Control Agency (MPCA)

Development Services Manager Gladhill presented the staff report.

Member Riley asked for clarification as to why this item is before the EDA. He wondered if they do nothing, this entire area will get changed on the Comprehensive Plan and the City will never be able to do anything on it, if they would want to potentially do something in the area they would need to make a change.

Development Services Manager Gladhill reviewed what the Board needed to do if they wanted to potentially use the land in the future. He stated if they want that to be an industrial user sometime in the future the City needs to ask that the land use plan as presented today be changed to allow for that.

Member Riley thought it seemed this was identified in the past as a good potential use for an industrial user and that they would not want to accept that as not being allowed. He thought they would want to ask for the plan to be changed to allow a future user.

Member LeTourneau thought this would be a low priority business user site in their community.

Development Services Manager Gladhill indicated the window has started to close on this and action needs to be taken if the City wants the ability in the future to develop.

Economic Development Manager/Assistant City Administrator Brama talked about the quality of the site and indicated there is a lot of discussion and concern around the quality and conditions of the area. He noted this is a very desirable location for businesses.

Member LeTourneau stated this is not a high priority quantity wise but he disagreed on the quality. He stated he sat in on the EPB Board meeting and they talked about the quality of the site. He did bring forward to them explaining this site has all of the infrastructure but there is a lot of discussion and concern around the quality of the site as it relates to environmental issues because of the great unknown associated with what is going on with the decomposition of that land fill. There seems to be a real concern from the EPB's perspective in regards to any kind of issues moving forward.

Economic Development Manager/Assistant City Administrator Brama thought from a personal staff perspective, that is a perception issue.

Chairperson Steffen asked what the process was for trying to change this.

Development Services Manager Gladhill reviewed the process with the Board. He believed they needed to adopt a land use plan but thought there was room to negotiate the small parcel of land adjacent to the landfill.

Member Riley recommended the City should carve out the piece of land they want to use and bring that forward to the EPA.

Member Hardin agreed.

5. MEMBER / STAFF INPUT

The EDA reviewed the Staff Update.

5.01: Rum River Hills Joint Venture Request

Economic Development Manager/Assistant City Administrator Brama indicated Rum River Hills submitted a request for a joint venture agreement with the City. Staff reviewed the request which was in regards to a previous proposal Rum River Hills made. They are proposing relocating two of their golf holes across Hwy 47 and purchasing City owned land along with some other land and developing around 165 to 200 new housing units and expanding their golf services.

5.02: Board Changes

The Board discussed the New Year and the possible need to find another resident to be a member on the Board because Member Williams was now a Councilmember.

Economic Development Manager/Assistant City Administrator Brama indicated there can be more than two Councilmembers on the Board if the Board would like to keep all three Councilmembers.

Chairperson Steffen indicated the Board was meant to be an advisory to the Council and he felt that if there were more than two Councilmembers on the Board it would end up to be like the HRA was before them. He would prefer the majority to be residents. He indicated one Councilmember could be an alternate and come to the meetings if all three wanted to be at the meetings.

It was indicated the Mayor would make the decision on which of the three Councilmember will be placed on the EDA Board.

6. ADJOURNMENT

Motion by Member Skaff, seconded by Member Steffen, to adjourn the meeting.

Motion carried. Voting Yes: Chairperson Steffen, Members Skaff, Brunt, Hardin, LeTourneau, Riley, and Williams. Voting No: None. Absent: None.

The regular meeting of the Economic Development Authority adjourned at 9:39 a.m.

Respectfully submitted,

_____
Kurtis G. Ulrich
City Administrator

ATTEST:

_____
Ted LaFrance
Economic Development Manager

Draft by Sue Osbeck
TimeSaver Off Site Secretarial, Inc.

DRAFT

Our Mission: To work together to resposibly grow our community, and to provide quality, cost-effective, and efficient government services.

CC Regular Session **7. 5.**

Meeting Date: 01/13/2015

Submitted For: Kurt Ulrich, Administrative Services

By: Jo Thieling, Administrative Services

Information

Title:

Consider Tinklenberg Group Proposal for Professional Services Contract Extension

Purpose/Background:

Purpose:

Consider a proposal from the Tinklenberg Group for an extension to an existing professional services contract. The purpose of this contract is to advance and promote the construction of improvements within the Trunk Highway 10 corridor within the City, more specifically, to seek funding for the upgrading of BNSF impacted interchanges that occur along Highway 10.

Background:

The City has worked with the Tinklenberg Group for most of the past decade, with the most recent contract with the Tinklenberg Group being signed by the City in February 2013. Since then, the City has approved several contract extensions by amendment, with the last contract amendment expiring at the end of 2014.

The City's past efforts in working with Mr. Tinklenberg have yielded a successful conclusion to the $35M Armstrong Project, which has been awarded several grant awards, including a $10M federal (TIGER) grant, a $10M state (CIMS) grant, a $8M bonding allocation from the state, and a $10.2M award from the Counties Transit Investment Board (CTIB), which fully funded the project. Previously, the North Star Rail Station in Ramsey was also a successful effort.

Notification:

NA

Observations/Alternatives:

Attached is a proposal from The Tinklenberg Group entitled *BNSF Railroad Initiative*, dated January, 2015. The proposal is intended to address the City's desire to be active during this time of re-organization at the federal, state, and local level. New elected officials are now taking office and we want to be certain to keep the Ramsey projects in the forefront. The County has formed a Highway 10 working group and is still organizing the regional approach to the Highway 10 effort, and also the new City Council needs to confirm the strategic direction of the City in the next 30-60 days. The City has a new legislator (Representative Whalen), and legislative leaders and the Governor have both emphasized *transportation* as a key issue. In short, this is a good time to continue to build on the success of the Armstrong Interchange, and to let people know that that was just the start of a much larger project.

The Tinklenberg proposal outlines a number of work plan elements to be performed over the next five months of the legislative session. However, due to the need to re-group with the parties mentioned above, staff has requested a monthly retainer proposal to continue the legislative efforts on behalf of Ramsey. It is recommended that the

ongoing continuation, or termination of, this contract be based upon the City's strategic planning discussions. Also, the discussion with the coalition of Highway 10 communities working with Anoka County may also lead to a different approach in the future.

Funding Source:

Funds would come from the City's Public Improvement Revolving Fund.

Recommendation:

Staff recommends approval of the proposed contract extension with the Tinklenberg Group (Amendment #5). The Tinklenberg Group has played an instrumental role in this process thus far; and has provided exceptional service and results to-date.

The alternative direction the Council may take is NOT to approve the proposed contract. Staff does not recommend this alternative, and would recommend that the City maintain a sustained effort toward obtaining funds for improvement of the interchanges along Highway 10.

Action:

Motion to approve the attached consulting services proposal with the *The Tinklenberg Group,* for an initial one-month work phase through February 13, 2015, at a total cost of $5,000, in accordance with the attached proposal dated January 2015.

Attachments

Tinlenberg2015

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/08/2015 06:16 PM
Form Started By: Jo Thieling		Started On: 01/08/2015 03:57 PM
Final Approval Date: 01/08/2015		

The Tinklenberg Group

The interchange of strategies and solutions

City of Ramsey
BNSF Railroad Interchange Initiative
2015 Consulting Services Proposal
January, 2015

Overview

The Tinklenberg Group respectfully submits the following consulting services proposal in response to the City of Ramsey's interest in pursuing funding for the construction of an additional, to be identified, grade separated interchange and railroad overpass along the BNSF rail corridor. Building on the success of the Armstrong Interchange, we believe The Tinklenberg Group is uniquely positioned to assist the City in achieving this goal, and that the current political and funding environment related to transportation in general and to rail crossing improvements in particular, make this an excellent time to initiate such an effort.

The Tinklenberg Group will assist the city by helping to organize and implement a broad and coordinated effort to identify and secure sufficient funding to complete the selected project. Sources of funding to be pursued are similar to those utilized in the Armstrong project and include federal transportation grant programs, federal program dollars allocated to Minnesota, state transportation grant and program dollars, regional transportation dollars, and state bonding funds.

In addition to the technical work associated with identifying and pursuing the funding sources listed above, The Tinklenberg Group will also assist the City in organizing and mobilizing broad-based support for the project among business leaders, educators, labor organizations, elected officials and other key stakeholders. In this effort, critical issues driving the project such as safety, congestion and economic opportunity will be developed and highlighted.

ph 763-783-1288 • fax 763-783-9262 • 11234 forest court • minneapolis, mn 55449

Specific Work Elements

The proposed work elements have been arranged in two interconnected categories. The first is activities associated with pursuing funding sources. And the second is activities intended to organize and mobilized the kind of community-based support necessary to effectively communicate the importance of the project to key decision makers. While these activities are listed separately, it is understood there will be a great deal of overlap in their implementation and conduct. It should be noted in consideration of this effort, that several different funding elements, each with their own schedule and application process, may be included in the total funding package. Building influential community support, developing compelling project information, and effectively presenting that support and information to potential funders early in the process is critically important to ultimate success of the project.

Funding Work Elements

- Prepare background information supporting funding request
- Support and coordinate meetings with key funding decision makers
- Support and coordinate inclusion of the project in appropriate 2015 legislative transportation proposals
- Insure immediate responses are provided to follow-up requests for information
- Schedule and prepare hearing testimony as needed
- Support and coordinate the preparation of funding applications as necessary
- Identify and prioritize funding options at the federal level
- Closely coordinate project efforts with appropriate congressional, legislative, and departmental staff

Community Support Elements

- Agree to project cost estimate and cost sharing arrangement
- Identify and establish project coordination team
- Develop common project promotional information, materials, and talking points
- Schedule and staff regular meetings of the project coordination team
- Prepare and present regular updates and briefing materials for city officials and staff
- Develop and manage positive media/editorial coverage

- Rally active support among business, labor, education and other influential community groups
- Schedule, coordinate and conduct site visits for Met Council, MnDOT, members of congress and staff, and BNSF officials
- Manage and coordinate response to pockets of opposition that may arise

Timing and Cost

The activities identified in this proposal will occur primarily during the 2015 session of the Minnesota legislature, therefore it is proposed that the term of this agreement would end June 30, 2015. Any additional services required by the city beyond that point to pursue non-state funding opportunities could be amended to this agreement at that time by mutual consent of the parties.

Total cost of the proposed work plan executed over the five month term would not exceed $35,000. However, at this time, it is recommended that the city approve only a one month initial phase of the work plan at a cost of $5,000.00 to be paid at the start of the term during which the consultant will identify options and opportunities for project funding and work with the city to target its efforts on those which offer the greatest likelihood of success. Any subsequent work that may be approved by the city in regard to the overall work plan will then be organized to build on the outcomes of this initial phase.

Agreed and Approved By:

Sarah Strommen, Mayor City of Ramsey	Elwyn Tinklenberg, President The Tinklenberg Group
Date	Date

Our Mission: To work together to resposibly grow our community, and to provide quality, cost-effective, and efficient government services.

CC Regular Session **7. 6.**

Meeting Date: 01/13/2015

By: Jo Thieling, Administrative Services

Information

Title:

Adopt Resolution #15-01-001 for 2015 Council Organization; Resolution #15-01-009 Designating Financial Institutions as Official Depositories of City Funds for 2015; Resolution #15-01-011 Designating Bank of the West as Official Financial Institution for the City of Ramsey Banking Services for the Year of 2015; and Resolution #15-01-010 Authorizing Signatures for Financial Transactions - **This Case was moved from Consent 4.11 to Case 7.6**

Purpose/Background:

Purpose: To adopt the annual resolution appointing Council Members to Committees, etc. as well as designating the City's Official Newspaper, renewing contracts with TimeSaver Off Site Recording Secretarial, Inc. and naming the firms the City will use for Legal Services. The purpose is to also adopt the resolutions designating financial institutions as official depositories of City funds, authorizing signatures for financial transactions, and designating Bank of the West as Official Financial Institution for the City of Ramsey Banking Services for the year 2015.

Background: The City Council met in work session earlier this evening and discussed the organizational resolution. Staff received direction as to who would serve on which committee, designating the City's official newspaper, naming the law firms the City will use for legal services, and approving the agreement with TimeSaver Off Site Recording Secretarial, Inc. If any changes were made at the work session to the organizational resolution for Council appointment to Committees, the attached resolution will then be adopted, as amended by discussion at the work session, and staff will make those changes prior to executing the resolution.

Resolution #15-01-001 for 2015 Council Organization is attached.

Each year the Council must designate certain institutions as official depositories of City funds. A list of depositories is in Resolution #15-01-009 Designating Financial Institutions as Official Depositories of City Funds for 2015 - which is attached. The Council also must designate an official financial institution. Attached to this case is Resolution #15-01-011 Designating Bank of the West as Official Financial Institution for the City of Ramsey Banking Services for the Year of 2015. The Council also authorizes annually two of its members, plus the City Administrator and certain members of staff to sign financial documents on behalf of the City. Resolution #15-01-010 Authorizing Signatures for Financial Transactions is attached for review and adoption.

Funding Source:

N/A

Recommendation:

Staff recommends adopting the attached resolutions.

Action:

Motion to adopt Resolution #14-01-001 for 2015 Council Organization - either as is - or as amended by discussion at the Council Work Session.

- and -

Motion to adopt Resolution #14-01-009 Designating Financial Institutions as Official Depositories of City Funds for 2015

- and -

Motion to adopt Resolution #14-01-011 Designating Bank of the West as official Financial Institution for the City of Ramsey Banking Services for the Year of 2015

- and -

Motion to adopt Resolution #14-01-010 Authorizing Signatures for Financial Transactions

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Attachments

Res for Council Organization

Res Designating Financial Institutions

Res Designating Bank of the West

Res Authorizing Signatures for Financial Transactions

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/08/2015 12:12 PM
Form Started By: Jo Thieling		Started On: 01/07/2015 04:53 PM
Final Approval Date: 02/18/2015		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #15-01-001

RESOLUTION FOR 2015 COUNCIL ORGANIZATION

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 of Ramsey's official newspaper is as follows:

   a) Anoka County Union Herald - official newspaper of the City in which all legal notices, vacancies, advertisements, etc. will be published

2) That the Acting Mayor, Council standing committees, Ramsey/Nowthen Joint Powers Board, Economic Development Authority, Northstar Corridor Development Authority, County HRA, Health Authority, recording secretary and legal services designations, and delegate appointments are as follows:

		2014 Appt.	**2015 Appt.**
a)	Acting Mayor	Randy Backous	John LeTourneau
b)	Public Works Committee	Randy Backous Mark Kuzma Chris Riley Jill Johns (Alt)	Jill Johns Chris Riley Melody Shryock Mark Kuzma (Alt)
c)	Economic Development Auth	John LeTourneau Chris Riley Mark Kuzma (Alt)	John LeTourneau Chris Riley Kristine Williams Sarah Strommen (Alt)
d)	Environmental Policy Board	John LeTourneau Mark Kuzma (Alt)	John LeTourneau Melody Shryock (Alt)
e)	Happy Days Committee	Randy Backous Chris Riley Jason Tossey	Kristine Williams Chris Riley (Alt)
			2015-2016 Appt.
f)	Ramsey/Nowthen Joint Powers Board	Jason Tossey Jill Johns Chris Riley (Alt)	Jill Johns Kristine Williams Mark Kuzma (Alt)
g)	Northstar Corridor Dev Auth	Jill Johns Chris Riley (Alt)	Jill Johns John LeTourneau (Alt)

		2014 Appt.	2015-2016 Appt.
h)	Joint Law Enforcement Council	Jason Tossey James Way Chris Riley (Alt)	Mark Kuzma Jeff Katers Chris Riley (Alt)
i)	Anoka County Fire Joint Powers Group		Jill Johns Kristine Williams (Alt)
j)	Lower Rum River Water Management Organization (LRRWMO)	Mark Kuzma Randy Backous (Alt)	Mark Kuzma Chris Riley (Alt)
k)	Lower Rum River WMO TAC	Bruce Westby	Bruce Westby
l)	North Metro Mayors Association: Operating Committee Management Committee	 Kurt Ulrich Sarah Strommen	 Kurt Ulrich Sarah Strommen
m)	Anoka County Solid Waste Abatement Advisory Team	Chris Anderson	Chris Anderson
n)	County Housing and Redevelopment Auth Liaison	Kurt Ulrich	Patrick Brama
o)	Youth First	Jill Johns Chandra Kreyer Jim Steffen Michelle Anderson Mark Riverblood (Alt)	Melody Shryock Chandra Kreyer Jim Steffen Michelle Anderson Sarah Strommen (Alt)
p)	Quad Cities Cable Communications Commission	John LeTourneau Kurt Ulrich Chris Riley (Alt)	John LeTourneau Kurt Ulrich Melody Shryock (Alt)
q)	LOGIS Board of Directors	Jason Fredrickson Patrick Brama (Alt)	Jason Fredrickson Patrick Brama (Alt)
r)	Health Authority	Dr. James Long	Dr. James Long

		2014 Appt.	2015 Appt.
s)	Legal Services:		
	General Legal	Ratwik, Rozak & Maloney	Ratwik, Roszak&Maloney
	Prosecution	Randall, Goodrich & Haag	Randall, Goodrich & Haag
	Bond Counsel/TIF	Kennedy & Graven	Kennedy & Graven
		Briggs & Morgan	Briggs & Morgan
	Personnel	Kennedy & Graven	Kennedy & Graven
		Barna, Guzy & Steffen	Barna, Guzy & Steffen
		Madden, Galanter, Hansen	Madden, Galanter, Hansen
	Intergovernmental Relations	Kennedy & Graven	Kennedy & Graven
		Flaherty & Hood	Flaherty & Hood
t)	Recording Secretarial Services:		
	TimeSaver Off Site Recording Secretary Service (TOSS)		TOSS
u)	Ramsey Housing & Redev Auth	Randy Backous	**Dissolved 12/2014**
		Jill Johns	
		Mark Kuzma	
		John LeTourneau	
		Chris Riley	
		Sarah Strommen	
		Jason Tossey	
	Executive Director	Ted LaFrance	
	Deputy Executive Director	Tim Gladhill	
v)	An. Co. Brdband Governance Grp	Randy Backous	**No Longer Necessary**
		Jason Tossey (Alt)	
w)	Shared Fire Service Committee	Sarah Strommen	**Dissolved 12/2014**
		Dean Kapler	
		Kurt Ulrich	
		Jason Tossey (Alt)	

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 13th day of January, 2015.

_____
Mayor

ATTEST:

_____
City Clerk

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #15-01-009

RESOLUTION DESIGNATING FINANCIAL INSTITUTIONS AS OFFICIAL DEPOSITORIES OF CITY FUNDS FOR 2015

WHEREAS, the City of Ramsey must designate certain institutions as official depositories of City funds in accordance with Minnesota Statutes Chapter 118A.04.

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 of Ramsey hereby appoints the following financial institutions as depositories of City funds for 2015:

Banking Institutions:

The Bank of the West
Ramsey, Minnesota
Walnut Creek, California

Minnesota Municipal Money Market Fund
Minneapolis, Minnesota

Village Bank
Ramsey, Minnesota

Brokerage Houses:

Northland Securities
Minneapolis, Minnesota

Institutional Cd's, Inc.
Scottsdale, Arizona

UBS Financial Services, Inc.
Minneapolis, Minnesota

Comerica Securities, Inc
Detroit, Michigan

Robert W. Baird & Associates
Edina, Minnesota

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 13th day of January, 2015.

_____
Mayor

ATTEST:

_____
City Clerk

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #15-01-011

RESOLUTION DESIGNATING BANK OF THE WEST AS OFFICIAL FINANCIAL INSTITUTION FOR THE CITY OF RAMSEY BANKING SERVICES FOR THE YEAR OF 2015

WHEREAS, the City of Ramsey must designate certain institutions as official depositories of City funds in accordance with Minnesota Statutes Chapter 118A.04.

WHEREAS, the City of Ramsey has selected Bank of the West for its banking services for the year of 2015;

WHEREAS, banking services will consist of such items as daily deposits of cash receipts, wire transfers of funds, and automated payroll for direct deposit;

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 of Ramsey hereby appoints Bank of the West as the financial institution that will provide the City its banking services for the year 2015.

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 13th day of January, 2015.

_____
Mayor

ATTEST:

_____
City Clerk

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #15-01-010

RESOLUTION AUTHORIZING SIGNATURES FOR FINANCIAL TRANSACTIONS

WHEREAS, in order to conduct the business affairs of the City, the Council authorizes two of its members, the City Administrator and certain members of staff to sign financial documents on behalf of the City; and

WHEREAS, except for transfers within the City's accounts, this authorization provides for financial control by requiring two signatures on all such financial documents; and

WHEREAS, the Council hereby authorizes Kurt Ulrich, City Administrator, or Diana J. Lund, Finance Director, or Denelle McAlpine, Assistant Finance Director, to sign checks and other withdrawal documents from the City's checking and money market accounts; and

WHEREAS, for the purpose of confirming the authenticity of the documents already signed by one of the individuals named above, and consistent with the City's past financial practice which two signatures are required on all such documents, the Council designates Sara Strommen, Mayor, or John LeTourneau, Acting Mayor as counter-signatures for all such financial documents; and

WHEREAS, fund transfers (this also includes electronic fund transfers for payroll, sales tax, and all other taxes that are required to be deposited electronically) between the City's checking and money market accounts are generally verbal instructions and Kurt Ulrich, City Administrator, or Diana J. Lund, Finance Director, or Denelle McAlpine, Assistant Finance Director, are authorized to make such 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 City's authorized signatures for financial transactions as Kurt Ulrich, City Administrator; Diana J. Lund, Finance Director; and Denelle McAlpine, Assistant Finance Director and further designates Sarah Strommen, Mayor, and John LeTourneau, Acting Mayor, as the required counter-signatures.

2) That the Ramsey City Council hereby authorizes Kurt Ulrich, City Administrator; Diana J. Lund, Finance Director; and Denelle McAlpine, Assistant Finance Director, to make fund transfers between the City's checking and money market accounts.

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 13th day of January, 2015.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **7. 7.**

Meeting Date: 01/13/2015

Information

Title:

Schedule Council/Staff Strategic Planning Session(s) **- This case was copied from the 01/13/15 Work Session Agenda and added to the Regular Council Agenda as Case 7.07.**

Purpose/Background:

Purpose: The purpose of this case is to schedule the annual Council/staff Strategic Planning Session dates and times.

Background: Each year, a Strategic Planning Session is held with staff and Council. This time is used mainly for goal setting. As some of you are aware, in 2013, the City Council and staff worked with Anita Duckor of Duckor and Associates for several months to come up with a three-year strategic action plan as well as a vision and mission. Throughout 2013 and 2014, staff updated Council on the plan - what, if anything had changed and why, were the goals on schedule for completion, etc. This document continues to be a working document, updated and added to periodically.

Attached is a proposal from a professional consultant facilitator that I believe addresses the issues that the Council feels important for the current year. The Council should review the proposed scope of services, and suggest any revisions. Based upon the current proposal, the cost will be approximately $15,000, but that price may change if modifications are made. If the Council is satisfied with the format, staff will seek another proposal for a price comparison, but based upon my experience, proposals of comparable providers will likely be in a similar range.

Staff feels two afternoon/evening sessions would work well - for example a Thursday and the following Tuesday. Hours could be from 4:00 p.m. to 9:00 p.m. and dinner would be provided. For consideration, it is suggested that the first session be held on Thursday, January 29, followed by the second session on Tuesday, February 3. Please have your calendars available so if these dates won't work, we can discuss other times and dates.

Timeframe:

5 minutes

Funding Source:

The cost to have two strategic planning sessions with a professional facilitator is is estimated to be about $15,000, and would come from the Council Contingency budget.

Responsible Party(ies):

City Administrator
City Clerk

Outcome:

To schedule the 2015 Council/Staff Strategic Planning Sessions

Attachments

Proposal Prouty

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/08/2015 03:58 PM

Form Started By: Jo Thieling Started On: 01/06/2015 01:49 PM

Final Approval Date: 02/18/2015

A Proposal For

Strategic Planning Process

Presented to: Kurt Ulrich, City Administrator

Prepared by: Mike Felmlee, CEO the Prouty Project

Date: January 8, 2015

Hi Kurt, great talking with you a couple of weeks ago before the holidays! I have put together the following proposal based on our brief conversation. I have also read the various strategic planning documents about the City of Ramsey that John LeTourneau sent to me. And finally, I appreciated the recent articles in the StarTribune regarding the rebranded COR project and your new post office kiosk inside Coborn's Grocery Store. I would love to talk more with you after you've had an opportunity to review and critique our proposal.

Here's what I heard from you the other day:

- Your last strategic planning process facilitated by Anita Duckor resulted in a solid foundation and framework to create "A New Day…A New Beginning" for the City of Ramsey. Fortunately, many of the issues you faced around trust at that time have been resolved. Thus, you indicated you are in a much better position today and can build on the good work you've done in the past.
- You really consider the work for 2015 and beyond a "Refresh" of the prior work. Because of the progress you've made in understanding roles and responsibilities, deliverables for elected officials and staff, and clarity of goals and objectives, you do not envision the process to take as long as the last one.
- You would like to leverage the survey results from your various stakeholders (e.g., residents, business, citizens, etc.) in the process.

I've summarized our proposal for how we can partner with you into the following five sections:

1. Our Approach and Experience
2. Overview of Proposed Work
3. Investment and Terms
4. Prouty Project Biographies
5. References and Partial Government and Non-Profit Client List

"Strategy is about stretching limited resources to fit ambitious aspirations."
~ C.K. Prahalad

Our Approach and Experience

- We are a boutique management consulting firm specializing in strategic planning.
- We exist to creatively STRETCH leaders to achieve bigger goals, bolder strategies, and better collaboration.
- We strive to create an environment where all participants actively engage in the process and enjoy themselves. We incorporate movement, music, and laughter into everything we do.
- We live by the Oliver Wendell Holmes quote:

  "A mind stretched by a new experience can never go back to its old dimensions."

- Our values are at the core of everything we do for our clients.

Giving Back	We give back to the world by contributing our time, talent, and treasure.
Right Right Way	We exhibit laser-like attention to detail coupled with a dose of surprise and elegance.
Energy	We bring a high level of energy to everything we do.
Adventurous Spirit	We are willing to try new things and "stretch" every day.
Team	We work hard to understand, appreciate, and be helpful to everyone in the firm.
Creativity	We are constantly designing new client experiences, processes, and solutions.
Openness	We openly share all Prouty financial data, compensation, and performance feedback.

Our Approach and Experience (continued)

In working with us, we think it's important that you understand some of our core beliefs. For example:

- We are not a three-ring notebook strategic planning firm. We don't generate lots of paper in the process because we know it doesn't get read or acted upon. Thus, we will help you create a high-level, one-page strategic plan (with 3 year goals and 12-18 month strategies) supported by detailed monthly action plans that everyone in the organization will understand and be able to articulate.
- We believe you are the experts in your business and we are experts in helping you create strategy; in that order. We know leading an organization can be lonely at times. We will provide a nice sounding board for you during and after the creation of your plan. Like you, we're in it for the long term. Where there are gaps in knowledge, we bring in experts to provide additional expertise. But in the end, it's your call, because you know what's best for your organization.
- We start every relationship with a clean sheet of paper to collaboratively design the process. We'll help stretch your thinking by providing multiple perspectives to broaden your view of the environment, challenge your strategic assumptions, and create meaningful dialogue.
- We believe working together should be fun, engaging, and experiential.
- As you'll see in the strategic planning process overview on the following page, we start with these simple, but revealing questions:

    1. Where are you today (current reality)?
    2. Where do you want to be tomorrow (desired future)?
    3. How are you going to get there (strategic plan)?

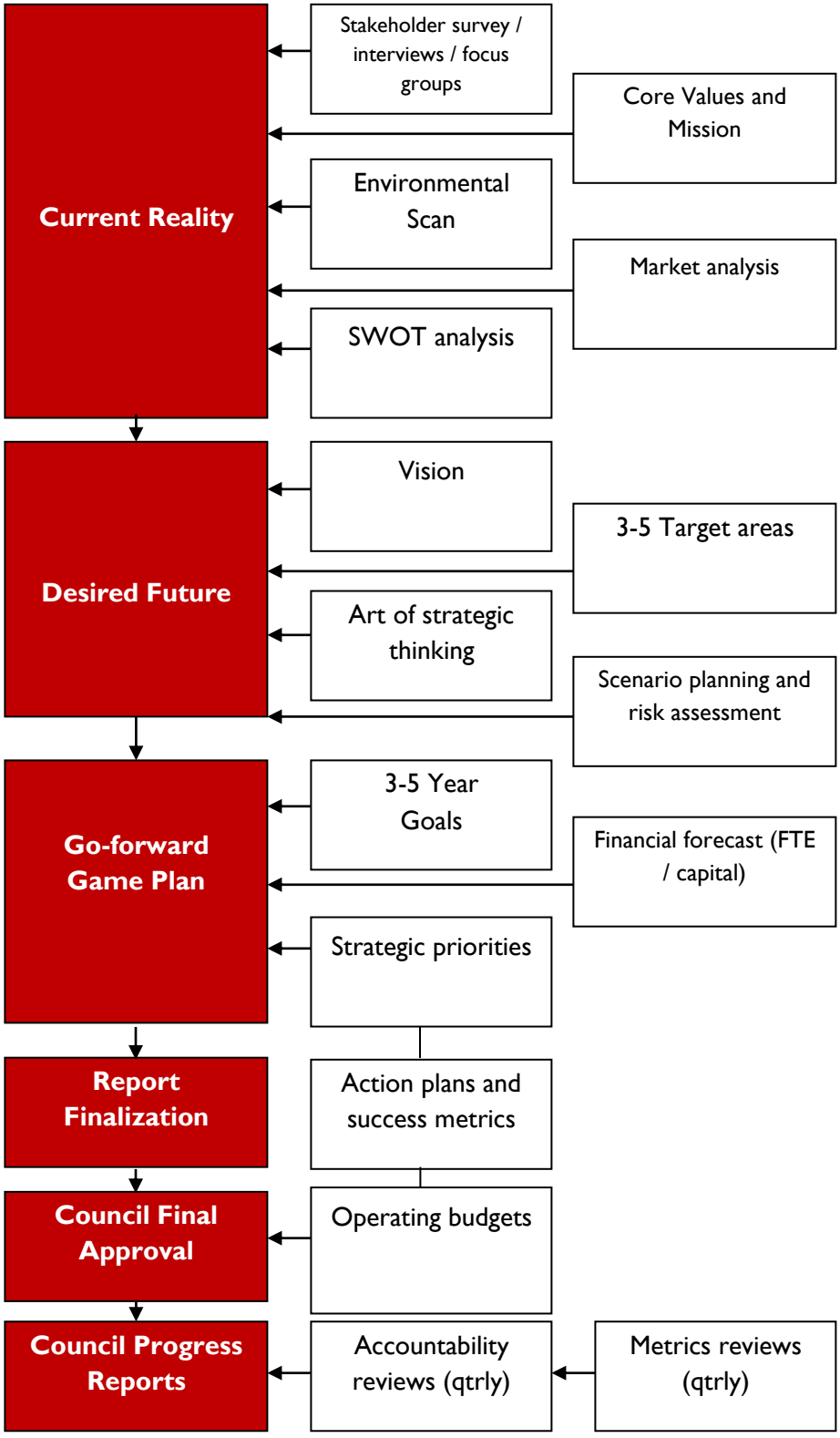
    And, to help ensure that the strategic plan gets implemented, we've added two more:

    4. How will you know if you are being successful (metrics)?
    5. How will you assess and celebrate your progress along the way (accountability reviews)?

Strategic Planning Process Overview

Five strategic questions:

1. **Where are we today?**
2. **Where do we want to be tomorrow?**
3. **How are we going to get there?**
4. **How will we know we've been successful?**
5. **How will we assess and celebrate our progress?**



Overview of Proposed Work

Here is a possible strategic planning process for you to consider:

Phase 1—Planning and Design (January/February):

- Prouty to meet with you to finalize the process, discuss the impact of external factors and internal operations on the session design and determine what data points still need to be gathered.
- Prouty to survey City of Ramsey staff and commission members and other participants (about 40 people) to get their insights and perspectives about the future of the City of Ramsey.

Phase 2—Strategic Planning Session(s) (February/March):

- Prouty to facilitate two, half-day strategic planning sessions to answer the following key strategic questions:
  - Where are you today (current reality)?
  - Where do you want to be tomorrow (desired future)?
  - How are you going to do to get there (strategic plan)?
- Specific deliverables will include:
  - An assessment of your current reality: Update your SWOT analysis and Environmental Scan utilizing your survey of participants and the other surveys completed by residents, businesses and citizens.
  - An affirmation of the City of Ramsey's mission, vision, and purpose.
  - Creation of a one-page strategic plan to include: Key measures and 3-year strategic goals and objectives.

Phase 3—Strategic Plan Review and Approval (March):

- Prouty to help finalize a draft of the strategic plan.
- Present strategic plan to the council for their final review and approval.

Investment and Terms

The elements of your investment are as follows plus out of pocket expenses which we expect to be minimal:

Planning:	
• Planning and design (co-creation to establish clear targets):	
• Electronic surveys (relevant stakeholders...about 40 people)	
• Two, half-day strategic planning sessions	
• Draft of high-level strategic plan report	
Planning Estimate	$13,000 - $15,000
Facilities (Creative Think Tank & Strategic Leadership Lab):	
• Best in class conference center grade facilities in Eden Prairie, MN	
• Perpetual refreshments and snacks (soda, water, coffee, tea).	
Facilities Estimate	$Waived
Catering	
• Coordinated catering for continental breakfast and lunch from a variety of local restaurants.	
Catering Estimate	Est. $25-$35/person/day
Estimated Total:	$13,750 - $15,750

Terms

The Prouty Project proposes the following terms with the understanding that you may wish to include additional terms pursuant to your policy requirements:

- The fees outlined in this proposal will remain valid through December 31, 2015 unless an extension is mutually agreed upon.
- The fees include time and materials for the design, development, and delivery as outlined above. Other out-of-pocket expenses will be billed as incurred.
- Fees quoted are based upon the assumptions of the deliverables outlined. Any additional requests or changes will be gladly accommodated at adjusted prices.
- The project will be invoiced at one-half of the investment upfront and the remainder billed on a monthly basis through project completion. Invoices are payable upon receipt.

Biographical Sketches



MIKE FELMLEE, CEO

Mike works with management teams, boards of directors, and staff groups to facilitate strategic planning, team, leadership development, and executive retreats. He joined the Prouty Project team as a partner in 2000 and was named CEO in 2005. Mike has 28 years of financial and operational management experience in the healthcare, manufacturing, and public accounting industries. Over the past three years, he has worked with more than 40 boards of directors in both the private and public sectors. Prior to joining the Prouty Project, he spent 12 years as a senior financial leader at Mayo Clinic Rochester, three years as a financial controller for a $100M manufacturing company, and eight years as a CPA with PwC in its Minneapolis and New York City offices.



ANDREA WEST, Client Services Associate

Andrea provides consulting support and client relationship management for Mike Felmlee and the Strategic Planning Practice Area. She has 14 years of marketing, PR, and event planning experience. Before joining the Prouty Project, Andrea ran the PR department for GdB in Minneapolis, where she designed and led campaigns for clients ranging from Fortune 500s to start-up companies. Prior to that, she was a senior associate at Exponent PR, specializing in food and nutrition clients. Andrea earned her M.B.A. from Virginia Tech and her B.A. in Communication from St. Olaf College.

Description of Similar Projects and References

The Prouty Project is well versed in working with government, nonprofit entities and boards of directors. Below you will find examples of similar engagements, formal references and a partial list of non-profit clients.

Similar Projects

- A five-month strategic planning process involving a high profile public / private partnership. We worked with a strategic planning committee comprised of a subset of members from its board, foundation, and senior leadership. We helped them reaffirm their mission and craft a compelling and exciting vision and plan for the future.
- A strategic planning process with a non-profit organization that was in the process of naming its next Executive Director. The two founders were intimately involved in the board operations and in the day-to-day operations of the business. Integral to the success of this effort is the ability of the founders and board to build a sustainable organization and effectively transition the founders into new roles and responsibilities.
- An engagement with a charter school to create a long-term vision and shorter term strategic plan to increase their math and reading test scores. Integral to the success of this effort is their ability to focus on what really matters and to align and unify the faculty and administration.

Formal references include:

Thomas H. Weaver, CEO
Achieve Services Inc.
1201 - 89th Avenue NE, #105
Blaine, MN 55434
(763) 783-4910
tweaver@achieveservices.org
Jeff Chelesvig, President and CEO
Des Moines Performing Arts
221 Walnut Street
Des Moines, IA 50309
(515) 246-2301
jchelesv@civiccenter.org
Connie J. Braziel- Deputy Director
Minnesota Zoo
13000 Zoo Boulevard
Apple Valley, MN 55124
(952) 431-9303
connie.braziel@state.mn.us

Partial Client List

We have had the privilege to work with numerous government and nonprofit organizations over the years. Examples include:

A Better Chance - Achieve Services - Aeon - American Refugee Committee - Anu Family Services - Big Brothers Big Sisters of the Greater Twin Cities - Books for Africa - Boy Scouts of America - Bridging - Center for Global Health and Social Responsibility - Center for Victims of Torture - Children's HeartLink - Circus Juventas - CommonBond Communities - Compatible Technologies International - Cookie Cart - Council of Agency Executives - Couples to Couples League - Cultural Jambalaya - DARTS - Emergency Foodshelf Network - Families With Children From Asia - Free Enterprise Institute - Girl Scouts River Council - Hands of Freedom - HIRED - Hope for the City - Ingham Okoboji Lutheran Bible Camps - ISOPO - James J. Hill Reference Library - Jeremiah Program - Junior League of Minneapolis - Learning Works - Loaves & Fishes - Lutheran Social Sevices - MEDA - Minnesota Humanities Center - Minnesota Public Radio - Minnesota Partnership for Action Against Tobacco - MN Registry of Interpreters for the Deaf – MN Zoo, Northwest Youth Development - Raptor Center - Rochester Area Economic Development, Inc. - Ronald McDonald House - SHIFT - SkillsUSA - Soldiers to the Summit - Starbase Minnesota - Volunteers of America - WIND Neighborhood Development Center - Youthprise

Information

Title:
Consider Citizen Engagement Process for Area South of Highway 10 Between Llama Street and Bowers Drive

Purpose/Background:
The purpose of this case is to consider a small area land use planning exercise similar to that used for for the 167/47 Retail Node, Future Business Park, and Old Municipal Center.

The Study Area is proposed to be undeveloped portions of land south of Highway 10, west of Bowers Drive, east of Llama Street, and north of the Mississippi River. While no land use changes are proposed at this time, a number of factors have changed since the land use in this area was last discussed as part of the 2030 Comprehensive Plan Update. This activity will benefit the preparation of the 2040 Comprehensive Plan Update. The factors influencing the need to check back with this smaller geographic area include, but are not limited to the following:

1. Selection of a preferred design of the Armstrong Boulevard/US 10 Interchange
2. Completion of the US Highway 10 Access Planning Study
3. Comprehensive Plan Amendment for a Future Business Park on the north side of Highway 10
4. Change in approach of potential future Mississippi River Crossing to City of Dayton
5. Updates to the Mississippi River Corridor Critical Area Rules

A majority of the Study Area is guided as Office Park in the Comprehensive Plan, allowing for a range of office, warehouse, logistics, and light manufacturing. Any future land use should take into consideration the surround land uses (residential, retail commercial, Mississippi River, Highway 10).

This area was first guided Office Park in the 2030 Comprehensive Plan Update developed in 2010. The intent was to select a land use that would be compatible with a future transportation corridor/river crossing. A goal of the 2030 Comprehensive Plan Update was also to provide for additional opportunities for business growth, as the City's existing employment districts were reaching capacity. In order to retain existing businesses and allow for new business growth, the community felt additional business opportunities were needed.

Since that time, two (2) major factors have changed. First, the City re-focused its energy for a future business park to the north side of Highway 10 by commencing a Comprehensive Plan Amendment. This was reviewed extensively by the City's Economic Development Authority and taken through an extensive citizen engagement process. Infrastructure was more readily available in this area, included willing property owners, and was determined compatible with surrounding land uses. This decision also converted areas that were envisioned for future residential opportunities.

Secondly, through the design of the Armstrong Interchange and the completion of the US Highway 10 Access Planning Study, the previous corridor for a future Mississippi River Crossing is likely not to be chosen in the event a future river crossing becomes a reality.

Changes to the land use plan for this area are necessary, but it would prove beneficial to check in with these stakeholders and surrounding property owners in preparation of the upcoming update to the Comprehensive Plan.

Staff recommends a small area land use planning exercise consisting of one (1) to three (3) meetings that would accomplish the following:

1. Ask the community the following question: "Do any changes to the land use plan for this area need to be made"?

2. Let the group identify opportunities, issues, and potential alternatives
3. Recommend Guiding Principles and Land Use Alternatives to the Planning Commission

Timeframe:

15 Minutes

Funding Source:

Preparation of this discussion topic and facilitation of the process would be part of normal Staff duties.

Responsible Party(ies):

Community Development Director

Outcome:

The desired outcome of this discussion topic is consensus as to whether or not to proceed forward with a citizen engagement process for the defined area south of Highway 10.

Attachments

Area Land Use Map

DRAFT Planning Commission Minutes dated December 4, 2014

Form Review

Form Started By: Jo Thieling Started On: 01/08/2015 12:15 PM

Final Approval Date: 01/08/2015

City of RAMSEY

2030 Comprehensive Plan
Future Land Use Map

Study Area

Future Land Use

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Office Park
- Commercial
- MU
- Business Park
- Public
- Rural Developing
- Rural Preserve
- Park
- MRCCA Boundary
- MUSA

N
W E
S

0 0.075 0.15 Miles

This map has been compiled using information gathered from various governmental offices and other sources and is to be used for reference purposes only. It is neither a legally recorded map nor a survey and is not intended for use as one. The Geographic Information System (GIS) data used to develop this map is not warranted by the City as being error-free.

The City does not represent that the GIS data can be used for exact measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found, please contact (763) 427-1410.

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5.06: Consider Work Plan for Highway 10 South Small Area Plan

Presentation

Community Development Director Gladhill presented the Staff Report stating this case was originally prepared for the November 6, 2014 Planning Commission meeting and was brought back for full board consideration. The purpose of the case was to consider a small area land use planning exercise similar to that used for the 167/47 Retail Node, Future Business Park, and Old Municipal Center. He discussed the proposed Study Area in further detail with the Commission and recommended approval of the work plan for a small area planning exercise.

Commission Business

Commissioner VanScoy understood there was another business park was located adjacent to this site. He questioned how the Armstrong Interchange would impact this area. Community Development Director Gladhill commented the area was previously zoned residential. However, the City has a need for future business and industrial growth, which shifted the residential to another area. He explained that this node would be developed to handle the Armstrong Interchange and a future river crossing.

Commissioner Nosan asked if the City had a need for additional office and warehouse property. Community Development Director Gladhill reported there was a need as the City has exhausted its current business, office and warehouse space.

Motion by Commissioner Bauer, seconded by Commissioner Nosan, to recommend the City Council approve a work plan for a small area planning exercise as outlined by staff.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, Nosan, Maul, and VanScoy. Voting No: None. Absent: Commissioner Brauer.

DRAFT